

CONSERVATION COMMISSION
SPECIAL MEETING

MINUTES

November 27, 1990

PRESENT

R. Klattenberg, Chairman
A. Siniscalchi
C. Harris
M. Giamei
K. Coley
E. Kelsey
J. Brawerman (arrived 8:20)
T. Christopher
J. Chace

ALSO PRESENT

C. Caprioglio, Press
A. Bickford
E. Roberts
J. Ott
S. Marino
B. Gilis
G. Souto
D. Sprague
J. Pierce
Representatives of the
Miner Hills Golf Course
and others

ABSENT

S. Faraci
J. Nofi
G. Russo
C. Peterson

Roll Call

The meeting was called to order by R. Klattenberg, Chairman, at 7:09 p.m. in Room B-20 of the Municipal Building. Alternate members T. Christopher and J. Chace were seated in place of absent regular members.

Draft Minutes

July 12, 1990....tabled until next regularly scheduled meeting on December 13th to give E. Kelsey and R. Klattenberg an opportunity to figure out what was the issue that led to the tabling of the minutes originally.

September 13, 1990.... Two corrections were recommended. Upon a motion of K. Coley, seconded by L. Tundermann and adopted unanimously, it was agreed to table these minutes also until these points are clarified.

New Business

Chairman R. Klattenberg distributed copies of the 1968 Open Space Plan for the City of Middletown, Connecticut to all members present, and opened discussion on the recommendations from the City Commissions Liaison Committee (to be submitted at the Planning and Zoning Commission Meeting scheduled for December

12th) for an open space map and plan of development. Comments from the public were invited.

Public Forum: Open Space, Natural Resource Map

Ann Bickford of the Westfield Residents for Rational Development asked whether the letter to the Conservation Commission (dated November 20th) would be included with the recommendations forwarded to the Planning & Zoning Commission. After E. Kelsey excused self from the meeting, because of a possible conflict of interest if stretched. A. Bickford read the letter to the full Commission, expressing the concern of WRRD over changes to the Open Space plan made since fall of 1989. This same letter also called for the restoration of linkage between Mt. Higby and Mt. Lamentation, the use of text from Public Act 490 (a definition of open space) in its entirety, and the elimination of the words "acquire" and "acquisition" from the Conservation Commission's recommendations. Copies of this letter were distributed to all members of the Commission.

Earle Roberts criticized changes made in the City's reclamation plan for areas affected by mineral extraction. Noting that the current plan did not call for the planting of native tree species, he expressed the hope that the city would require this kind of reclamation and that it also would require return of top soil to the affected 410-acre site.

Plan of Development - Recommendations from City Commissions

Liaison Committee L. Tundermann, chairman of the City Commissions Liaison Committee, distributed to members of the Commission copies of the recommendations that his committee proposed to submit at the December 12th meeting Planning and Zoning Commission. Following a five minute break for reading the recommendations, L. Tundermann brought to the Commission's attention the following points:

- a. A list of purposes the committee proposed for the open space map
- b. The fact that inclusion of an area on the map should not be synonymous with an intention to acquire such land
- c. The inconsistencies in the existing map

He further recommended that provisions for qualifying open lands for P.A. 63-490 assessments be established, but noted that the committee had not determined the form that such provisions might take. R. Klattenberg read pertinent sections from the 1968 Open

Space Plan.

Upon a motion, duly seconded, the Commission decided to pass on to the Planning and Zoning Commission all of the City Commissions Liaison Committee's recommendations with the map, with the suggestion that the Planning and Zoning Commission hold final approval of the open space section of the Plan of Development pending completion of the committee's recommendations. In addition, minimum-lot-size criteria for designation as open space be developed by an appropriate Conservation Commission committee to allow parcels with unusual qualities, yet below the minimum size, to be preserved.

An amendment (moved by A. Siniscalchi and seconded by K. Coley) added that the Conservation Commission further recommends that the Geographic Information System GIS mapping techniques be utilized in the creation of the next revision of the opens space plan map.

The vote in favor of the amended motion was unanimous (abstained: J. Brawerman who arrived at 8:20 p.m).

L. Tundermann was designated to draft a statement to the Planning & Zoning Commission, and A. Siniscalchi went on record expressing thanks to the City Commissions Liaison Committee for their work.

Public Forum - Miner Hills Golf Course

A. Siniscalchi disqualified self from next two items on the agenda, excusing self from the meeting.

There followed at 8:40 a public forum concerning the Inland Wetlands Agency's request for a review of the application by the Miner Hills Golf Course for proposed development of wetlands

J. S. Ott, representing the golf course, asserted that the golf course meets all the 1968 open space criteria as read by R. Klattenberg.

S. Marino spoke in favor of golf courses as wildlife habitats, while expressing concerns about traffic.

B. Gillis mentioned the rising popularity of golf and the need for more courses.

E. Roberts asked the Commission in what capacity it was involved in this project and expressed the hope that if approval was to be granted that the site would be encumbered against future

development.

Miner Hills Golf Course - Recommendations from City Liaison Committee

Chairman R. Klattenberg requested Mr. Ott to provide information about the environmental impact of the proposed development, specifically with regard to wetlands. L. Tundermann, chairman of the City Commissions Liaison Committee, put forward the memo regarding the Miner Hills Golf Course that it proposed to forward to the Inland Wetlands Agency at its next meeting on December 5th. This memo pointed out that no information concerning the development's potential environmental impact had been included in the engineering report Miner Hills Golf Course had submitted; that further, this report included no information about possible use of pesticides, herbicides and fertilizers by the golf course, and no information about water withdrawals for irrigation. In conclusion, the memo noted that the wetlands commission must decide whether such information was required, but that without it, the Conservation Commission could not review the Miner Hills Gold Course's application.

A motion was made by J. Brawerman, and seconded by J. Chace, calling for the presentation to the Inland Wetlands Agency the City Commissions Liaison Committee's memorandum dated November 21st, 1990, in response to its request for a review of the Miner Hills Golf Course's application dated October 1990. This motion passed unanimously (abstained: T. Christopher, E. Kelsey, C. Harris).

To which was added a second motion, that the Conservation Commission believes that golf courses may be an acceptable use of open space when planned, constructed and managed in an environmentally sensitive manner. Moved by L. Tundermann (seconded by J. Chace), this was approved by a vote of 5 to 1 (opposed: J. Brawerman).

Adjournment

K. Coley then moved that the meeting be adjourned (seconded by C. Harris). By a unanimous vote, the meeting was adjourned at 10:39 p.m.

Respectfully submitted
Thomas Christopher
Acting Secretary

APPROVED AS AMENDED ON JANUARY 10, 1991

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