

**TOWN OF HADDAM
CONSERVATION COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM
WEDNESDAY, 31 JANUARY 2018
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Walter Bragoni, Vice Chairman
X	Ian Gibson
X	Mardi Hanson-d'Alessandro
X	Gail Reynolds, Chairman
X	Tom Worthley
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mrs. Reynolds, Chairman, called the meeting to order at 7:00 p.m.

2. Attendance

Attendance was taken.

3. Approval of Agenda

Add: Under New Business – Item c. Plan of Conservation and Development (POCD) – Follow Up.

MOTION: Walter Bragoni moved to approve the 31 January 2018 agenda as amended. Tom Worthley second. Motion carried unanimously.

4. Approval of Minutes

MOTION: Tom Worthley moved to approve the 29 November 2017 minutes as submitted. Mardi Hanson second. Motion carried unanimously.

5. Public Comment

None.

6. Old Business

a. Open Space

Conservation Easement Mapping Project – Mrs. Reynolds reported that in December she met with Liz Glidden, Town Planner, in regard to this project and read her notes to Mrs. Glidden as to what has been done to date and what she's looking for in the completed project as well as a draft Request for Proposal (RFP) written by Mrs. Glidden. Mr. Worthley suggested drawing a distinction between conservation land v. conservation easement. Mrs. Reynolds stated she will do a track change and discuss the matter with Mrs. Glidden.

Higganum Cove – Mrs. Reynolds reported the tax sale has been held and the Town of Haddam is now the new owner as it was the only bidder. Mrs. Reynolds also reported the town does not have to repay the Environmental Protection Agency (EPA) and the Department of Energy and Environmental Protection (DEEP). Mrs. Reynolds stated there is a six (6) month redemption period where no one is allowed on the property (unclear the intent of this). Mrs. Reynolds also stated that Bill Cowan, President, Haddam Land Trust, has spoken to Lizz Milardo, First Selectman, and Liz Glidden, Town Planner, in regard to the property being transferred to the Haddam Land Trust.

Nedobity Preserve, Nedobity Road – Mr. Gibson reported there are a number of deadfalls (trees) in the wood lot and asked Mr. Worthley for assistance in removing them. Discussion followed in regard to the Commission co-sponsoring a chain saw safety class (approximately two hours; educational) with the Haddam Land Trust as this is their property. Mr. Gibson and Mr. Worthley felt late February would probably be best and will confirm a date shortly; and they will walk the site and flag the trees. Mrs. Reynolds will discuss the matter at the Land Trust meeting (Tuesday, 6 February) and then publicize the event.

b. Budget

Mrs. Reynolds apologized for not having the budget in front of her, but reported she had put in for \$1,000 (approved) and divided it for education and conservation activities.

7. New Business

a. 81 Arkay Drive – Haddam Land Trust Property

Mrs. Reynolds reported the Land Trust owns a red maple swamp in the middle of a 1970s subdivision and the property owner of 81 Arkay Drive had approximately 40 truckloads of fill (material from the old Aetna site, Middletown) brought in and it appears as if the boundary pins were moved back. Mrs. Reynolds stated the Land Trust found out about the matter and the property owners were asked to have the area surveyed (they're approximately 10 feet onto Land Trust property). Mrs. Reynolds also stated that Jim Puska, Wetlands and Zoning Enforcement Officer, gave an agent approval for this work; however, the Land Trust was not satisfied and requested a Wetlands meeting. Mrs. Reynolds reported the Wetlands Commission will hold a hearing on Tuesday, 20 February 2018, 7:00 p.m., Town Hall, 21 Field Park Drive, Haddam, regarding this matter; and that she will be recusing herself as she's on the Land Trust Board.

Ms. Hanson asked for clarification that the property is abutting the Land Trust property. Mrs. Reynolds stated yes. Ms. Hanson asked if the Wetlands Commission has to review the dispute. Mrs. Reynolds stated the Wetlands Commission should have reviewed the matter in the beginning. Mr. Bragoni asked if the property owner of 81 Arkay Drive has stopped the work. Mrs. Reynolds stated yes, and supposedly the material has been removed, but she has not been out there to see if that is true.

Mrs. Batzner stated Maureen Tary, Administrative Assistant, Land Use Dept., will send out the Wetlands agenda to all commissioners; and that she too will resend the agenda so Commission members are aware of the meeting.

Mrs. Reynolds stated she felt the Commission should be aware of the situation as it is a conservation matter.

b. Communications/Publications/Correspondence

None.

c. Plan of Conservation and Development (POCD) – Follow Up

Mrs. Reynolds reported the three (3) deliverables the Commission has for the POCD are: 1) the conservation project; 2) getting other town commissions/boards, especially P&Z, to include the Commission in their work flow; and 3) educate the town about natural resources (write articles).

Discussion followed in regard to deadlines for Haddam Now, Haddam Bulletin, and the Events quarterly magazine. Mr. Worthley stated it would be timely this spring to let people know what to expect in regard to the ash trees (Emerald Ash Borer).

8. Land Use Dept. Report

P&Z – Site Walk and Moratorium - Mrs. Reynolds stated she received an email regarding a P&Z site walk and asked the purpose of the site walk. Mrs. Batzner stated the site walk (Saturday, 3 February, 9:00 a.m., meet at the Dunkin' Donuts, Tylerville) is in response to the moratorium and to allow P&Z to get a visual of the area for better contemplation for regulations/design guidelines. Mr. Gibson asked for information regarding the moratorium. Mrs. Batzner explained that P&Z approved a moratorium for 180 days on new commercial building in the Commercial C-1 District and the Gateway Conservation Zone at their 18 January 2018 meeting. Mrs. Reynolds asked how the moratorium hearing went. Mrs. Batzner reported the hearing went well, there were a number of people who attended and spoke in favor of the moratorium, and that one person did voice concern, but so long as P&Z was committed in getting regulations together in the 180 days or less, it was o.k.

Follow up to a question that was asked at the 29 November 2017 meeting concerning the posting of a sign for "Falcon Crest Specialty Homes" on Route 81 (the former Rocco subdivision) and whether plans had been submitted. After the November meeting, Mrs. Batzner sent an email to Liz Glidden, Town Planner, who indicated no plans had been submitted. Mrs. Reynolds stated when she met with Mrs. Glidden in December she had spoken to her in regard to this matter and the sign has been removed and the old sign is up again.

9. Adjournment

MOTION: Mardi Hanson moved to adjourn. Ian Gibson second. Motion carried unanimously.

The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 28 February 2018.