

OPEN SPACE COMMITTEE MEETING

Minutes

Craft Room 3, Community Center

Shelton, CT

Monday, June 28, 2004

Members Present:

**Dave Zamba
Tom Harbinson
Celeste Beattie
Paul Gabor
Ralph Rotondo**

Members Absent:

**Ed Conklin
Ken Olin
Regis Dognin
Harriet Wilber
Neil Hayes**

Dave Zamba, Co-Chairman at 7:30 P.M, called the June 28, 2004 meeting of the Open Space Committee to order. All in attendance recited the Pledge of Allegiance.

Review of Minutes

Tom Harbinson made a motion to approve the May 24, 2004 minutes. Ralph Rotondo seconded the motion. All were in favor, motion passed.

Treasurer's Report

Tom Harbinson reported that the balance sheets were not given to him by Finance.

Correspondence

None

Subdivisions

The Woods at Lake Road – The revised map, dated 5/10/04, shows the delineation of what is community open space and what is public open space. It shows community open space up against the homes and the public (City) open

space are on the perimeter. There are two sections, noted as east and west. The map also shows the piece of property conveyed to the City for the rights of the Constitution Blvd. extension. This development is a PDD; therefore, they are not required to give open space. East Wood section is 5.45 acres of open space. On the West Wood section, there is 9.15 acres of the City open space and 4.98 of community reserved open space. The City open space is quality open space. There will be 40 lots, with 6.37 acres for the lots. Total acreage is 22.85 acres. It was unclear if that 22 acres includes the Hewitt facility. It is an adult community, but not age restricted. The City open space does abut the Bures property and does abut property the City owns.

Tom Harbinson made a motion to write a letter to P&Z regarding the Woods At Lake Road, drawings dated 2/23/04, revised 5/10/04, showing 40 lots on a 6.37 acre building area, with a raw area parcel of 22.85 acres. This is divided into an east and west development. The west development shows community open space buffering the homes with the total acreage of 4.98 acres and the City owned open space with the total acreage of 9.15. There is an additional 47,958 sq. feet for the right of way for Constitution Blvd. as it abuts Nells Rock Rd. The east portion of the development contains 5.45 acres of community open space. Commenting on the City owned open space, it buffers property already owned by the City to the southeast towards Greystone and provides potential access to future development on the property now owned by Frank and John Bures. Recognizing that there are no open space requirements for a PDD development, we are encouraged by the open space dedication on this proposal as it allows potential trail access as the design of the recreation path to serve as a main trunk line for access to regional and community recreational opportunities with trail spurs to the residential development. Note that there are no sidewalk infrastructures on the trails to facilitate pedestrian circulation. If there were any changes to the amount or location of the open space, this committee would like to be advised. Seconded by Paul Gabor, all were in favor, motion passed.

Executive Session

Tom Harbinson made a motion to go into Executive Session to discuss land purchases, inviting Marianne Chaya to stay, at 7:50 P.M., seconded by Ralph Rotondo. All were in favor, motion passed. At 8:05 P.M., Tom Harbinson made a motion to return to regular session, seconded by Paul Gabor. All were in favor, motion passed.

Tom Harbinson noted that there was no action taken during Executive Session.

Trails Report

Tom Harbinson reported that there was a work party last Saturday. Bob Wilkins was out there helping to bring in a skid behind Mitchell's nursery onto the pond.

There are a couple of Eagle Scouts looking for some projects. There was a hike on Trails Day (Saturday). There was a poor turnout, which was disappointing, probably due to the weather. We are trying to find a way to get more people involved in the trail work parties.

Round Table

Celeste Beattie stated she noticed that there is work going on at Constitution Park and was hoping Regis would have been there to give an update. Tom Harbinson said that he and Regis took down the flag the first night because the flagpole was not lit. He said it was a huge flag. Regis told Tom that they did get the electricity for the pole last week. They still have some work to finish up on, such as the paving for the sidewalk. They should be done shortly and the dedication date is not determined. Celeste asked about the benches but Tom did not know if they were going to be there or not.

Tom Harbinson said he wanted to give an update on the Plan Advisory Committee he is on. They have been meeting almost weekly. We had our first community informational meeting on Thursday, put on by Planimetrics, the company hired to do the research. The plan is to first get public input first, and then prepare a plan for comment before approved by the various boards. It was very encouraging and there were just fewer than 100 people who attended at the new Intermediate School. When people arrived they were given a blue sticker to put on a large map noting where they lived. Then they were given 4 red stickers to put on the map for things (areas) they were sorry about, and 4 green stickers for areas in which they were proud about in the City. Then they were given “monopoly” type money to put into boxes, labeled infrastructure, residential development, business development, open space, education, etc. You had to spend your points on these issues. Then you had a card in which you wrote something more descriptive about the red and green dots you were placing on the maps. They did show everyone how it all worked out with the dot placement. The interesting thing is the red stickers seemed to cluster in the downtown area and Huntington Center. The green stickers also seemed to cluster in the same areas along with the open space areas and Jones Farm. It is kind of hard to really know what it all means until Planimetrics has a chance to review and tabulate the cards. The “money” spent on all the issues were also tabulated and they presented the findings to everyone, showing the most points to the least. The number one item was open space and conservation. Whether that means it is something we have done well on or spend more time on is not known yet. There will be several more workshops like this, centering on specific issues. The committee noted at their next meeting was that when Planimetrics asked for a definition of open space, and there were so many. The next workshop will be focused conservation. There is really a lot to consider for this plan and we pretty much have to consider everything in the town. This will be an 18-month process and we are looking for the funding to be approved from the Board of Aldermen at their next meeting.

Dave Zamba reported that the skateboard park is going to happen. They have started to clear the land under Route 8, by the river walk. It has to be leveled and paved and then the structures (ramps and grinders) will be brought in. We are doing it jointly with Derby, which means that they are paying for half. It will be run by the Ansonia YMCA and will be totally supervised. There will be a fee to use the park. Thursday night is the concert and fireworks. Tom Harbinson asked if they ever thought about having someone read the Declaration of Independence on the 4th of July? Dave said no, but it is a good idea. Tom volunteered to read it and Dave said he would see if it could be fit in.

Adjournment

Tom Harbinson made a motion to adjourn, seconded by Celeste Beattie. All were in favor, meeting adjourned at 8:25 P.M.

Respectfully submitted,

Marianne Chaya
Clerk, Open Space Committee

A tape is on file in the City/Town Clerk's office