

# OPEN SPACE COMMITTEE MEETING

*Minutes*

*Craft Room 3, Community Center*

*Shelton, CT*

*Monday, March 21, 2005*

**Members Present:**

**Dave Zamba  
Tom Harbinson  
Paul Gabor  
Regis Dognin**

**Members Absent:**

**Ed Conklin  
Ken Olin  
Neil Hayes  
Harriet Wilber  
Celeste Beattie  
Ralph Rotondo**

Dave Zamba, Co-Chairman at 7:30 P.M, called the regular, March 21, 2005 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 accept the minutes of the January 24, 2005 meeting. Paul Gabor seconded the motion. All were in favor, motion passed.**

**Correspondence**

Dave Zamba reviewed the correspondence, the first coming from Rick Schultz to Alderman John Anglace (dated 2/9/05) regarding the 8-24 referral on property located at Kanungum Trail. He read the memo that stated P&Z voted favorably on the disposition of City property located at Kanungum Trail (map 11B50). The provision noted is that this parcel is not a building lot and the creation of this parcel into interior lot would be prohibited.

The second is 2 letters from Howd & Lundorf LLC (attorneys), one dated 1/27/05 and the other dated 2/11/05. Dave Zamba read the 2/11 letter to the committee. This was addressed to the Open Space Committee regarding the Wiacek LLC vs. City of Shelton, et. al. This letter requested committee records that would make reference to the Wiacek property. Dave Zamba stated that he would call them tomorrow and that he didn't believe we have any documents that are not public record, and that all that is available at the City Clerk's office.

The next correspondence is a press release from the State of CT. Governor Rell is announcing the new round of open space grants, dated 2/15/05. This was also sent to Conservation and Charlene DeFilippo. The deadline for submitting grants is 5/20/05.

The Open Space Trust account received payment from Brushy Meadow Estates, lot 2, in the amount of \$2,666.66. The notice was dated 3/9/05.

The committee was copied on the letter John Cook from Inland Wetlands sent to the State on 3/11/05, to the DOT and DEP regarding the violation for clearing cutting on River Road by Huntington Homes for the purposes of giving a view to the new condos being built.

The last correspondence is from P&Z, dated 2/03/05, notice of application #04-44, Housatonic Way LLC, 550 River Rd., application withdrawal. The applicant has indicated that they will resubmit the application at a later time.

**Regis Dognin moved to accept the correspondence. Seconded by Tom Harbinson. All were in favor, motion passed.**

### **Board of Alderman Open Space Authorizations**

None

### **Treasurer's Report**

Tom Harbinson presented copies of the December 04, January and February Open Space Trust Account balance sheets emailed from Sharon Scanlon from Finance. In December there were two additions, one from Shelton Land Conservation regarding the contribution to the purchase of development rights to the Shelton Family Farm and a check from the developer of Luxury Homes LLC. The ending balance is \$170,249.55. Dave Zamba noted that there is a line item shown on the November 04 summary showing a payment to Marybeth Banks in the amount of \$396.00 for the October 6, 2004 meeting. Tom will check into this line item, either it's for back minutes or it was charged to the wrong committee.

**Regis Dognin moved to accept the Treasurer's Report through February 05, with the proviso that the November 04 line item concerning a check to Marybeth Banks is verified with Finance. Seconded by Paul Gabor. All were in favor, motion passed.**

### **Subdivisions**

Lake Road – Phase II

Dave Zamba realized that the drawings given to him were the ones for Phase I. Phase II is a CRD. Since the drawings were not the correct ones the committee could not comment on this phase. Tom noted that they have done the tree cutting and the buffer that is left is a very good buffer between the development and Route 108.

Turkey Hill Estates –

Tom Harbinson noted that they reviewed the previous versions. The drawings were stamped in the P&Z office February 8, 2005.

Dave Zamba said this application is from Shelton Development LLC, Buddington Rd. The plans were reviewed and it was noted it was a PRD or CRD; it was hard to read the writing. The change was primarily done to the detention pond area. The conservation easement is 1.13 acres. The standard shows the open space is 70K sq. ft, with qualified open space is 56K sq. ft. Alternate A is a PRD development, dated 2/8/05, which is for 10 lots. The open space is shown but there is no reference to the open space amounts. They assumed there was more by the looks of the drawings. Tom Harbinson discussed the changes to the detention pond area. He liked the idea of the flexibility of the lots and the design to give more open space, which is near existing City open space and providing a pedestrian easement. The detention pond seems to be a better design especially in terms of maintenance. The maps are deficient in not showing the exact open space, and just by visually reviewing it, it appears to be more and assume that it is in keeping with the regulations.

**Regis Dognin moved to accept the second proposal for Turkey Hill Estates, the PRD proposal, revised 2/8/05, as proposed. In future we would like to have the drawings indicate the net and gross open space in terms of acreage, which is missing on this revision. Tom Harbinson seconded the motion. All were in favor, motion passed.**

Tom Harbinson noted all the dates of the revisions plus what the revisions were for. Dave Zamba asked to have a letter sent to P&Z regarding this application.

Roberts Place – Dave Zamba stated that we did not get a map or drawings. Tom Harbinson stated that this is the subdivision off of the Wabuda Lane next to the Toll Brothers subdivision. There is going to be a significant road reconstruction and that they should consider the whole area in total.

### **Executive Session**

**Tom Harbinson moved to go into Executive Session for the purpose of discussing open space acquisitions in various areas of the town. Seconded by Regis Dognin. All were in favor, motion passed.**

**Tom Harbinson moved to go out of Executive Session and return to regular session at 8:58 PM. Seconded by Paul Gabor. Tom Harbinson noted that there were no votes taken in Executive Session and several properties were discussed that are either in active negotiation or acquisition, or have an interest for City purposes for open space characteristics. All were in favor, motion passed.**

### **Trails Report**

Tom Harbinson reported that he is not very involved with the Trails Committee anymore, but Bill Dyer has taken over the responsibility. Marianne Chaya asked Tom if he could ask Bill for a report to be submitted before each Open Space meeting.

Tom stated that he knows that they have had some regular work parties, primarily looking at the Rec. path location through Huntington Woods. There was a work party last Saturday. Teresa Gallagher sends out emails regarding upcoming work parties. They are planning a hike to go the entire length of what the rec. path would be. It should go from the bridge on Route 108 by Pine Lake up to Huntington Center. The hike should be some time in the near future.

### **Round Table**

None

### **Next Meeting Date**

April 25, 2005

### **Adjournment**

**Tom Harbinson moved to adjourn the meeting. Seconded by Paul Gabor. All were in favor, meeting adjourned at 9:01 PM.**

Respectfully submitted,

Marianne Chaya  
Clerk, Open Space Committee  
1 tape is on file in the City/Town Clerk's office