

# OPEN SPACE COMMITTEE MEETING

*Minutes*

*Craft Room 2, Community Center*

*Shelton, CT*

*Monday, May 27, 2005*

**Members Present:**

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

**Members Absent:**

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

Dave Zamba, Co-Chairman at approximately 7:40 P.M, called the regular, May 27, 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 April 25, 2005 meeting. Regis Dognin seconded the motion. All were in favor, motion passed.**

**Correspondence**

Dave Zamba presented the correspondence to the committee. First item is a letter from Richard Schultz to John Anglace, President of the Board of Aldermen about the proposed open space to the City of Shelton at the Woods at Lake Road, Phase 2. The next item was a motion made at the June 9 BOA meeting to accept the two separate parcels of open space totaling 5.02 acres for the Woods at Lake Road, Phase II. The motion passed. The third item is a request to purchase City property, map 107 lot 29 – River Road. This property is behind the State property that runs along River Road. At the 6/9/05 meeting, Alderman Anglace moved not to sell the City property because of it being riverfront property, and the motion passed. Also discussed was that the City is looking for a Natural Resource Manager; which is a full-time position.

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

None

### **Treasurer's Report**

Tom Harbinson said that he had no new additions to the Treasurer's Report.

### **Subdivisions**

Dave Zamba reported that Planning and Zoning has a new Referral Notification form – it is a transmittal cover sheet – and that it should make things clearer by giving more information.

#### Turkey Hill Estates

Dave Zamba discussed the memo to Planning & Zoning from their March meeting regarding the developer's notation showing the gross and net open space in terms of acreage (not square feet). The plans have been revised (5/20) and they were reviewed. This is Step 2 of a PRD – Application 05-30. The open space is now printed in acres. The Committee reviewed the plans and discussed the change of detention ponds and whose responsibility it would be to maintain them. There was a slight reconfiguration of the lots due to engineering and change of cul de sac.

Tom Harbinson questioned the "No Tree Removal" area along the rear property of Lot 8, 9 & 10. The transmittal letter stated that it is not a conservation easement area. He asked that isn't stating that it is a No Tree Removal Area the same as a Conservation Easement?

Discussion continued on the Open Space area being 4.61 acres, less area for road and pond construction, for slopes greater than 30%, for wetlands and open space – total net area for open space is 2.81 acres.

Ralph Rotondo suggested taking a fee in lieu of due to the size of the open space. Discussion followed regarding the benefits of keeping it versus taking the fee in lieu of.

Tom Harbinson responded that due to the location of the abutting properties it is better to take it. It was determined that the total acreage for the development is 13 acres. The hearing date is July 12.

**Tom Harbinson MOVED in regards to Turkey Hill Estates Development Plan as received from Planning and Zoning on 6/24/2005 that we accept the Open Space as shown on the third page of the stapled group since the drawings are unnumbered in their title block, Item 11 showing Open Space of 4.16 acres and a net area of qualified open space of 2.81 acres, that we accept such acreage noting that there is a detention pond facility on said open space which in our consideration does give public access through a paved driveway and parking area to open space and therefore find that**

amenable. We note that the open space does provide linkage to other open space owned by the City of Shelton and also links to a pedestrian easement on Grace Lane giving greater public access to enjoyment of said open space. Make note that the Developer has given notation on the drawings that stone walls that exist will be reoriented to clearly delineate the property lines between private lots and public open space, notably lots 7, 6, 5 & 4. Also note there is a notation showing a 15' buffer of no tree removal along lots 8, 9 & 10. This would be better formalized in the form of a Conservation Easement, with any vegetation not to be removed to be clearly marked in conjunction with a Conservation Officer and the City Tree Warden.

Regis Dognin **SECONDED** the motion. 4 were in favor, 1 (Ralph Rotondo) opposed. The **MOTION PASSED**. Please note the vote was 4 to 1.

There was nothing more on subdivisions to discuss.

### **Executive Session** - None

### **Trails Report**

Tom Harbinson reported that the trails have been very active. They are working dispersing wood chips on some of the trails. The Cub Scouts have been involved. Trails Day was a success, about 150 people participated.

Dave Zamba reported that the Bridge-to-Bridge hike was also great and that he had gone along it. There was good publicity about it.

Tom also reported that the bridge at Huntington Center has had some paving done. Theresa Gallagher has posted a specific page on the website for you want to do the trail on your own. They have been working with the Land Trust on the Lane Street property through the meadow. It's demanding because you go through so many types of terrain, reported Dave Zamba. This brought about the need to extend the sidewalks from about the Huntington St Café to the shopping area. The Trails Group has been meeting about every other Saturday. The next push might be for the Rec Path construction from the first bridge by Pine Lake. Discussion ensued regarding future paving of the trails as some towns, like Hamden, have done. It would attract more people and make it more accessible for people with strollers, tricycles, etc. Dave Zamba thought that at least from the bridge to Meadow St. should be paved.

### **Round Table**

Regis Dognin updated the committee on Constitution Park and how they were fighting to keep it from dying, by watering. There's water on site, but there's no

one really doing the watering. The sprinkler system that was put in was temporary. They are looking to put in an irrigation system by year end. Dave Zamba reported they are getting temporary signs for the parks that say the "parks close at dusk" so the police will have the authority to go in tell people to leave if they are there beyond that time.

Regis was concerned because there have been incidents where cars are parked there after dark and the police can't really do anything because there are no signs that tell people the park is closed after dusk. The signs should be standard for all parks. He also said we need something for "Adopt a Park". Marilyn has people signing up for the parks but there's no sign telling who's behind anything. Unless there are signs put up, it will be hard to get people to sign up.

Ralph Rotondo offered Regis a few hundred daffodil bulbs in the fall.

Dave Zamba reported from Parks and Rec dept. the summer concerts series has started; free concerts on the green in downtown. This Friday, July 1<sup>st</sup> will be the fireworks. Funkastra is the band for the fireworks show. The following Wednesday, the 6<sup>th</sup>, it's Center Street Band at the same location. There are no restrictions on anyone coming early to these events and setting up. The Coleman Bros. Circus was recently here, it's a fund raising event for The Boys and Girls Club.

Tom Harbinson reported they had their Plan Update Advisory meeting for our Planned Development Conservation. They met with Planimetrics and it was a good meeting. There's a lot to think about, a lot of issues that meet together; fiscal issues about how the City will pay for its services that it will have to provide in the future; where that revenue stream will come from, the land that's left to be undeveloped, how it's zoned, impact of services that certain developments cause, transportation component. Tom will be meeting with Planimetrics next month, the 25<sup>th</sup> of July. Tom said it was important that the public realize that there is a lot of work that has been going on so that when the time comes for the first presentation of our draft plan that they don't react to just what they see. Similar to the Charter Revision Committee, they have done a lot of work and now they are ready for their presentation. It is common with these kind of planning issues; someone comes in at the last minute and says why don't you do this? It kind of causes a stir or ruckus. I am hopeful in this process, that people realize that there is a lot of thought that has gone into the presentation or what we will be drafting. The draft is months away. Tom said they had the public give input in the beginning and now were taking that input along with studies, reports, documentations of analysis of numbers and census data to create our draft plan. Then we will present our draft plan to the public and then get some comments. There will be plenty of room for public opportunity to tweak things.

### **Next Meeting Date**

Monday, July 25, 2005

**Adjournment**

**Tom Harbinson moved to adjourn the meeting. Seconded by Paul Gabor.  
All were in favor, meeting adjourned at 8:40 PM.**

Respectfully submitted,

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