



**Open Space Committee
Monday, June 26, 2006
Shelton Community Center
Craft Room II at 7:30 PM**

ROLL CALL

Those who were present:
Chairman David Zamba
Ralph Rotondo
Regis Dognin
Paul Gabor
Thomas Harbinson

Those who were not present:
Harriet Wilber
Karen McGovern
Celest Beattie
Richard Hayes
Kenneth Olin
John Anglace
Ed Conklin

CALL TO ORDER

The meeting was called to order at 7:40 pm, Monday, June 26, 2006. Everyone who was present stood and recited the Pledge of Allegiance.

APPROVAL OF REGULAR MEETING MINUTES

Tom Harbinson **MOTIONS TO APPROVE** the Meeting Minutes from Regular Meeting of February 27, 2006. A voice vote was taken. **MOTION PASSED 5-0**

BOARD OF ALDERMEN OPEN SPACE AUTHORIZATIONS

There are no Board of Aldermen Open Space Authorizations.

TREASURER'S REPORT

Tom Harbinson states that the latest 2006 balance at the beginning of the month we had \$171,000 with the added interest we add \$38,156 June, \$27,995 for February. Title search for the Overlook as of March 31, 2006, the Finance Department shows \$171,570 in the Open Space Trust Account. I do know out of that, the purchase of the Aside of the Overlook and the purchase of the Pagliaro piece and UI piece will be coming from this account. They are violating the ordinance which as of June and what they put in it they put in it. Discussion of a new open space ordinance by John Anglace was asked of us.

Paul Gabor **MOTIONS TO APPROVE** the Treasurer's Report. A voice vote was taken.
MOTION PASSED 5-0

SUBDIVISIONS.

Aspen Ridge

With the new petition they have come back with only 14 units this time. This is a natural piece of property. I think this should remain open space as opposed to having the unit. This did start out as 16 4 assemblages of 4 units of each. There was no open space shown. There was some indication of a pedestrian easement. This is an industrial zone. In this application there is a complicated application for this due to the open space and the inland and wetlands.

The Land Trust holds property to the north both up and down stream. However it is a flooding parcel. The parcel is listed today as two lots each having a house on it. The access comes through this. This was discovered that it wasn't turned over to neither property was discovered by the Applicant's Attorney. With this information, the Planning and Zoning Commission and the Applicant spoke and the Applicant came back on June 2, 2006, with the new proposal of 14 units.

The other thing from Conservation perspective is while it did show an open space strip along the River (Far Mill River) this feeds into the Land Trust Property downstream and there was on part where there is a stone wall that will be disturbed. Inland/Wetlands needs to be updated on this as well.

If 12 units were done instead of the 14 or 16, this hammerhead will be available and be removed from the proximity of this strip. Discussion was made about how the units were turned around as well. With these changes, the elevation will be as high as Commerce Drive. Discussion of Commerce Drive revitalization.

There is a historic factor here as well. There was a mill here. Mill Street crossing over the River. The raceway travels from about where Rosaria's property is along the hillside.

Chairman Zamba made mention that Land Trust owns most of the property from Buddington to Bridgeport Avenue except for this parcel right here. If you look at our open space plan of 1993, we talk about fortifying the greenway and getting as much property as we can along this greenway and this is definitely a greenway along the River.

Tom Harbinson mentions that the property, itself, was never on the Quality of Life list. Pretty much we looked at open land not land that had house or structure on it, the reality now is that our community is becoming or being affected just as the lower end of Fairfield County, we have to think about parcels that the property was not vacant.

Discussion of houses on Mill Street is on tape.

We received a letter from John Cook of Inland/Wetlands does not approve of this.

Tom Harbinson **MOTIONS TO** send a letter to Planning and Zoning. A voice vote taken. **MOTION PASSED 5-0.**

Walnut Avenue Extension

From Perry Hill to Highland Golf Course and the Old Shelton Intermediate with the Mas Property.

They are looking to put the sewer lock connection into this area. There is an area of Inland/Wetlands. <tape becomes inaudible for a portion> Conversation over German Club property was discussed. Tom Harbinson states deem whatever is appropriate For sewer pipes.

Ralph Rotondo **MOTIONS TO** send a letter to Planning and Zoning in reference to the sewer connections. A voice vote was taken. **MOTION PASSED 5-0.**

Executive Session

Regis Dognin **MOTIONS TO** go to into Executive Session at 8:15 pm. A voice vote was taken. **MOTION PASSED 5-0**

Tom Harbinson states that no action was taken in the Executive Session. I updated everyone on the issues related to current properties under the acquisition process.

Tom Harbinson **MOTIONS TO** come out of Executive Session at 830 pm. A voice vote was taken. **MOTION PASSED 5-0.**

Trails Report

Trails Committee has been very active. National Trails Day, First Saturday in June, did the Bridge to Bridge hike and went over well. Everyone in the Community is getting used to logging into Theresa Gallagher's Shelton trails Website.

Trails volunteers three Eagle Scouts are handling the maintenance as well as Trail Volunteers are being organized due to FOI laws. Spencer Tate is doing a bridge crossing in the Huntington Woods Subdivision. A lot of our permits involve with Inland/Wetlands permits.

Pedestrian Bridge #3 is in the works.

Round Table

Regis is working on the Open Space maps and is handling all entries. There is no date when this will be complete because it is every detail. The parcel information is in error and I have to correct the parcel layer as well as entering it into the open space layer. Possibly three or four months if I can get it concentrated on it. Once this is done a policy will be set up to enter the appropriated property parcels will be submitted and followed through.

Dave Zamba mentions the Concerts at the Green starting this week, as well as, The Fireworks for the July 4, 2006, being on July 2, 2006.

Tom Harbinson mentions the draft for Conservation and Development. Planning and Zoning had their public hearing was well attending and discussion was lively. Planning and Zoning has made some adjustments in the comment phases and set up an advisory committee to verify this happens.

Theresa is spending one day a week on meeting with the towns that abut Shelton and hopefully we can work in coordination with them.

Adjournment

Tom Harbinson **MOTIONED TO** adjourn the meeting at 9 pm. A voice vote was taken.
MOTION PASSED. 5-0

Respectfully submitted,

Denise M. Domorod, Clerk
Open Space Committee

Tape 1 two sided on file with City/Town Clerk