



**APPROVED MINUTES
BROOKFIELD CONSERVATION COMMISSION
Town Hall, Room 119
April 4, 2012 7:00 PM**

1. CALL TO ORDER

A. Dew called the meeting to order at 7:00 PM and established a quorum of members:

Present: A. Dew, Chair; R. Blessey, Vice Chair; S. Landis, Treasurer and Secretary; M. Carmody

Absent: W. Mercer, J. Bronn, M. Murphy, R. Manning

Also Present: E. Cole, Recording Secretary

2. MINUTES FROM THE PREVIOUS MEETING:

01/11/12 – A. Dew made a motion to approve the minutes of the special meeting. M. Carmody seconded the motion, and it carried unanimously.

03/07/12 – R. Blessey made a motion to approve the minutes of the 03/07/12 as submitted. A. Dew seconded the motion, and it carried unanimously.

3. GUESTS AND PUBLIC COMMENT:

101 Obtuse Hill Road “Whispering Glen Section II”

Peter Young was present on behalf of Finmark Custom Homes, LLC.

P. Young presented the map of the subdivision to the Conservation Commission. Two of the parcels that were originally designated as open space are still deeded to Finmark Custom Homes LLC. P. Young stated that the Planning Commission had asked him to speak with the Conservation Commission about who should own the two parcels. P. Young also pointed out that the permanent protected conservation easement is also on some of the properties throughout the current subdivision. P. Young stated that it does not matter to him or the company if the land should be kept private or be owned by the Town.

A. Dew asked if anyone had any suggestions. She stated that she would like to see the land be deeded to the Town of Brookfield as open space. R. Blessey and S. Landis stated that they agreed with A. Dew. P. Young stated that the deed will be given to the Conservation Commission in advance of filing for the Commission's review. A. Dew stated that she would like signage on the property to designate the open space portion of the property and would also like the property area marked. P. Young stated that the open space parcel is approximately 13 acres.

A. Dew made a motion to send a memo to the Planning Commission to recommend that the Town accepts the two parcels as Town owned open space for 101 Obtuse Hill Road. R. Blessey seconded the motion, and it carried unanimously.

A. Dew made a motion to move to item 7.c. R. Blessey seconded the motion, and it carried unanimously.

7. OLD BUSINESS:

c. Dog Park

Keith Wolff and Lisa Allen were present to speak about the Dog Park.

Keith Wolff stated that they have designated Eriksen Farm as a key location for the dog park, and this will be a great place for people with dogs. Keith Wolff reviewed a map of the proposed dog park location with the Commission. He stated that there is room for about nine cars on the proposed design. K. Wolff stated that there will probably be about half a day's work for the Public Works Department to create the parking area. The spaces between cars would be about two feet. There is potential room for additional future parking in the area.

R. Blessey asked K. Wolff how he generated the parking spaces. L. Allen stated that this number had come from visiting the other dog park locations. R. Blessey stated that Danbury residents may come to use this area and noted that perhaps the parking should be expanded. R. Blessey also stated that he would like to see the parking done according to the Zoning Regulations.

A. Dew also noted that it is nice to have a fence in that area. A. Dew asked K. Wolff how large the park would be, and K. Wolff clarified that the size of the park would be approximately 150 feet by 300 feet. M. Carmody asked why the park was set so far back on the property, and L. Allen stated that they allowed for more room for parking and that they also wanted to stay a comfortable distance from the house. M. Carmody noted that the plan looks like there is a lot of

land being wasted. R. Blessey stated that the Conservation Commission would like to see a proposal from K. Wolff and then the Commission would review the proposal and the site plan. L. Allen noted that the plan is negotiable.

R. Blessey stated that K. Wolff should show exactly what is going to be proposed to the Town and figure out the scaled piece of the property and complete the parking requirements and consider how many trips to the property will be taken.

M. Carmody stated that the Town of Brookfield bought the property and it adjoins the school. L. Allen noted that the New Milford Dog park abuts a school. R. Blessey noted that the proposal needs to be more accurate, and since K. Wolff needs to eventually go through some of the Land Use Commissions, these items would need to be completed to file an application with that office anyway.

L. Allen asked R. Blessey about what his concerns for the dog park are. R. Blessey clarified that he did not have a problem with the dog park but would like the Conservation Commission to discuss the location on the property and the usage of the dog park on that property. K. Wolff stated that he believed that this is the last location to have this park because he has been through the Gurski Homestead Committee and through the Conservation Commission with different locations and was not approved for those various locations.

A. Dew asked if the dog park could be smaller than the proposed one acre shown on the map. L. Allen stated that one acre was a bit small for the size compared to other dog parks in other towns. A. Dew asked if it mattered if the location of the dog park had some slope. L. Allen stated that it did not particularly matter if the dog park was located on a slope.

M. Carmody stated that the area near the parking is somewhat wasted and that the proposed location seems to take up a lot of space on the property. K. Wolff stated that if less than an acre were to be used, it would be difficult to expand the dog park area in the future.

A. Dew left the meeting room at 7:36 PM.

R. Blessey suggested that K. Wolff pick up a map with a scale from the Land Use Office, and at that time, he should be given the parking lot calculation to determine how many cars may be parked in that area. R. Blessey stated that his concern was that there may not be enough parking for the dog park.

A. Dew returned to the meeting room at 7:39 PM.

K. Wolff and L. Allen noted that they would be willing to purchase signs to designate the parking for the dog park.

K. Wolff stated that he had spoken with D. DiPinto about the mowing inside of the dog park. M. Carmody noted that there should be a path around the dog park that can be mowed.

R. Blessey stated that he would like to consult with the other Conservation Commission members not present at tonight's meeting.

R. Blessey suggested that the Commission should discuss and vote on this project at the next regular meeting in May. A. Dew noted the location of the kiosk that will be constructed on the property within the next week. K. Wolff stated that he would be willing to use the dog park to help promote the other open space properties in Town. R. Blessey suggested that K. Wolff consult with A. Dew about the parking requirements.

R. Blessey left the meeting room at 7:55 PM and returned to the meeting room at 7:57 PM.

L. Allen and K. Wolff stated that there is not aggressive barking and noise from the park. M. Carmody asked who will be responsible for removing the waste at the dog park. K. Wolff stated that he and L. Allen will work with a private waste disposal company to clean the waste about once per week.

The Commission moved to item 4.b.

4. CORRESPONDENCE:

b. Email from C. Ball to A. Dew dated 03/25/12 Re: Bat Houses

The Commission noted the email.

5. TREASURER'S REPORT:

S. Landis stated that \$5,297.52 remains in the budget.

6. CURRENT PROJECT REPORTS:

- **Nature Center** – S. Landis asked R. Blessey if he could remove invasive plants at the Nature Center. A. Dew noted that she will also help, but that she may need to go to help put fish in

Merwin Brook. S. Landis stated that Bartlett will spray the hemlock trees. S. Landis stated that the fence is falling down by the kiosk, and she stated that she would like it repaired and replaced. R. Blessey noted that there is some wood that could be used at the property and that George Waltz could possibly put in the guard rail on the property.

M. Carmody made a motion to repair the current fence and to install a guard rail along the driveway. A. Dew seconded the motion, and it carried unanimously.

- **Happy Landings** – M. Carmody noted that the fence around the windmill is down.

- **Burr Farm** – M. Carmody stated that there has been a lot of dog walking throughout the property. She also noted that Nathan Samuels is willing to do fence and tree work at Burr Farm.

A. Dew made a motion to approve the hiring of Nathan Samuels to do the fence and tree work at Burr Farm up to \$4,000.00. R. Blessey seconded the motion, and it carried unanimously.

- **Williams/Gurski Open Space** –

A. Dew noted that the Commission has used \$300.00 for the purchase of fish for Merwin Brook and \$600.00 for the purchase of trees. A. Dew stated that some of the trees will be planted by the Girl Scouts. A. Dew noted that the Commission also purchased six apple trees, and various other trees. A. Dew noted that the Commission received ten percent off of the price, and that this was a fundraiser by the Northwest Conservation District. R. Blessey will pick up the trees with A. Dew in two weekends. A. Dew noted that she would like to plant one of the spice bushes in the enclosure at Gurski Open Space.

- **Junction Road** –

S. Landis noted that the storm debris has been removed. S. Landis stated that the oil needs to be removed from the remaining oil tank on the property.

- **Gurski Homestead** – A. Dew stated that the wood has been removed. R. Blessey stated that there are a couple piles of brush that need to be removed from the property. A. Dew asked why the brush can not be moved to the brush dump. R. Blessey stated that the brush could be chipped. A. Dew showed a current photo of the property. A. Dew noted that the Girl Scouts may put a flower garden on the property that they will tend.

R. Blessey stated that when the roof was done the contractor stated that the rake boards that go around the roof need to be replaced. R. Blessey distributed the quote for that replacement to the

Commission. A. Dew noted the location of the rake board with the Commission. R. Blessey stated that the roof and the gutters are done after the rake board is completed.

S. Landis made a motion to approve the quote for the rake board for \$664.00. M. Carmody seconded the motion, and it carried unanimously.

The Commission reviewed the map of the Gurski Homestead. R. Blessey noted the location of the sewer line. He stated that the driveway will be moved slightly east and R. Blessey noted the location for an orchard with the Commission. R. Blessey stated that he needed a planning application and a state curb cut application, and the Historic District Commission approval. R. Blessey stated that the orchard could be dedicated on September 16th. He stated that the Historical District is hosting their farm day on September 16th. M. Carmody and S. Landis stated that they agreed with restoring the orchard. R. Blessey noted that he had spoken with D. DiPinto who is willing to have Parks and Recreation maintain the area.

A. Dew stated that she has spoken with the Gurski tenant about a small fire on the property.

A. Dew stated that the shed that is being used for the community garden and needs to be cleaned out and cannot be used for the purpose of the community garden.

A. Dew noted that the Lions Club should be given a date by which to remove the tools. R. Blessey stated that he may write a letter to the president of the Lion's Club.

R. Blessey noted that there is an open grant application with the State for the Gurski Homestead. R. Blessey noted that E. Cole is writing a grant application for funds to hire an engineer to create a stabilization plan.

- **Eriksen Farm Open Space** – R. Blessey stated that he and A. Dew created a new lease that was reviewed by the Town Attorney. R. Blessey noted that this revised copy should be used for future leases. A. Dew noted that the Commission is planning to plant some trees on the property. R. Blessey noted that if the ground is being broken, Call Before You Dig needs to be contacted. R. Blessey stated that the Commission would need to discuss the lease and rent amount with the current tenant.

The Commission discussed the dog park location. A. Dew stated that she thought it would be fine to have a dog park in Brookfield, and that it would probably be a positive attraction to people to open space. R. Blessey stated that he believed that Happy Landings was a better

location than the Eriksen Farm. S. Landis stated that she agreed that Happy Landings was a good location. S. Landis stated that Eriksen Farm has so much potential. R. Blessey stated that he would like to discuss this potential location with the other Commission members. R. Blessey also noted that this proposed location of the dog park has the potential to attract more residents from Danbury, so parking may become an issue on the property.

- **Land Acquisition/Inventory – Ferry Farm:** The Commission noted that the owner wishes to sell the property.

7. OLD BUSINESS:

- a. Trail Guides – Report continued to the next meeting.
- b. Annual Arbor Day Celebration – April 28, 2012: A. Dew noted that she needs some help on the day to construct the bird houses with the attendees.

8. NEW BUSINESS:

A. Dew made a motion to adjourn at 9:07 PM. M. Carmody seconded the motion, and it carried unanimously.

****Next regular meeting scheduled for May 2, 2012. ****