



**DRAFT MINUTES – SPECIAL MEETING**  
*Brookfield Conservation Commission*  
**Brookfield Town Hall Room 119**  
**November 14, 2012**  
**7:00 pm**

1. **CALL TO ORDER:** Chairman Dew called the meeting to order at 7:03 PM and established a quorum of members:  
**Present:** A. Dew, Chair; R. Blessey, Vice Chair; S. Landis, Secretary & Treasurer; M. Carmody  
**Absent:** M. Murphy; J. Bronn; R. Manning; M. Dew  
**Also Present:** E. Cole Prescott, Recording Secretary; Mr. J. Miller & E. deLambert, members of Brookfield Open Space Legacy
  
2. **MINUTES FROM PREVIOUS MEETING: 10/03/12** – Vice Chair Blessey abstained from the comment and vote of the previous meeting minutes. **M. Carmody made a motion to approve the minutes as presented. S. Landis seconded the motion, and it carried, with Vice Chair Blessey abstaining.**

*The meeting re-convened in the Land Use Office. Vice Chair Blessey put a note on the door for the meeting room change.*

**3. GUESTS AND PUBLIC COMMENT:**

Chair Dew stated that she sent a letter to the property owner(s) of 13 Obtuse Road South regarding dumping at Burr Farm that indicated information about the Town brush dump.

52 Huckleberry Hill Road – A property abuts the Greenknoll Open Space and the owners of 52 Huckleberry Hill Road had a chicken coup sometime between 1988 and 2004 which was somehow moved from private property to the abutting open space property. Chair Dew stated that she is planning to send a letter to the owners of the private property to inform them of the situation and the ownership of the property where the coup is currently located. Chair Dew showed a map of the property; she noted that she was made aware of the situation by the Assessor's Office.

*R. Blessey returned to the Land Use Office meeting room at 7:15 PM.*

**4. CORRESPONDENCE:**

- a. Memo from the Land Use Office to the Conservation Commission dated 10/15/12 Re: 44 & 52 Obtuse Road South #201200890: Ferry Farm Re-subdivision – Chair Dew stated that at this point the applicant is looking to divide the property into a two-lot subdivision. Chair Dew stated that since this property is close to the other Brookfield Open Space Legacy property, she suggests that the proposed open space property be given to the Brookfield Open Space Legacy. Ms. deLambert showed a map from

Google Earth demonstrating the location of the property in relation to the current property that is protected by the Brookfield Open Space Legacy. Ms. deLambert stated that this proposed property borders on other properties that the Brookfield Open Space Legacy oversees, and is working with the Town of Newtown to make trails throughout and to connect the land. Ms. deLambert stated that BOSLI would like to see the land be contiguous at some point in the future.

Chair Dew suggested that the Conservation Commission write a letter to the Planning Commission that recommends that the open space property is deeded to the Brookfield Open Space Legacy. Mr. Miller clarified that this proposed piece of property would fulfill the need of the open space for the development of this subdivision. Chair Dew stated that she will check on the numbers of the open space land. **Vice Chair Blessey made a motion that the Conservation Commission send a memo to the Planning Commission that if the Ferry Farm (44 & 52 Obtuse Road South #201200890) property goes to subdivision that it be deeded to the Brookfield Open Space Legacy. Chair Dew seconded the motion, and it carried unanimously.**

b. Memo from the Land Use Office to the Conservation Commission dated 10/15/12 Re: 20 Vale Road #201200913: Berkshire Corporate Park Subdivision – Chair Dew stated that the Conservation Commission does not need to discuss this subdivision, because it is a commercial piece of land.

c. Memo from the Land Use Office to the Conservation Commission dated 10/25/12 Re: 101 Obtuse Hill Road #201200961: Whispering Glen Section Two Subdivision – The Commission reviewed the map of the proposed subdivision. Chair Dew stated that the Conservation Commission will write a memo to the Planning Commission stating that they would like the land to be deeded as Town-owned open space. **Chair Dew made a motion that the Conservation Commission recommend to the Planning Commission that the proposed open space be deeded as Town-owned open space. Vice Chair Blessey seconded the motion, and it carried unanimously.**

**5. TREASURER’S REPORT:** Treasurer Landis reported that 7,999.31 is remaining in the budget. Treasurer Landis reviewed the bills that she sent for payment.

**6. CURRENT PROJECT REPORTS:**

a. The Nature Center – S. Landis – Secretary Landis stated that the invasive species need to be removed from the stone wall, and Priority Landscaping gave an estimate for the work. Vice Chair Blessey stated that he thinks it will be more effective to cut the invasive species back until the spring. Mr. Miller shared a recipe for vinegar to remove the invasive species from the area. Commissioner Carmody suggested that the invasive species be completely removed rather than trimmed. Vice Chair Blessey stated that the landscaping company should start trimming the invasive species before the spring. Secretary Landis stated that G. Waltz will mow the fields. Chair Dew stated that the Conservation Commission had bought a weed-wacker, and it might be helpful for upcoming projects. Vice Chair Blessey suggested that the garage at the Nature Center be cleaned, locked and used for storage for the Conservation Commission. The Commission discussed the spruce trees along the drive to the house. The Commission stated that some

of the spruce could be trimmed. Secretary Landis stated that she will discuss the work with Priority Landscaping for the removal of the invasive species.

b. Happy Landings – Mike Murphy – Chair Dew gave Vice Chair Blessey the measurements for the kiosk at Happy Landings: 46.5” high by 47” wide. Chair Dew noted that there is a laminating machine in the Town Hall, and Vice Chair Blessey suggested that the papers in the kiosk be re-done with the laminated material. Vice Chair Blessey stated that Mr. Miller would like to explain his observations at Happy Landings. Mr. Miller stated that from the lower windmill to the property line on the left the area is always wet with much of the drainage from the property. Mr. Miller stated that it would be nice for the schools to use this area as a biology lesson center. Mr. Miller stated that over August much of this area was mowed during the flowering season, and if it keeps getting mowed, the area will be ruined. Mr. Miller showed the location of the area on the map with the Commission. Vice Chair Blessey suggested that the Commission ask whoever is mowing the lawn to either not mow that section or to mow the section later in the year. Chair Dew stated that Eriksen Farm is mowed once yearly and not mowed again throughout the year. Chair Dew stated that someone is going to have to brushhogg the area but that it should not be mowed as frequently. Chair Dew mentioned that she will discuss this matter with M. Murphy who oversees the property.

c. Burr Farms –Marji Carmody – Commissioner Carmody stated that she is grateful to Commissioner Dew and Chair Dew for installing the new map at the kiosk at Burr Farms. Commissioner Carmody stated that some of the trees in the larger field have been torn down in the storm. Commissioner Carmody stated that she would like to find someone to complete the clean-up work. Commissioner Carmody stated that there are three trees that have fallen after the large storm. Chair Dew asked Commissioner Carmody to get some quotes for the tree work. Chair Dew stated that there are also some trees down on other properties.

d. Williams/Gurski Open Space- M. Murphy, A. Dew – Chair Dew stated that she had not walked the property completely, but that the property needs to be evaluated.

e. 18 Junction Road – Stephanie Landis – Secretary Landis stated that the chimney is fixed, but there is a little bit of rot on the siding that needs to be repaired. Secretary Landis will contact Bob Picheco to complete the work on the property. Vice Chair Blessey stated that all of the oil is out of the tank, but that the motorcycle now needs to be moved. Secretary Landis noted that the space heater has been removed.

f. Gurski Homestead - M. Murphy, R. Blessey, A. Dew – Chair Dew stated that she and Commissioner Dew did an inspection and they will do some insulation work. Vice Chair Blessey stated that there is a door that also needs to be repaired on the building. There is a storm window that blew out on the west side, and there are some trees down on the property. Mitchell Oil is coming in December to install the propane tanks, and after Mitchell has the final building sign off, the burner will be fired. Chair Dew stated that there is a lease signed and a certificate of insurance on file for this property. Vice Chair Blessey stated that estimates for the fallen trees should be brought to the next meeting for motions to be made.

g. Eriksen Farm Open Space –M. Carmody, R. Blessey – Chair Dew stated that she and Commissioner Dew have not walked the property to determine what siding and roofing needs to be repaired.

## **7. OLD BUSINESS:**

a. None.

**8. NEW BUSINESS:**

a. Letter from C. Donnelly to A. Dew dated 10/02/12 Re: Grant Award – Chair Dew stated that the Commission received the grant award to plant trees between the rental house and the orchard.

**9. ADJOURN:**

**Secretary Landis made a motion to adjourn at 8:01 P.M., and Commissioner Carmody seconded the motion. Motion carried unanimously.**

\*\*\*\*Please contact Stephanie Landis: 203-775-4545 if you cannot attend the Meeting\*\*\*\*

**\*\*Next regular scheduled meeting for December 5, 2012\*\***