



APPROVED MINUTES
Brookfield Conservation Commission
Brookfield Town Hall Room 119
January 9, 2013
7:00 pm

1. **CALL TO ORDER:** A. Dew called the meeting to order and established a quorum of members:
Present: A. Dew, Chair; S. Landis, Secretary/Treasurer; M. Carmody, Regular Member; M. Dew, Alternate Member
Absent: R. Blessey, Vice Chair; J. Bronn, Regular Member; M. Murphy, Alternate Member, R. Manning, Alternate Member
Also Present: E. Cole Prescott, Recording Secretary
2. **MINUTES FROM PREVIOUS MEETING: 12/05/12:** A. Dew noted the following corrections: 1.) under Ferry Farm – the word easement needs to be corrected; 2.) under Eriksen Farm, item 6g – the spelling of the garden name needs to be corrected to Kiwanis Garden. **M. Carmody made a motion to approve the minutes as submitted. A. Dew seconded the motion, and it carried unanimously.**
3. **GUESTS AND PUBLIC COMMENT:** None.
4. **CORRESPONDENCE:**
A. Dew noted that a letter from the Conservation Commission was sent to the owners of 52 Huckleberry Hill Road noting that the structure is located on open space property, and not on private property.
5. **TREASURER’S REPORT:** S. Landis noted the amount in the current budget.
6. **CURRENT PROJECT REPORTS:**
 - a. The Nature Center – S. Landis – S. Landis stated that there was no pressure in the hot water, but that it was checked and fixed. S. Landis mentioned that Priority Landscaping would be here tonight or would send a quote for the landscaping along the wall. M. Dew asked which marker (3 or 4) is missing, and S. Landis replied that marker 3 is missing.
 - b. Happy Landings – Mike Murphy – A. Dew stated that she had received an email from Mike Murphy, who has been doing some work on the trails at Williams/Gurski. A. Dew noted that M. Murphy has a new email address for future contact. A. Dew mentioned that John Miller wanted to keep the front part of the field un-mowed, and that she will relay this message to M. Murphy.
 - c. Burr Farm –Marji Carmody – M. Carmody stated that the farm has been very busy and there is a lot of dog walking, and some cross-country skiers. M.

Carmody also noted that she had received a couple of compliments about the work done by Sunburst at the property. M. Carmody stated that D. Burr, Jr. plowed out the parking area of the property.

- d. Williams/Gurski Open Space- M. Murphy, A. Dew – A. Dew stated that she will try to walk the property this weekend, and she has nothing to report.
- e. 18 Junction Road – Stephanie Landis – S. Landis noted that she had made an appointment with the Building Inspector on the 18th for the final inspection of the current work.
- f. Gurski Homestead - M. Murphy, R. Blessey, A. Dew – A. Dew stated that the 8-24 referral to move the garden was approved by the Planning Commission. The garden has been plowed and manured, and sounds like there does not need to be a water storage tank with the spicket, and a line does need to be installed with a new well. S. Landis inquired as to why a new well is necessary, and A. Dew replied that the new line would be for the garden and the house on the property. A. Dew stated that the Commission can get more information from R. Blessey at the next meeting. A. Dew stated that the gas tanks are in and the heat is on in the front house. A. Dew stated that one of the hemlocks came down and another one fell and both needed to be removed. A. Dew stated that she has been in contact with the State Historic Preservation Office of Connecticut. A. Dew stated that at the last meeting R. Blessey had mentioned a price to remove invasive species over approximately 3 acres of land. The Commission reviewed a GIS map of the property which depicted the location of the wetlands. A. Dew asked E. Prescott to research some more of the available grants. A. Dew noted that the tenant stated that he needs some insulation, and M. Dew mentioned that he will install it.
- g. Eriksen Farm Open Space –M. Carmody, R. Blessey
 - Repairs at 8 Nabby Road per HQS Inspection (Housing Quality Standards) -
 - Notice of Annual Recertification of 8 Nabby Road -A. Dew noted that the house was inspected and a broken light fan and a broken window were found at the house. M. Carmody stated that P. Robb said he would fix the issues. M. Carmody stated that an electrician will come in to take care of the exposed wires at the house. A. Dew stated that these issues need to be fixed and completed before January 26th, because that is the date of the re-inspection. A. Dew stated that the Conservation Commission has until the 20th to respond to the Housing Authority to determine if the rent may be increased. M. Carmody asked how much the rent is now, and A. Dew noted that the current amount is \$1200.00 per month. **M. Carmody made a motion to raise the rent per month to whatever rent raise amount is permitted by the Housing Authority. S. Landis seconded the motion, and it carried unanimously.** A. Dew noted that she had spoken with R. Blessey about removing his name from this property and leaving it on the Gurski Homestead so that he can focus on the homestead. A. Dew suggested that M. Dew now work on this property. A. Dew asked about the pile of clippings, if M. Carmody had found out any more information about it; the pile is not comprised of mulch but of storm debris. M. Dew asked if the pile looks like storm debris, and M. Carmody stated that it is chipped. A. Dew suggested that M. Carmody get in touch with M. Murphy to ask if he knows anything about the pile. M. Carmody and M. Dew agreed to walk the property together. S. Landis

asked when the last inspection of the house was done. A. Dew stated that there was an inspection done around April 2012. S. Landis suggested that if M. Carmody and M. Dew are planning to walk the property, perhaps they should also inspect the house and the barn. M. Dew asked about the siding of the property, and M. Dew stated that there is one by 12 siding with no sheathing and something should be done in regard to the siding sometime this year. S. Landis replied that she needs to get two estimates for the siding work. M. Dew stated that at the very minimum, the holes need to be covered, at least for the time-being. M. Dew stated that he will do the fixes to the siding. S. Landis stated that she would like a recommendation from M. Dew about what should be done.

- h. Deer Management – M. Dew stated that there were two minor issues – one phone call about seeing a hunter in Williams Park. M. Dew noted that he has been in touch with the White Tail Solutions to let them know about safety precautions, etc. M. Dew stated that there was also a local hunter who was parking off of Super Seven, and a State Trooper gave this particular hunter a warning. M. Dew stated that there is now an issue for how to access this property for hunters. M. Dew mentioned that there is access from the property at the parking near the Police Station along Silvermine Road. M. Dew stated that there are places to cross the stream on foot down at the Steiner’s property. A. Dew reviewed the map of the property with M. Dew to discuss future parking opportunities. M. Dew noted that it would be nice to find parking near where the hunters would like to hunt.

7. OLD BUSINESS:

8. NEW BUSINESS:

- a. Capital Budget Request for 2013-2014 – A. Dew mentioned that there is also a budget for the year, not just the capital budget request. A. Dew asked the Commission what capital projects could be pursued from 2014 to 2019, such as replacements, buildings and site renovations/replacements. S. Landis stated that replacement of outbuildings and completion of the barn, restoration of the house, etc. could be added to the capital budget. A. Dew stated that the buildings should be replaced and a long-term plan for the Gurski Homestead should be drafted. S. Landis stated that the road to the new gardens could be done.

Gurski Budget: \$15,000 for the road to the garden; \$30,000 for orchard parking and the parking for the garden; M. Carmody stated that she did not think that the property could be paved, and A. Dew stated that it would be for parking improvements, and the materials could be stone instead of pavement.

Conservation Commission Capital Budget: A. Dew asked what buildings need to be improved, and S. Landis stated that improvements should be made to 18 Junction Road, to re-side, sheathing, wrap, new windows, new doors to cost approximately \$40,000 for 2014. For Eriksen in 2015, M. Carmody noted that some of the roof needs to be replaced. M. Dew noted that the whole roof may need to be re-roofed for \$10,000, and the siding would be about \$30,000, for a total of \$40,000. S. Landis stated that there should be a greenhouse installed down the road for the Nature Center. M. Carmody stated that the storage barn needs a new floor and new doors. The Commissioners estimated that this amount would be approximately \$25,000. A. Dew stated that

in the future it would be great if the Commission could hire someone to work once a week for the maintenance of the properties.

Budget for 2013-2014 – A. Dew will complete the budget request this weekend and consult the Commission about the request.

A. Dew stated that she has spoken to J. Bronn, and he could either come earlier or he could do the first Thursday of the month. **The Commission discussed moving the meeting time to 6:00 PM instead of 7:00 PM. S. Landis moved that the Conservation Commission change the meeting time to 6:00 PM starting in 2013. M. Carmody seconded the motion, and it carried unanimously.**

b. Conservation Commission Meeting Calendar for 2013 – S. Landis gave E. Cole Prescott the dates to type to submit to the Town Clerk.

c. Nomination & Election of Officers for the 2013 calendar year –

A. Dew noted a slate of officers:

Alice Dew – Chair

Ryan Blessey - Vice Chair

Stephanie Landis – Secretary/Treasurer

Marj Carmody – Regular Member

J. Bronn – Regular Member

M. Dew – Alternate Member

M. Murphy – Alternate Member

R. Manning – Alternate Member

M. Carmody made a motion to keep the slate of officers as is, and M. Dew seconded the motion. Motion carried unanimously.

S. Landis made a motion to adjourn at 8:19 PM. M. Carmody seconded the motion, and it carried unanimously.

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

****Next regular scheduled meeting for February 6, 2013****