



DRAFT MINUTES
Brookfield Conservation Commission
Brookfield Town Hall Room 119
February 6, 2013
6:00 pm

I. CALL TO ORDER

A. Dew called the meeting to order at 6:00 PM, and established a quorum of members:
Present: A. Dew, Chair; R. Blessey, Vice Chair; S. Landis, Secretary/Treasurer; M. Carmody, M. Dew, M. Murphy *M. Murphy and M. Dew were designated as a voting member this evening.*
Absent: R. Manning
Also Present: E. Cole Prescott, Recording Secretary; K. Yates

2. MINUTES OF PREVIOUS MEETING: 01/09/13 – Page 2 – M. Carmody mentioned that the word, “manured” was spelled incorrectly. **M. Carmody moved to accept the minutes with the noted change. S. Landis seconded the motion, and R. Blessey abstained from the vote. Motion carried.**

3. GUESTS AND PUBLIC COMMENT: *Anne Peters of Carmody & Torrance LLP was present on behalf of the homeowners association. Ron Lombardo, resident of 17 Cherokee Drive, was also present on behalf of the homeowners association.* Ms. Peters stated that this pond was originally set aside for a fire pond but now it is not needed by the tax district or Aquarion Water Company. Ms. Peters noted that there is public access off of Navajo Road. The owners of the various properties of the subdivision got together and the homeowners association acquired the parcel of four acres of open space with the pond on it. Aquarion is planning to buy the well fields, and the tanks but will not buy the pond. After the sale of the tanks and the well fields to Aquarion, the tax district and the homeowners association would like to dissolve. Ms. Peters stated that the hope of the association is that the Conservation Commission would take the pond.

A. Dew noted that she had sent a copy of the GIS map to the Commissioners. Ms. Peters explained that when the tax district is dissolved, the assets are given back to the Town, but that the Town has the right to reject it. Ms. Peters stated that the property does have a public road in the front, and although the land does not abut other open space areas, it is near the other spaces in Town. Ms. Peters stated that arguably the association can keep the land and sell it. Ms. Peters stated that the pond’s use is as a fire pond, which may be useful to the Town. Ms. Peters showed a map from the DEEP website that showed the location of the pond relative to other open space properties in the Town.

Ms. Peters stated that there was a deed dated in 1973 to the Boulder Springs Water Company to this parcel, which was a company that later failed. The deed declared that this land was designated as private open space for the residents of Indian Fields. M. Dew asked if Indian Fields has been maintaining the property, and Ron Lambardi stated that thus far no maintenance has been required. M. Dew asked if there is parking for the Town residents, and Ron Lombaridi replied in the negative. Ms. Peters stated that currently the land is tax exempt. Ms. Peters stated that there will be no funds left for the maintenance of this property, and after this tax district is dissolved, it may be taxed and the homeowners may also need to pay insurance for the pond. Ms. Peters stated that the association would really rather donate the pond. A. Dew stated that she had asked D. DiPinto, Director of Parks and Recreation, to take a look at the pond, and she read the email to the Commission from him. A. Dew stated that the Commission will discuss the pond acquisition and will make a recommendation to the Board of Selectmen. Ms. Peters asked if there are other organizations in Town that the Conservation Commission could suggest that would like to have the pond. A. Dew stated that she had spoken with the Town Attorney, who had asked if the pond was fenced. A. Dew stated that it is a beautiful pond. R. Lombardi stated that there is no edge for the property lines and the pond. Ms. Peters noted places on the map where walkers could hike, and showed other areas where the property could be used by the residents. Ms. Peters also noted that the middle school could take students out to collect water samples. Ms. Peters noted that if the Town owns the property, all residents will be able to use the pond. A. Dew asked about the use of the fire pond, and M. Dew responded that he believed that the use of the fire pond would continue if the parcel was owned by the Town. A. Dew thanked Ms. Peters for presenting the parcel to the Commission.

5. TREASURER'S REPORT: S. Landis stated that there is a balance of \$3,855.48 in the current budget.

6. CURRENT PROJECT REPORTS:

a. The Nature Center: S. Landis shared a proposal from Priority Landscaping for the wall at the Nature Center. S. Landis stated that are some better products that can be used, and she will check on these products. R. Blessey stated that the only time that burn permits are issued is if there is snow on the ground. S. Landis stated that the quote was to dismantle the wall, and S. Landis noted that she will check on the chemicals. She suggested that perhaps the wall could be cut back during the spring and treated. S. Landis stated that stake three is missing. S. Landis stated that Earth Tones recommended mowing and brush-hogging in the meadow. S. Landis stated that she will speak again with Earth Tones.

b. Happy Landings: M. Murphy had no report. A. Dew asked if M. Murphy had received her email of the name of the person who is interested in mowing, and asked if M. Murphy could respond to him. A. Dew asked if M. Murphy had received the email about what John Miller had asked that the space not be mowed because of the natural plant life. A. Dew noted that the property cannot be fertilized without the permission of the Conservation Commission. R. Blessey asked what the lease states, and asked if the lease should be amended. A. Dew stated that she gave R. Blessey the dimensions for the kiosk and he will get the glass for the kiosk. A. Dew suggested that the plastic signs be put up at the kiosk instead of the glass. M. Murphy stated that the parking lot side should not have anything on it. M. Murphy suggested that all signage be put on the back side of the kiosk. A. Dew stated

that there is a laminating machine in Town Hall which could be used to laminate the signs for the back of the kiosk.

J. Bronn left the meeting at 6:41 PM.

c. Burr Farm: A. Dew asked that the “s” be removed from the title.

d. Williams Park: A. Dew stated that she is going to remove her name from this park and replace it with M. Dew’s name. M. Dew stated that there was a quad on the property. M. Dew noted that there were also dirt bike trails there the other day. A. Dew asked M. Dew if he would like to order “No motorized vehicle signs” for the Williams Park. A. Dew stated that perhaps some “trails closed” signs should be ordered, and she will discuss this matter with D. DiPinto, the Parks and Recreation Department. A. Dew stated that the Parks and Recreation Department will do some clearing, and that it is best if residents mark the areas where there are trees down on a map and give that to the Parks and Recreation Department.

e. 18 Junction Road – S. Landis stated that there is a lot of work to be done in the future on the property. Tomorrow the Building Inspector will be present to check the chimney. M. Dew and S. Landis will meet at the site. CT Basements will be there tomorrow between noon and two. S. Landis and M. Dew will look through the house and will put a list together. S. Landis stated that if any Commissioner has any names of someone who does siding, windows and roofing to let her know.

f. Gurski Homestead: A. Dew stated that she had gone to the First Selectmen’s meeting to present the grant to have matching funds to get a structural engineer to evaluate the property because she had received an email from the State about the condition of the buildings at the Gurski Homestead. **M. Murphy made a motion to accept the grant proposal for structural engineer evaluation at the Gurski Homestead. . M. Dew seconded the motion, and it carried unanimously.** R. Blessey stated that approximately \$15,000 worth of work was done to the heating system in the front house. A. Dew stated that the CT Commission of Culture and Tourism meets on March 3rd.

g. Eriksen Farm: A. Dew stated that she has been in touch with the Housing Authority. A. Dew noted that there was a discrepancy with the payments. M. Carmody noted that the electrical work was done, and the violations had been taken care of. M. Carmody asked M. Murphy about who is in charge of the garden. M. Murphy stated that the point of contact was David George, and he believes that it continues to be. M. Carmody asked who is dumping the chopped material in the garden area. M. Carmody noted that the piles are all around the garden.

h. Deer Management – M. Dew stated that there is nothing to report, but that the harvest was poor. M. Dew stated that he would like to try to set up a post-season hunting meeting.

8. NEW BUSINESS:

a. Indian Fields Pond – M. Carmody stated that the private landowners in the Indian Fields area will probably not be happy with people coming down and using the property. A.

Dew suggested that perhaps a dock could be put there, if the proper permits were granted. M. Carmody asked if this pond was created or is a natural pond, and R. Blessey replied that he did not know. M. Carmody asked where the parking would be located on the property if the Town took it over, and A. Dew located potential parking on a map. A. Dew asked the Commissioners for their opinion about the property as a potentially Town-owned parcel. M. Dew stated that he does not believe that the Town should take it, and that it will become

a liability to the Town, especially because of the limited access. R. Blessey stated that he could see that a lot of people could use it. A. Dew stated that it could be used if there was more access to the pond. R. Blessey stated that there could be two to three parking spaces added for access at the site, and possibly a dock could be added in the future. A. Dew mentioned that there are many ponds throughout the Town that are currently insured. R. Blessey stated that the pond could even be left as is, if the Commission preferred. **M. Murphy made a motion to recommend to the Board of Selectmen the acceptance of this pond at no cost to the Town. R. Blessey seconded the motion, and it carried, with four in favor and two against. (M. Carmody and M. Dew voted against the motion.)**

R. Blessey made a motion to adjourn the meeting at 7:25 PM. A. Dew seconded the motion, and it carried unanimously.

*Next regular meeting is scheduled for March 6, 2013. *