

Conservation Commission of the Town of Litchfield

Land Use Office, 80 Doyle Road, PO Box 12, Bantam, CT 06750

Regular Members
Mark Austin, Chair '15
John Baker '15
Charles Dyson '15
Cleve Fuessenich, Vice Chair '14
Alternates



Draft Minutes REGULAR MEETING 23 April 2013

7 PM, Bantam Town Hall Annex, Bantam, CT



Call to order, roll call, changes to agenda.....7:05

Members in attendance: Austin, Baker, Dyson, Fuessenich,

Members absent:

Public in attendance: Kathy Brown - Town Assessor, Joseph DeVito

1. Appointment of Alternates: n/a
2. Approval of Minutes – March 26, 2012; Motion to approve Baker, seconded by Dyson, unanimous approval.
3. Public Comment: none
4. Litchfield Assessor – Open Space Presentation to P&Z
Mrs. Brown presented a message from the town attorney about the wording of the article. Fuessenich had a question about is there a time limit to the open space designation. The Assessor indicated that any existing property with the open space designation would be grandfathered. Non-conforming lots would lose the open space designation upon sale of the property.

Planning and Zoning Regulations: Article 6, Section 9, Part 1

Suggested wording by the Town Assessor for tax purposes:

- All lots of record in the office of the Town Clerk, which have an area equal to or greater than twice the minimum area required in the zone will be eligible to classify as Open Space, per applications by landowners and approvals by the Assessor.

The Commission debated the suggested wording. For assessment purposes, there could be structures or be used by the owners except for a living structure.

Suggested addition:

“Any lots under this section which are under this program prior to adoption of this section or future zone changes, which will become non-conforming, shall be grandfathered under the program until a change in use or ownership.”

The Commission accepted the addition.

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Baker motioned to approve sending the change of section to Planning and Zoning, Dyson seconded. Unanimous vote.

5. Open Space Acquisition Project – table
6. Natural and Community Resource Inventory Project - table
7. Old Business – none
8. New Members – discussed the need for new members. Mr. DeVito was present and he asked if he can get a copy of the Commission’s by-laws.
9. Correspondence:
 - E-mail correspondence between Attorney Michael Rybak and Kathy Brown about the open space wording of sections Article VI – Section 9, numbers 1 and 4
10. Review of Action Items
 - Continuation of sections for acquisition project (list of assignments)
11. Adjournment8:00

Next regularly scheduled meeting: May 28, 2013

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