

Conservation Commission of the Town of Litchfield

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

Regular Members

Mark Austin, Chair '12
Cleve Fuessenich, Vice Chair '10
Rachel Carley '13
Ellen Keeney '13
Peter Onderdonk '14 Clerk
Sherri Robson '12
John Baker '12

Alternates

Monet Meter '12
Charles Dyson '12

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**Draft Minutes**  
**REGULAR MEETING**  
**28 February 2012**

7 PM, Bantam Town Hall Annex, Bantam, CT  
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Call to order, roll call, changes to agenda.....7:04

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

Members absent: Carley, Keeney, Meter, Robson,

Public in attendance: Gary Giordano

1. Appointment of Alternates: Dyson appointed voting member.
2. Approval of Minutes – January 26, 2012: Motion to approve Baker, seconded Fuessenich, unanimous consent.
3. Public Comment: none
4. 207 Newton Rd - Curtiss – Receive and Consider Two lot subdivision (Subdivision Regulations Article III, Step 7.2)

Commissioner Austin disclosed he knows the family because his brothers were friends with the applicant's children. He has not seen the Curtiss' in 10 to 15 years. He also disclosed he is a licensed PE who works for the City of Bristol

Gary Giordano, PE & LS, is present to represent the application. 17.7 acre parcel and planning to subdivide a lot off the front of the property on the south side along the road. 5 acres of western side of the property is mapped as wetlands. Current farm and produces hay. 15% of the property would yield a 2.66 Acres is required as open space. The applicant does not desire to donate an easement or open space. The property has already been subject to first cut.

The Commission discussed Open Space vs fee in lieu of. A group of potential options were discussed:

- A dedicated open space parcel
- A conservation easement deed restriction
- Fee in lieu of open space for the entire parcel

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- Fee in lieu of open space for just lot 2, leaving lot 1 subject to open space requirements should the property be subdivided into the future.

Fuessenich motioned to continue the matter to a special meeting to be held within two weeks to allow the Commission to consider the options and conduct further research prior to making a decision. Onderdonk seconded. 4 in favor 1 against. Austin voted against due to prior commitments and felt he had enough information to make a decision. The application was continued to a special meeting.

The Commission set the special meeting for 6 pm Thursday March 8, 2012 pending confirmation with the Land Use Office and meeting room reservation.

A copy of the plans is being held in the mail box area for the Conservation Commission for public viewing. This copy may be moved to the Land Use Office at the discretion of the Land Use Administrator. A second copy was retained by the Chair to be scanned and distributed to the Commission electronically.

5. Open Space Acquisition Project - table
6. Natural and Community Resource Inventory Project - table
7. New Business
 - Litchfield Acquisition Fund: Fuessenich brought up Sunday Waterbury Republican American. Article: Woodbury considers open space purchase. Copies put in mailbox for filing by land use staff.
 - Keeney is in poor health and may not be able to continue. As with any commission or commission member it is up to the member to notify the First Selectman's Office.
8. Correspondence: none
9. Review of Action Items
 - Continuation of sections for acquisition project (list of assignments)
 - Look at previous meeting assignments and send out to the group.
 - Schedule Special Meeting for consideration of application.
10. Adjournment8:55

Special Meeting tentatively scheduled for 6:00 p.m. March 8, 2012 at the Town Hall Annex pending confirmation.

Next regularly scheduled meeting: March 27, 2012

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