

**CONSERVATION COMMISSION
REGULAR MEETING MINUTES
Jan. 11, 2016 7:30 P.M.
MEETING ROOM B MADISON TOWN CAMPUS**

Subject to approval: Minutes of the Meeting of Jan. 11, 2016 - 7:30 p.m. - Meeting Room B-Madison Town Campus

Members present: Chairman Heather Crawford, Vice Chairman L. Kealoha Freidenburg, Christine Bouchard, Richard Gedney, George McManus, and Clyde Burkhardt.

Members absent: Joan O'Neill.

Additional attendees: Inland Wetlands Officer Robert Kuchta.

1. **Call meeting to order:** Chairman Crawford called the meeting to order at 7:34 p.m.
2. **Election of Officers:** Chairman, Vice Chairman, Secretary

Commissioner McManus nominated Heather Crawford as chairman; it was seconded by Commissioner Freidenburg and unanimously approved.

Vote to accept Commissioner Crawford as chairman passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Freidenburg, and Commissioners Bouchard, Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None.

Commissioner Freidenburg nominated Christine Bouchard as vice chairman; it was seconded by Commissioner Burkhardt and unanimously approved.

Vote to accept Commissioner Bouchard as vice chairman passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Freidenburg, and Commissioners Bouchard, Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None.

Commissioner Gedney nominated Joan O'Neill as secretary; it was seconded by Commissioner Freidenburg and unanimously approved.

Vote to accept Commissioner O'Neill as vice secretary passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Freidenburg, Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None.

3. **Call for additional agenda items:** Mr. Kuchta asked that a preliminary review, for input to Town Planner David Anderson, of Sandy Hollow, an open space subdivision, be put on the agenda; it is located on 390 Derry Hill Road. Chairman Crawford stated it would be item five on the agenda.

4. **Application Review:** IWA 15-27. 68 Middle Beach Road West. Map 15, Lot 6. Applicant: 68 Middle Beach Road West LLC. Regulated Activity permit for grading and filling in the wetland, removal of existing garage in inland wetland, install new septic system, install new driveway.

Professional Engineer Thomas A. Stevens stated that on the north side, plans are to construct a driveway to the existing house, which is currently accessed through a right-of-way, the existing garage will be removed, up to 223 square feet of wetlands will be filled, and in total, there will be a net loss of 88 square feet of wetlands. A gas line and underground electric will serve the house, and a new septic system will be installed; the lot is twice the size of the planning and zoning regulations' requirements for lot sizes, according to Mr. Stevens. Restoration, thus far, is only for the area of the garage, the driveway will be crushed stone, the footprint of the house may be changed in the future, and one additional bedroom is being added to the four-bedroom structure. Chairman Crawford stated the Conservation Commission is not fond of loss of wetlands. Property owner John Gavin stated that phragmites currently comprise the wetlands, but he would consider removing them and replacing them with native plantings. Chairman Crawford asked that a wetlands restoration plan be made, using a soil scientist, so the wetlands could be restored with native plantings, which would improve the habitat, and that might be an acceptable compensation to the Inland Wetlands and Watercourses Agency, since there is going to be a loss of wetlands.

Commissioner McManus made the motion that Chairman Crawford write a letter to the Inland Wetlands and Watercourses Agency recommending that full restoration of the full wetland area would be adequate compensation for the wetlands loss; this was seconded by Commissioner Freidenburg and unanimously approved.

Vote to have Chairman Crawford write the letter passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Freidenburg, Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None.

5. **Preliminary review:** Sandy Hollow, an open space subdivision, 390 Derry Hill Road.

Mr. Kuchta showed three plans that would suit current zoning regulations; eight to 10 houses could be built in the subdivision, which is near the Hammonasset River, as well as a large wetlands. Cornerstone Builders is the contractor. Mr. Kuchta stated that up to 11 lots could comprise the subdivision, with a maximum of four bedrooms each in the dwellings. Discussion took place on the three plan proposals. Chairman Crawford stated that commissioners prefer

the plan with the 20,000 square feet of additional open space, because the property line would be 100 feet away from the wetlands.

Commissioner Freidenburg made the motion that Chairman Crawford will email Town Planner David Anderson and indicate that the Conservation Commission prefers option three of the proposals (20,000 square feet of additional open space, making the property line 100 feet from the wetlands); it was seconded by Commissioner McManus and unanimously approved.

Vote to have Chairman Crawford write the email passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Freidenburg, Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None.

6. **Report on meetings attended: IWA, P&Z**

Commissioner Freidenburg reported on the Inland Wetlands and Watercourses Agency meeting, stating that Sterling Park is a problematic site to the agency, but she believes the Conservation Commission letter sent to the agency was helpful. Chairman Crawford gave a report on the Planning and Zoning Commission meeting, which heard and watched a PowerPoint presentation on coastal resilience planning.

7. **Project/Issue/Application Updates as needed**

~ **Residential Lighting:** Chairman Crawford reported a town wide multi-agency program on the effects of residential lighting could take place as early as February or March, with the best option being the Planning and Zoning Commission serving as the host

~ **Boundary documentation:** This work is ongoing and in progress.

~ **Public Education/Outreach for 2016:** Chairman Crawford sought more ideas for using the Conservation Commission's current budget to provide public education and outreach programs. Several ideas were: milkweed plantings to increase monarch butterflies; proposals for Green-Up Clean Up; and how to remove invasive plants.

~ **Identification of potential commission members:** Chairman Crawford asked commissioners to provide names of those who may be willing to serve on the Conservation Commission; several names were given to her.

8. **Discussion of budget for current year and next year's proposed budget:**

Chairman Crawford asked commissioners to provide input on spending during the current and proposed budget years. In addition, she sought permission to approve some expenditures.

Commissioner Gedney made the motion that Chairman Crawford be allowed to spend up to \$50 to pay for expenditures made in the current budget year; it was seconded by Commissioner Burkhardt and unanimously approved.

Vote to have Chairman Crawford use up to \$50 to pay expenditures passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Freidenburg,

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Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None.

9. **Minutes:** Review and approve minutes of December 14, 2015

Chairman Crawford made the motion to accept the minutes, as submitted, of Dec. 14, 2015; it was seconded by Commissioner Freidenburg and unanimously approved.

Vote to approve the Dec. 14, 2015 minutes passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Freidenburg, Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None.

10. **Adjournment**

Commissioner Freidenburg made the motion to adjourn at 9:10 p.m.; it was seconded by Vice Chairman Bouchard and unanimously approved.

Vote to adjourn at 9:10 p.m., passed, 6-0-0.

IN FAVOR: Chairman Crawford, Vice Chairman Bouchard, and Commissioners Freidenburg, Burkhardt, Gedney, and McManus.

OPPOSED: None.

ABSTAINED: None

Respectfully submitted,
Marlene H. Kennedy, clerk