

**CONSERVATION COMMISSION
REGULAR MEETING MINUTES**

May 23, 2016

7:30 PM – Meeting Room D – Madison Town Campus

Members Present: Chairman Heather Crawford, Richard Gedney, Christine Bouchard, George McManus, Rachel Klein and Clyde Burkhardt.

1) Meeting called to order. At approximately 7:40 pm, Chairman Crawford called the meeting to order.

2) Call for additional agenda items. None.

3) Thank and debrief retiring members. J. O'Neill and K. Freidenburg were acknowledged and thanked for their years of service to the Conservation Commission. J. O'Neill stated two grievances that the Commission should address: 1) At 4 Boston Post Road, many deciduous trees have been planted where conifers used to stand. The property owner is also raising the ground level. Vertical burlap issue. 2) Some Madison mile artwork (near Stop and Shop) has been attached harmfully to trees, causing degradation.

K. Freidenburg recounted how far the Commission has come over the last ten years.

4) ZBA 8189 + CSP. 11 Bayview Place. Map 18, Lot 64. R-4 District. Owner: Vijay K. & Nanda Anand. Applicant: Vijay Anand. Request to vary Secs. 3.6a), 3.6c) and 3.8 of the Madison Zoning Regulations to allow a 34.6' front yard setback to new dwelling where 50' is required and rear setbacks of 20.9' to new dwelling and 32.4' to pool where 35' is required and coverage of 4,484 sq.ft. where 3,439 sq.ft. is allowed and floor area of 7,600 sq.ft. where 5870 sq.ft. is allowed.

Coastal Site Plan review required.

No representative was present to review the application. Chairman Crawford summarized the application. The proposal is to demolish the existing house and build a larger home with a footprint that does not comply with zoning regulations. The argument for hardship is that given the best location for the septic system, they need to be further south. Using the site plan, Crawford showed the Commission that the proposed activities are just outside the 50ft Critical Coastal Resource setback (53ft). There will be storm water infiltration added to all sides of the house.

- H. Crawford stated that the general impact will be in the bulk of the property rather than the coastal resource. Being three stories high, the home's light pollution will potentially have a greater impact on the birds of the area. The proposed house is outside of the active flood zone and outside the critical coastal resource setback; there will likely not be significant increased *direct* impact to the environment. That being said, the zoning regulations were put in place to protect the overall character and health of the coastal neighborhoods.

- G. McManus stated that the increased footprint, bedrooms, and people will create more nitrogen waste that is going to end up in Long Island Sound. While the septic system may meet the health code as an individual system, the Conservation Commission should view the project's impacts from a cumulative viewpoint.
- While the hardship argument appears weak, the Commission agreed that the zoning conformity is out of their purview.
- R. Gedney stated that the large footprint of the house mandates a larger septic system, which will have an adverse environmental effect with nitrogen leaching. G. McManus stated that more square footage means more human occupancy, which puts a tax on the waste disposal from the property.
- C. Bouchard summarized the main concerns: 1) increased human occupancy and associated additional waste to the Sound and 2) increased potential for light pollution.

Motion: R. Gedney moved to authorize Chair Crawford to write a letter to ZBA regarding application 8189, stating the Commission's concerns about the impacts of increased human occupancy and potential for light pollution. G. McManus seconded.

Vote: R. Klein and C. Burkhardt abstained. All other members voted in favor. Motion passed.

5) Project/Issue Updates

Residential Lighting: Town fixture replacement and presentation update

- H. Crawford reported that she has spoken with Woody Weiss, who told her that the Board of Selectmen have voted to purchase new light fixtures; we will be using 10% of the energy as we use currently (approx \$36,000/yr in lighting costs). The "warm" LED bulbs will be placed in Dark Sky compliant fixtures with glare shields. The Town will also begin a "lighting audit" to determine if there are unnecessary street lights, etc. The Town may start replacing street lights as early as July.

Boundary Documentation:

- R. Gedney will take over for J. O'Neill.

Public Education/Outreach for 2016-17: The following topics were discussed:

- H. Crawford stated that the lighting presentation will happen in July or August.
- H. Crawford stated that she has been taking the fourth graders out for horseshoe crab searches and tagging. They are planning some public presentations and walks at Circle Beach. There have been baby horseshoe crab sightings at the Surf Club.
- C. Bouchard recommended that the Commission begin an electronic newsletter. G. McManus suggested getting a space in the Source. H. Crawford stated that there would need to be more of a commitment from other members. C. Bouchard stated it could be simpler; directing people to other articles, rather than writing them themselves. There was more discussion about other possibilities, including Facebook.

Invasive Species monitoring:

- H. Crawford commented on the spread of bamboo at a particular location; it appears to be in the Town right-of-way. She plans to send a letter to the owners. There is a question of whether the property owners planted it or whether it spread naturally. Crawford needs to know in order to document non-human assisted spread of bamboo.

6) Approval of minutes:

- February 22, 2016

The minutes were reviewed and the following amendments were made: under “Boundary Documentation,” first line should read “Guilford Land Trust,” not “Guildford”.

Motion: G. McManus moved to approve the minutes of February 22, 2016 as amended. C. Bouchard seconded.

Vote: all in favor, none opposed. Motion passed.

7) Adjournment: At 8:35 pm, C. Bouchard moved for adjournment; H. Crawford seconded.

Vote: all in favor, none opposed. Motion passed.

Respectfully submitted,
Shauna Dowd

*amendments to these minutes will be noted in future minutes.