

**CONSERVATION COMMISSION
REGULAR MEETING MINUTES**

March 27, 2017

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

Members Present: Chair Heather Crawford, Richard Gedney, George McManus, Alex Cushing, Rachel Klein.

Members Absent: Christine Bouchard, Clyde Burkhardt.

Others Present: Bryant Boren, Russell Campaigne, Thomas A. Stevens.

1) Meeting called to order. At 7:34 pm, Chairman Crawford called the meeting to order.

2) Call for additional agenda items. None.

3) Application Review: 8200+CSP. 172 Middle Beach Road. Map 17, Lot 72. R-4 District. Owners/Applicants: Bryant C. Jr. & Andrea C. Boren. Request to vary Sec. 2.17 of the Madison Zoning Regulations to permit new dwelling to be constructed 40.9ft from the Critical Coastal Resources where 50ft is required. Coastal Site Plan required.

Russell Campaigne, architect, presented application 8200+CSP, which proposes to demolish an existing dwelling currently 17.25ft from the Critical Coastal Resource (hereafter CCR), and construct a new dwelling 40.9ft from the CCR. A new septic system will be installed to meet the current codes, a substantial subsurface infiltration system will be installed to handle the first 1” of rainfall, a buffer/planting area is included on the site plan to protect against erosion, and the existing retaining wall is in good condition. The existing 2-BR guest house will remain, but the kitchen will be removed so that it is no longer a dwelling unit; it will have its own new septic system. Thomas A. Stevens, professional engineer and land surveyor, discussed the septic systems and storm water retention system further.

- H. Crawford asked what they propose to do in the remaining land areas S and SE of the new house. Property owner Boren stated that some of the area will be lawn, but that he hopes for input regarding appropriate native plantings that could withstand waves and saltwater.
- H. Crawford stated that the proposal appears to be an improvement from the current state of the property, as the new dwelling will be farther from the CCR. That being said, she suggested that they plant a 25’ coastal buffer to protect the property and environment from erosion; this should consist of native, shrubby, thickly-planted vegetation. Crawford stated that she will email a link to UConn’s Coastal Planting Guide to the applicant.

Motion: R. Gedney moved to accept Application 8200+CSP as presented, with the recommendation that they plant a 25' native shrub coastal buffer. R. Klein seconded.

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

5) Application Review: 8198+CSP. 292 Neck Road. Map 12, Lot 2. R-3 District. Owners: Jason & Elizabeth Gold. Applicant: Duo Dickinson architect. Request to vary Sec. 2.17 of the Madison Zoning Regulations to permit expansion of existing garage within the 50ft Critical Coastal resource. Coastal Site Plan Review required.

No representative attended the meeting, but the Commission reviewed the application and discussed their concerns:

- Need more information regarding the proposed pool and significant terraced patio area.
- Need more information about the wall(s) behind the proposed garage.
- Underground propane tank also within the 50ft setback.
- The garage is proposed to be demolished, then replaced with a larger garage; once the garage is demolished, it is no longer existing-nonconforming—a new structure should not be built in that nonconforming location.
- There is a nearby tidal river that should be considered.
- There is a lot of potential hardening of the shoreline proposed.
- Will there be any filling?

Overall, there are many questions regarding the various aspects of the application, and the Commission feels that a variance should not be granted. The members agreed to put the application review on the agenda for the next meeting. They would prefer to have answers to the many questions before ruling on the application.

Motion: R. Gedney moved to have Chair Crawford contact John DeLaura to get clarification regarding the many ambiguous aspects of the application and also to express the significant concerns discussed. G. McManus seconded.

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

5) Other applications. H. Crawford briefly reported on two applications (17-08. 473 Green Hill Road and 8199. 13 Park Avenue) that she deemed did not need to be reviewed by the Conservation Commission.

6) Green-Up Clean-Up Day, April 22, 2017. H. Crawford asked Commission members how they would feel about sponsoring a cleanup of Salt Meadow Park; she already has two Girl Scout Troops willing to participate; members were agreeable. R. Gedney suggested they create a simple map of the

park, which they can use to assign sections for cleaning. Members would be asked to work 9am-12pm, rain or shine, to hand out gloves/garbage bags and provide general oversight of the cleanup.

7) Request for support for screening of movie “Hometown Habitat.” H. Crawford reported that Sue Stark, who has been responsible for articles about living landscapes, has a film by Catherine Zimmerman, “Hometown Habitat,” which promotes native plantings and removing invasives, but she needs funding in order to have a showing at the library. H. Crawford asked if the Commission would be willing to donate the \$125 needed.

Motion: G. McManus moved that the Conservation Commission donate \$125 to sponsor the showing of the film, “Hometown Habitat”. R. Klein seconded.

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

8) Natural Resource Inventory: discussion of examples and assignments.

Members decided that the best way to start the project is to divvy-up the topics and research individually; members will read their assigned topic on Guilford’s website and take notes on how to apply it to Madison. The nine topics were divvied up as follows:

- 1) Geology – G. McManus
- 2) Fresh Water Resources – R. Gedney, with input from Kealoha
- 3) Coastal Resources – H. Crawford
- 4) Uplands – A. Cushing
- 5) Agriculture – A. Cushing
- 6) Natural Scenic Resources – unassigned
- 7) Open Space – R. Gedney suggested they invite Joan O’Neil for input
- 8) Natural Resource-based Recreation – R. Klein
- 9) Dark Sky – H. Crawford with input from Sanna

9) Project/Issue Updates.

- Additional Public Education/Outreach for 2017: Facebook page, newspaper articles? No update.
- Invasive Species. No update.
- Hammonasset River ecosystem restoration. No update.
- Upcoming educational opportunities.
 - International Dark Skies Week – In April; H. Crawford stated that she is hoping to get an article in the paper, including publicity about the new Town streetlights.

- Invasive Species ID and removal training – H. Crawford will be leading this workshop 1pm Sunday, 4/02 at the Summer Hill Land Trust trails.
- Tree ID walk – R. Gedney stated that IWO Kuchta will be doing a workshop on the Town Green.

10) Review and approve minutes for February 27, 2017 meeting.

The minutes were reviewed and no amendments were made.

Motion: A. Cushing moved to approve the minutes of February 27, 2017 as submitted. R. Gedney seconded.

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

11) Adjournment: At 8:35 pm, G. McManus moved for adjournment; R. Gedney seconded.

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

Respectfully submitted,
Shauna Dowd

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