

**Conservation Commission
Special Meeting Minutes
Wednesday, June 9, 2021
7:00pm via WebEx**

Present: Diane Wimmer, Dana Heilemann, Carolyn Teed-Ives, Richard Calarco, and April Lamothe; Recording Secretary

Absent with Notice: Jeannine Noel

Also Present: Jana Roberson

- 1) **Call to Order:** Diane Wimmer called the meeting to order at 7:21pm.
- 2) **Approval of May Meeting:** Richard Calarco made a motion to approve the May 3, 2021 minutes. Carolyn Teed-Ives seconded the motion. No discussion. Motion passed.
- 3) **Budget 2020-2021:** Diane Wimmer said she had nothing to discuss on the budget.
- 4) **New Business:**
 - a) **Subdivision Reviews:** Jana Roberson presented three subdivision reviews to the Commission.
 - **SD 21-002 - 53 Proulx St - A Kausch & Sons LLC**
 - ◆ Jana Roberson informed the Commission that two more houses are being proposed for the subdivision. The lot is in the highest density area of the Town. She also mentioned that the neighbor's lot has standing water and the upland review area is on the lot. Discussion ensued.

The Commission agreed that fee in lieu was preferred because the lot is not connected to any other open space. Carolyn Teed-Ives made a motion to recommend a request of fee in lieu of open space. Dana Heilemann seconded the motion. No discussion. Motion passed.
 - **SD 21-003 - 111 Day St - CNG Holding LLC**
 - ◆ Jana Roberson told the Commission that the lot would be subdivided into four separate lots, one of the lots containing the present house. The subdivision is 100% farmland soils, but it is very steep lot, making planting difficult. There have been many cuts made to the property over the years. Discussion ensued. Dana Heilemann commented that there is a large wildlife presence in the area. Richard Calarco agreed, especially with having the river nearby. Jana Roberson also mentioned that a retaining wall is planned, which should not affect the stone wall located behind the wall. Richard Calarco preferred open space in order to protect the trees to prevent erosion.

Richard Calarco made a motion to recommend that Planning & Zoning require an open space dedication and that dedication be land. Further, it be closer to the northwest property line due to the abundance of agricultural soils, wildlife corridors, and stone walls. In addition, the Commission recommends no motorized vehicles, no gravel operation, no clear cutting of trees to help reduce erosion, and the protection of stone walls. Dana Heilemann seconded the motion. No discussion. Motion passed.
 - **SD 21-004 - 40 Almada Dr - Paul Lehto**
 - ◆ Jana Roberson explained that this subdivision would be creating two lots for houses. Both proposed lots would be quite steep. Proposed Lot #1 would be off

of the Almada Drive cul-de-sac and proposed Lot #2 would be off of Paradise Drive. There are many wetland areas located within 40 Almada Drive. The property also has a lot of wooded land. Discussion ensued. Richard Calarco commented that this would be a good area for open space and should be considered in the future.

Dana Heilemann made a motion to recommend that Planning & Zoning require an open space dedication of land as a conservation easement. The location of which would be off of Paradise Drive between proposed parcels Lot #1 and Lot #2 for possible future public access if the Town acquires adjacent land. Richard Calarco seconded the motion. No discussion. Motion passed.

b) **Other:** None

5) **Old Business:**

a) **Sustainability:** Richard Calarco told the Commission that he would like to create a sustainable garden at the school as a part of their education program. UCONN will be holding a class in the fall about sustainable gardening. Diane Wimmer mentioned that she used to be a part of the Garden Club at school. She mentioned that one of the courtyards would probably be the best place for the garden.

Diane Wimmer mentioned that she contact UCONN to continue work on the energy audit for the Town now that buildings will be open again.

b) **Planting:** Dana Heilemann spread the leftover seeds and place mulch over the seeds to help keep them moist. She mentioned that the seeds are starting to sprout.

c) **Other:** None

6) **Correspondence:** Diane Wimmer received an email on Tuesday afternoon about the Almada Drive subdivision. She read the email to the Commission (email is attached).

After reading the email, the Commission discussed adding an archeology survey to the Almada Drive subdivision recommendation. Discussion ensued. Carolyn Teed-Ives made a motion to add a second recommendation for SD 21-004 to recommend that Planning & Zoning request an archaeology review of the entire parcel by the State Archeologist due to the fact that neighboring parcels have been found to have such archaeological significance. Dana Heilemann seconded the motion. No discussion. Motion passed.

7) **Public Comment:** None

8) **Adjournment:** Richard Calarco made a motion to adjourn the meeting at 9:30pm. Carolyn Teed-Ives seconded the motion. No discussion. Motion passed.

Sincerely Submitted,
April Lamothe
Recording Secretary