

**Conservation Commission Meeting
Town Hall Meeting Room
December 6, 2007**

Minutes

Attendance:

Members present: William C. Rutherford, Sue Baker, Eric V.P. Brower, Nancy Dickinson, Suzanne Graham and Gary Silberberg

Staff: Denise Savageau, Aleksandra Moch

Audience present: Peter Olson, Robinson and Cole, LLP; Susan Kiskin, Redniss & Mead, Inc.; Megan Raymond, William Kenny Associates; Christopher Bristol, Gilbride, Tusa, Last & Spellane, LLC., 487 North Street; Winston Robinson, Perks and Recreation; Tom Heagney, Heagney, Lennon & Slane, LLP; Hoa Nguyen, Greenwich Time.

Commission Discussion Session – 7:30 p.m.

Called to order at 7:36 p.m. by Rutherford

- 1) **Seating of Alternates:** Graham was seated for Henrey and Silberberg was seated for Brash.
- 2) **Review and approval of draft minutes for the November 1, 2007 meeting and December 1, 2007 site walk:** A motion was made by Graham and seconded by Baker to approve the December 1, 2007 minutes. Motion passed unanimously. A motion was made by Silberberg and seconded by Baker to approve the November 1, 2007 minutes. Motion carried unanimously.
- 3) **Review of Correspondence:**
 - a) The new issue of *Connecticut Wildlife* was received.
 - b) The Friends of Greenwich Point Master Plan Committee is in process of revising the Master Plan for the site. A draft was presented at the committee's meeting on November 29, 2007. A copy of the proposed draft will be mailed to the Conservation Commission members for review and comments.
- 4) **Staff Report:**
 - a) Budget 07-08 – November 13 meeting with BET Budget: the three Land Use Chairmen attended the meeting along with the directors. Additionally, DPW staff also attended the meeting. The discussion focused on the issues of coordination of all departments involved in land use.
 - b) Subdivision/Site Plan Review: The application load decreased slightly, creating an opportunity to focus on other projects.

- c) Water supply Drought status: The Conservation Commission Director updated the First Selectman on the current conditions.
- d) Wildlife Management
 - i) Deer Management
 - (1) Tick testing: The Fairfield County Deer Alliance is conducting a program in Lower Fairfield County including Greenwich. The first tick collection took place this fall. The specimens will be tested for several tick-borne diseases.
 - (2) Aerial survey 2008 - regional: A survey will be scheduled during the winter when snow covers the ground for better contrast.
- e) Critical Habitat
 - i) Fishway Access Walk: Staff has identified grants that would be used to enhance monitoring capabilities at the fish way. The new staff member is developing a plan for the long-term operation and maintenance of the fishway. Additionally, he will be planning for the volunteer monitoring and educational program for the students at the Greenwich High School.

5) New Business:

487 North Street Subdivision – 8 p.m. Prior to any discussion, Rutherford and Silberberg recused themselves citing conflicts of interest.

Olson initiated the discussion with a brief summary of the site history and the proposed subdivision. Raymond described the proposed wetland and open space maintenance, enhancement and demarcation plan. Kiskan presented the details of the proposed drainage.

Savageau, in an oral report highlighted the issues related to the shape of the open space, the limitation of the proposed planting plan, the benefits of including all the wetlands under the deed restrictions in the form of the conservation easement and the opportunity to use the conservation zoning for the site. Bristol brought up several concerns that could have an impact on the neighboring properties.

After lengthy discussion the following motion was made by Baker and seconded by Dickinson.

Whereas the proposed subdivision at 487 North Street includes approximately 2.23 acres of dedicated open space and another 2.71 acres of conservation easement area under the IWWA permit: and

Whereas this combined open space area totals approximately 34.5% of the property; and

Whereas, this creates an opportunity to create and maintain close to 5 acres of meadowland on the property that will be clearly fenced for protection;

The Conservation Commission recommends approval of the proposed subdivision with the following amendments:

1. *That the conservation easement area required by the IWWA conceptual approval become formalized on the subdivision maps and in the deed records and that any inconsistencies between P&Z requirements and IWWA be worked out for the deed. The open space and easement areas should be subject to the same declaration of restrictions and the areas maintained by the association regarding mowing and maintenance rather than on a lot-by-lot basis.*

Additionally, the required fencing should be extended to include the west side of the dedicated open space parcel creating a fenced in conservation area that includes both the dedicated and easement areas and the vegetative planting proposed for the upland areas be reviewed by Conservation staff.

2. *That any required improvements to Flagler Drive be designed to have the least possible impact on the existing mature trees and environment.*
3. *That the proposed biofilter/rain gardens be designed using bioengineering, reducing the need for rip rap protection at the pipe outlets and that the overall design be softened and better coordinated between the landscape/habitat features and the engineered drawings.*
4. *That vegetated drainage swales be considered as part of the overall stormwater design on each lot rather than piping.*
5. *That the engineering details of the stormwater detention areas be reconciled on the plan, making sure that Sheets SE-1 and SE-2 match the details sheets SE-5 and SE-6 and that the stormwater detention system be reviewed to ensure that metered release of stormwater at the proposed weir does not create ponding on the downstream side and neighbors property.*
6. *That the commendations for Phase Ib archaeology be done as soon as possible in the process since there is a large portion of the lots that will require such work. This could be done on the individual lot level but is best done as a whole prior to individual ownership of lots.*

The motion carried unanimously.

A motion was made by Graham and seconded by Baker to adjourn the meeting. Motion was carried unanimously.

Meeting was adjourned at 9:45 p.m.

Submitted by,
Aleksandra Moch