

AGENDA

CONSERVATION COMMISSION

TOLLAND, CT

Thursday, June 9, 2011
7:00 p.m.
6th Floor Council Chambers

1. Call to Order

The meeting was called to order at 7:05 p.m. in the Council Chambers.
Present were: Lois Query (Vice-Chair), Cynthia MacDonald, Richard Symonds, Dorothy Mickiewicz, Rich Merritt, and Don DiGenova (Secretary). Eugene Koss arrived at 7:15 p.m. Not in attendance: Phil Moreschi (Chair)
Also present: Arthur Jacques (Venture Crew 422); Mr. David Grulke (Venture Crew 422), Eric Grulke (Venture Crew 422)

Ms. Mickiewicz moved to seat Mr. Merritt as a voting member. Mr. Symonds seconded this motion. All were in favor.

b. Additions to the Agenda

The following additions were made to the agenda:

* Executive Session re: Land Acquisition

Mr. Symonds moved to amend and add this items to the agenda. Ms. Mickiewicz seconded the motion. All were in favor.

2. Public Comments

a. Comments from the public – 2 minutes -None

3. Site Analysis Plan – Wanat Property, Kozely Road

Jay Ussery from J.R. Russo & Associates, a civil survey firm with offices located in East Windsor, CT was present to present a site analysis for the Wanat Property on Kozely Road in Tolland. The parcel is 13.96 acres on Kozely Road. The original parcel included a parcel of land that was gifted by Helen to the Town of Tolland as Open Space (13.4 acres). Ms. Helen Wanat has passed away and her nephew is the executor of the estate and has someone interested in purchasing the parcel located on the corner. There are also approximately 14 acres on the property as well that encompasses the house and a small pond. The family is interested in at some time in the near future developing that as a subdivision. It would be a frontage lot without town roads. A lot would be created around the existing house and probably 3 or 4 other lots based on the current zoning regulations with the frontage that is there. These would all be served by septic systems and wells. Mr. Ussery explained that the first step in the process discussing this with the Conservation Commission.

Mr. Ussery also discussed the open space. The zoning regulations require an open space conveyance whenever there is a subdivision. Ms. Wanat gifted a parcel to the town of 13.4 acres (49% of the total acreage of her parcel at the time). Mr. Ussery and the family would like to know if the Conservation Commission would consider this 13.4 acre parcel as the open space conveyance for the future subdivision of the parcel. This would allow 5 building lots (including the current one where the home stands) plus the one on the corner. Mr. Ussery explained that he believed that when Ms. Wanat gifted the parcel that that was how it was “put to the town”. Mr. Ussery

explained that he needed to know this to proceed forward with the subdivision application. The deed had some restrictive covenants and the land was to be used as open space for the seniors of the town of Tolland and states that it could be used for a senior center.

Mr. Symonds clarified the role of the Conservation Commission explaining that it is an advisory group. When subdivision are proposed the Commission looks for opportunities for the open space on the property. Anything the Commission decides or suggests is in an advisory capacity. Decisions are made by Planning and Zoning however the Conservation Commission does provide a report. Mr. Symonds requested that the Commission be able to look at the property.

Ms. MacDonald expressed some concern regarding setting a precedence of taking back land that was already given to the Town in lieu of open space. Ms. Query expressed a similar concern as well. Mr. DiGenova explained that since the parcel is approximately 14 acres that a 20% conveyance would be about 3 acres so 11 acres remain minus the 2 acre corner piece bringing it to 9 acres that could be developed as subdivision. In turn this would be 4 lots including the house.

Mr. Ussery explained that he understands that everyone wants to look at the property. Testing of the corner lot is already underway with the health department. Mr. Ussery will put together some subdivision concept plans so that once the Commission looks at the property he can return to the next meeting with some layouts.

Ms. Wanat's nephew provided the Commission with his cell phone number and invited the Commission to visit at its convenience. It was decided that the Commission would visit on June 9, 2011 at 3 p.m & the Commission provided the date of July Conservation Commission meeting to Mr. Ussery.

4. Boy Scouts

- Venture Crew 422, Mansfield - 5 minutes

The Venture Crew would like to set the dates of October 1st and 2nd to work at the Benton Homestead and will contact Mrs. White.

Another recycling day was approved for September 17th which is also Celebrate Tolland Day. The location of the previous event and the same company from Worcester will be used. Additionally, a drive through Tolland will be available for a fee where people will come out to someone's home to pickup electronic items to be recycled.

The bluebird houses have been put out but there hasn't been any activity in them at the King nor the Campbell property.

In sum, in 2010 for every 2 birdhouses sold at the farmer's market, 1 was put up by the scouts for a total of 63 houses.

The fundraising for the Crew will continue with the sales of bluebird houses at the farmer's market. This year the product line will include: small bat houses, large bat houses, bluebird houses, butterfly houses and toy ducks.

Mr. Koss commended the Crew on how enterprising it was with this project.

- Troop 61, Mansfield – 5 minutes

5. Approval of Minutes – May 12, 2011 – 2 minutes

Mr. Symonds moved to approved the minutes of the May 12, 2011 meeting. Ms. MacDonald seconded the motion. Discussion took place and the following changes were made: under 2b, the 4th sentence should read, "He received topsoil from the

Town at Mr. Symonds' request and will spread the next load of soil this weekend.”; under 2b, 3rd sentence from the end, “Mr. Grulke expressed interest” not Mrs. Jacques; under 2b, 2nd sentence from the end, “recommended that Mr. Grulke contact”; under 6, “Mr. Merritt and Ms. Mickiewicz were interested in information”; under 8, “Ms. MacDonald” seconded the motion. All were in favor. Mr. Koss and Mr. DiGenova abstained.

6. Committee Reports

a. Website

Ms. Mickiewicz explained that she had received some information and pictures from Mr. Jacques and that these would be added to the site.

b. Management Plans – finalize Luce Management Plans

Mr. Symonds commented that the Luce property was purchased. He moved that the plan be sent to the Council. Ms. MacDonald seconded the motion and all were in favor.

c. Tolland Conservation Corps – 15 minutes

Work on the Palmer property has been completed.

d. Willimantic River Alliance – update – 2 minutes

Ms. MacDonald explained that the WRA has adjourned for the summer. The Family Paddle event on June 5th went very well and was well attended.

e. Education & Outreach Committee Report – 2 minutes

Ms. Mickiewicz expressed congratulations to all involved with the bird and walk events. Ms. Mickiewicz further recognized and commended Ms. MacDonald on her wonderful talk at the library focused on hearing bird calls. Ms. MacDonald added that the event was well attended and the participants saw and heard many birds. Ms. Query commented that these special events should be added to the Commission's annual report and cited the announcements listed on the agenda as well as the date of Sunday, September 25th for the Palmer Dedication Ceremony.

7. Old Business

Mr. Merritt attended the Willington Conservation Walk where participants enjoyed an education about wild edibles. He said the event was well done and very informative.

Mr. Merritt spoke with Ron Ocela and Troop 2 will be doing a Tour of Tolland biking to the open spaces. Mr. Ocela is working with Tom Ainsworth for this event.

8. New Business

- Discuss Town Conservation Easements - None

9. Announcements

Mr. Symonds noted that he left a report on the table regarding the CT regional pipeline meeting which discussed division permits.

Additional packets received were the Emerald Ash information package and information on the Celebration of Farmland Trust.

- July 10th – Geology of the Campbell Property at 1:00 p.m., hike begins from the Campbell parking lot. Rain date is July 17th.
- October 16th – Last Green Valley's Walktober Event at 1:00 p.m., Mr. Charlie King will guide you through the beautiful King Riverside Conservation area on Dimmock Road. Rain date is October 23rd.

10. Adjournment

Ms. Mickiewicz motioned to adjourn the meeting at 8:26 p.m., pay the clerk and go into the Executive Session. Mr. Koss seconded the motion. All were in favor.

Mr. Koss motioned to adjourn the Executive Session at 8:52 p.m. Ms. Mickiewicz

seconded the motion. All were in favor.

The Conservation Commission meeting will be held in the Hicks Memorial Municipal Center,
Council Chambers – 6th Floor, located at 21 Tolland Green commencing at 7:00pm.
Any party needing an accommodation please contact the Development Group at 871-3601.

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