

APPROVED MINUTES

Canton Conservation Commission
Regular Meeting
Wednesday, April 27, 2016 at 7:30p.m.
Community Center, Room B
40 Dyer Avenue, Canton, CT

CALL TO ORDER – The Meeting was called to order at 7:37 P.M.

PRESENT – Chairman Sarah Faulkner, Hedy Barton, Mike Pendell, Maureen Flynn, Cynthia Zdanukas, Jay Kaplan (arrived at 7:50), William Spatcher (arrived at 8:25).

ALSO PRESENT – Assistant Town Planner Emily Anyzeski, FRCC Representative Lance Hanson and property owner David Mott.

APPROVAL OF MINUTES:

MOTION: H. Barton moved to approve the minutes for the March 2, 2016 regular meeting as amended. M. Pendell seconded the motion, which passed unanimously.

MODIFICATION TO AGENDA:

Request by Chairman for two items to be added to the Agenda. 1) Martinelli Property 2) Political party representation on CC.

OLD BUSINESS:

1. **Natural Resources Inventory Update**
 - a. **Soils Section** - Assistant Planner Anyzeski, who is working on this section needs more information on local soils and has requested suggestions from Commissioners. Suggestion were: the USGS, DEP. Most of the Soil Maps are completed.
 - b. **Wildlife** – Glenn Dryer of CT College is a good source for information on Notable Trees in CT. Googling Notable Trees in CT will get many sources. Jay Kaplan has downloaded the Norfolk introduction on Wildlife and will use that as a template for Canton's. Kaplan feels that Canton's vernal pools should be listed.
 - c. **Progress on Obtaining Photographs** – Emily Anyzeski has completed a handout for a photo contest seeking the best photos for the Inventory booklet. The Town Blog, Website and the Patch also have requests for photos. Commissioner Flynn requested photos for the Weather Section.
2. **Right to Farm Brochure** – Sarah Faulkner brought the almost completed Brochure for review. It will be done by our next Meeting.
3. **Martinelli Property** – Hedy Barton informed Commissioners that on December, 2015 the Martinelli property was sold. She felt the Commission should have been

involved. If and when the property is developed, the Open Space previously set aside should be deeded to the Town.

4. **Representation of Political Parties on Commission** – The BOS and State Regulations require that the Political Party makeup of the Commission be more diverse. Hedy Barton will change from Democratic to Unaffiliated.

NEW BUSINESS:

1. **Discussion of proposed House at 594 Albany Turnpike in Farmington River Overlay District:**

At 8:17 Chairman Faulkner recuses herself from the discussion; as she has already made her feelings known regarding this property. Jay Kaplan is Acting Chairman. Property owner Mr. David Mott was invited by Chairman Faulkner to come to the Conservation Meeting. This is a Property that slopes down to the Farmington River, and has a MDC Right of Way on the road side of the property. The area to build a house is relatively small. The Mott's house will be on the 100 foot overlay District line, which is legal, but they would like to put their deck 7.9 feet over the Overlay. On May 12, 2016 Wetlands will hear the request; and on May 18, 2016, Planning and Zoning will have a Public Hearing on the request. Commissioner Spatcher felt that the Commission has not had enough time to review the information to make a recommendation at this time. Two letters were sent to the Land Use office; one from Roger Behrens (FRCC-Barkhamsted) dated April 11, 2016, and the other from Eileen Fielding (Director of the Farmington River Watershed Association) dated April 27, 2016. Both letters are included in attachments to the Minutes. Eileen Fielding called Renee Narducci at the Land Use office on April 27, 2016; after obtaining information about the details of the property, Ms. Fielding withdrew her letter. Lance Hanson, FRWA member, still asked that the letter be read at the Meeting. The property was discussed with Mr. Mott, providing a better understanding of the house and deck design. The main objection Commissioners had was setting a precedent for building into the Overlay District. Acting Chairman Kaplan asked that a motion to recommend the request for the deck to be built in the Overlay District.

Maureen Flynn made a motion for recommendation; no one seconded the motion to recommend to the IWWA the granting of the Mott's request.

Commissioners discussed suggestions for how to lower the impact of the house and deck, including: 1) using eco-friendly deck materials; 2) a notation that no pesticides or herbicides ever be used on this property; 3) a notation that the building of this deck into the Overlay District not be seen as a precedent. Commissioners felt that a letter should be written to IWWA and P+Z, stating our suggestions, to be considered if approval for the Mott's request is given. The Conservation Commission took no position regarding the building of the deck in the Overlay District.

Jay Kaplan will write a letter containing the Conversation Commission's suggestions for reducing the impact of the house and deck on the property and will send to Emily Anyzeski for comment and to forward to the appropriate agencies. Hedy Barton moved that the letter be written; Flynn seconded.

VOTE: Kaplan-yes, Spatcher-yes, Flynn-yes, Pendell-yes, Barton-yes; Zdanzukas abstained.

Chairman Sarah Faulkner returned.

2. **Town Garage** – Commissioners discussed the amount of regarding and site work and drainage changes needed to the current site. Also a number of trees would need to be cut. Bill Spatcher asked if the Town might consider renting an appropriate building rather than build one.
3. **Discussion of Referral and Comment Process to IWWA, and P+Z, and other Town Commissions** – Town Planner Neil Pade would like the Commission to develop a plan of items to be completed this year. He forwarded to us a highlighted copy of the State statutes for the development of a Conservation Commission. Mr. Pade would like Members to develop a plan for Community education.

The referral process from P+Z and IWWA was discussed. IWWA deals with Wetlands and Water courses and are not required to have public hearings. The Conservation Commission will continue this discussion at the next meeting.

4. **Staff Report** – Emily Anyzeski states the Photo Flyers came out April 20, 2016.

ADJOURNMENT:

MOTION: J. Kaplan moved to adjourn the meeting at 10:15 p.m. M. Pendell seconded the motion, which passed unanimously.