

Conservation Commission Minutes
March 29, 2005 Windsor Town Hall
The meeting was called to order at 7:45 p.m.

Roll Call

Present: Beaudin, Davis, Dolliver, Harvey, Hinckley, Langevin, Rogovich, Yeich

The meeting began with a discussion headed by Chairman Davis on the 3.6 acre parcel at 121 Hayden Station Road which was originally owned by the Hayden family. The property consists of a house, outbuildings, a wooded area, some wooded wetlands, and is bordered on the west by a brook. The present property owner wishes to maintain it in its present state in perpetuity and sought the CC for advise. It was her deceased father's wish to keep the property undeveloped. Her brothers need the money from the sale of the house and property. She has no profit motive and is willing to negotiate and donate money to her brothers to fulfill her father's request.

Sam, Blais, Ann, Frank and Michael Davis (Frank's brother) walked the property for assessment purposes. The concensus was that this was a worthwhile piece of property to save and that an effort should be made to work something out with the owner who is quite flexible. A conservation easement or purchasing development rights were the two possibilities. Frank approached the town planner's office with this idea; the town is reluctant to own land and therefore the proposal was received unfavorably. After a lively discussion between commission members, it was concluded that we move forward on a proposal. There is approximately \$13,000 in the Open Space Fund at this time. We may be in a position to offer her \$10,000 for either a conservation easement or to purchase the development rights.

Terry made a motion that "we approve the process we initiated to establish a conservation easement/development rights acquisition up to \$10,000 for the 121 Hayden Station Road parcel." Seconded and carried unanimously.

There were a number of issues/concerns regarding the property that need to be addressed and different members volunteered to research. Tax issues? Cost of buying development rights? Property appraisal? Drafting an agreement? Who pays for agreement document? Matching grants? Dr. Michael Davis drafted a comprehensive conservation easement proposal which was distributed for perusal. Ann suggested that we include a stance on clear cutting of trees in the document.

Below is a summary of volunteers with action items.

Lord Property Subdivision Update - status quo. Another town meeting has been scheduled.

Frank will: - contact Adam Gutcheon as a resource for researching the bonding process and to develop a timeline.

- appear before Town Council to request approval of \$10,000 from Open Space Fund for either development rights or a conservation easement for the 121 Hayden Station parcel
- contact town manager to request \$2,000 be budgeted for CC
- find out the # of acres of open space left in town
- man a CC booth on Earth Day @ Northwest Park on April 22nd

Terry/Ann/Colette will work on developing a brochure focusing on Windsor's open space for distribution and insertion into the centerfold of the next Town Booklet.

Ann will: - help wo-man the CC booth @ Northwest Park on Earth Day

- request resumption of articles in Windsor Journal
- oversee music change on the CC's Open Space PSA on GovTV

Colette will: - contact vendor for pricing on magnets and stickers to be sold/distributed on Shad Derby day. Both should say SOS - Save Open Space, Windsor Conservation Commission with logo, in one color.

Sam will: -contact other CT commissions that have experienced the bonding process to get a first hand knowledge of the process.

- research an email address that can be used by CC on printed materials

Dick will: - speak with Chateau Woods developer regarding land donation.

- find out the Shad Derby date

Meg will: -create and construct a beanbag throw for kids for Shad Derby day. It was suggested that the logo be incorporated in the design and that open space features be central in the design as an educational tool as well as a source of fun.

- continue her relationship with the Akutowicz property heirs and research options on open space donations to share with them. (i.e. Land Trust, Conservation Easement, Development Rights, Farmland Preservation, etc.)

Blaise will: -contact the town webmaster to see if they can provide the CC with a link from their site
-write an article for FTDT newsletter
-be available to help man the CC booth @ Northwest Park on Earth Day, April 22nd
-contact Farmington River Watershed Association to partner with on Shad Derby Day

Terry will: - contact town attorney, Vince Oswecki, to discuss drafting an agreement; tax issues; and other details associated with the proposal at hand.

Staff Reports

Sam spoke on an article from the New York Times on invasive plants which was billed as the second biggest problem in Connecticut; the number one problem being the continuing loss of open space. Ann expressed that she thought this topic might make an interesting article for the Windsor Journal CC corner.

The meeting was adjourned @ 9:20 p.m.