



## City of Shelton Conservation Commission

Meeting Minutes for January 4, 2023

This meeting was held virtually. Video recording is posted on the Conservation Commission's YouTube channel: <https://www.youtube.com/watch?v=rLmZwREu36U>

**Members Present:** Tom Harbinson (Chair), Bill Dyer, Ed McCreery, Jim Tate, Tom Wilson **Absent:** Sheri Dutkanicz. **Also Present:** Teresa Gallagher, Natural Resource Manager.

**The meeting was called to order** at 7:03 pm by Chairman Tom Harbinson.

**Meeting Minutes:** **Tom Wilson made a motion to approve the December 7, 2022 meeting minutes. Seconded by Jim Tate. All were in favor.**

**Public Portion:** A.J. Grasso, Prestige Builders, addressed the Commission regarding a 1.9-acre property located at 394 Long Hill Ave. for which he is entitled to a free split. He can either build an as-of-right 2-lot development with a front lot and rear lot, or obtain a zoning variance to build a more traditional side-by-side development. The variance would reduce the frontage requirement from 125 feet to 100 feet. If a variance is granted, he is willing to place a conservation easement across the rear of the property, which backs up on State land associated with Route 8. Jim Tate said the Commission is always in favor of development that results in less disturbance and more conservation area.

A.J. Grasso also noted that there is a question about the ultimate ownership status of a conservation area created for the recent subdivision at 402 Long Hill Ave. There is a long, narrow strip of land designated as open space abutting existing Land Trust property and Constitution Blvd North. It's not clear whether that is to be deeded to the City or to the Land Trust. Jim Tate asked if there was any practical way for the public to access the property. Teresa Gallagher said she had been on it.

**Natural Resource Manager Report:** Teresa Gallagher's microphone was not working.

**Trails Committee Report:** Bill Dyer reported that over 1000 volunteer hours had been dedicated to the trails in 2022; the Eversource Rebuilt project through Shelton Lakes was approved by the Connecticut Siting Council; and the CT Post had published an article

about the destruction of the Boehm Pond beaver dam. For more information, see the Trails Committee's meeting minutes.

**Shelton Canal & Locks Restoration:** Ed McCreery repeated his report from the previous meeting: that the Mayor selected BL Companies for engineering studies, and the Mayor also wants the locks to be restored functionally rather than cosmetically. Ed McCreery contacted Paul Grimmer at SEDC, who seemed to be unaware that the recently proposed development for the abutting site would have a parking lot where the River Walk needs to be.

The meeting was adjourned at 7:43 pm.

*Meeting minutes were prepared by Teresa Gallagher and should be considered in draft form until adopted at the next meeting.*