

CONSERVATION COMMISSION MINUTES
Regular Meeting of January 12, 2021 at 7:00 pm

Zoom Information:
<https://zoom.us/j/93483631225>
Call-in Number: **1 929 205 6099**
Meeting ID: 934 8363 1225

These minutes are subject to approval by the Conservation Commission

Present: Holly Kocet, Mark Boland, Mark Lurie, John Fung, Michael Ablondi

Staff: Rob Sibley, Deputy Director of Land Use (exited at 7:30 pm) and Dawn Fried, Clerk

Public: Clare Danner and Ella Rosen

Ms. Kocet opened the meeting at 7:03 p.m.

PUBLIC PARTICIPATION: HONORING NEWTOWN STUDENTS

Ms. Kocet welcomed fourth graders, Clare Danner and Ella Rosen, to the meeting. Ms. Kocet commended the girls for their outstanding efforts in helping to protect the earth and making a difference in Newtown's landscape. Ms. Kocet presented certificates titled "Conservation Leadership Award" for their dedication in protecting the wildlife and natural resources. Ms. Kocet explained this was the Commission's First Annual Conservation Leadership award and they would like to continue honoring students in the future. Miss Danner and Miss Rosen were "honored" and "very happy and excited" to receive their awards. Ms. Kocet asked the girls to take pictures with their certificates for featured articles in Voices and The Bee.

APPROVAL OF MINUTES

Mr. Boland moved to approve the minutes of December 8, 2020. Mr. Fung seconded. All in favor. The minutes from December 8, 2020 were approved.

DISCUSSION AND ACTION ITEMS

P&Z Application 20.13 by Negreiro & Sons Construction LLC – Mr. Sibley gave an overview of a letter submitted by the Newtown Forest Association (NFA) which requested the 27.2 acres of open space be deeded to NFA (attached). The Commission had a discussion regarding NFA's request and NFA's potential responsibilities as stewards of the land.

The Commission reviewed the layout of the open space, described its characteristics as being mostly wetlands, and drew attention to the lack of uses and accessways.

Ms. Kocet made note of a letter written by Greg Carnrick to the P&Z Commission regarding the subdivision and proposed open space (attached). Ms. Kocet mentioned that Mr. Carnrick has done previous projects in Newtown and has the town's best interest in mind.

After a lengthy discussion Mark Boland made a motion to accept the transfer of 27.2 acres of open space as described in maps titled "Holly Estates, 203 & 211 Berkshire Road, Newtown, CT", with an added request that there will be an accessway between the cul-de-sac and Homer Clark Road via transfer of property between lots 6 & 7. Mr. Boland also moved to endorse the

transfer of open space property to Newtown Forest Association. Ms. Kocet seconded. All in favor.

Election of Officers – Ms. Kocet asked the Commissioners whether anyone had an interest in becoming an officer. Mr. Boland stated he would be amenable to take on the role as co-chair. Ms. Kocet stated that the Commissioners can nominate themselves or another commissioner. Ms. Kocet stated to please email her if interested and she will add the names to a slate. The slate will be voted on at the next CC meeting.

Mr. Lurie reviewed the 10-mile Al's Trail map on GIS. The Commission had a discussion on the ownership of the trail segments.

EXECUTIVE SESSION

Mr. Boland moved to begin the Executive Session at 8:00 pm to discuss possible land acquisitions. Ms. Fried was invited. Ms. Kocet seconded. All were in favor. Executive Session ended at 8:14 pm.

Mr. Lurie moved to approve the acceptance of Application O.S. #20-03. Mr. Boland seconded. All in favor.

Ms. Kocet moved to approve the acceptance of Application O.S. #20-04. Mr. Boland seconded. All in favor.

ADJOURNMENT

Mr. Boland moved to adjourn the CC meeting. Mr. Lurie seconded. All in favor. Meeting adjourned at 8:15 pm.

Respectfully submitted, Dawn Fried



Dawn Fried <dawn.fried@newtown-ct.gov>

Form submission from: Contact the Planning and Zoning Commission

2 messages

Newtown CT via Newtown CT <cmsmailer@civicplus.com>

Mon, Dec 28, 2020 at 5:01 PM

Reply-To: Newtown CT <cmsmailer@civicplus.com>

To: dawn.fried@newtown-ct.gov

Submitted on Monday, December 28, 2020 - 5:01pm

Submitted by anonymous user: 141.126.222.187

Submitted values are:

Name: Greg Carnrick

Email: gcarnrick@yahoo.com

Subject: 203/211 Berkshire Road

Message:

Dear P&Z commission members.

I wanted to send you a message regarding the subdivision you are considering on Berkshire Road. First off, I'm really happy to see that the old house is being saved in the subdivision proposal. I hope you feel the same way.

The open space area proposed in the subdivision seems to protect a substantial area of natural resources, however I wish a little more recreational benefit was provided to the residents. Many residents are looking for fun things to do with their families and unfortunately the pandemic has made their options very limited. The recreational value of open space is more important than it's ever been.

I think its important for the commission to know that there are several abutting parcels which will potentially be developed in the future. A preliminary subdivision design exists for an abutting 30 acre parcel on Homer Clark lane. The preliminary design calls for a large donation of open space in the North Eastern corner which would adjoin the open space in the North Western corner of the Berkshire parcel. Since the Homer Clark open space parcel also abuts the old Kearns Farm property, there is a potential of creating a much larger contiguous open space parcel with high recreational value in future subdivisions.

I would like the commission to consider asking the developer to provide a 25' wide open space only access between lots 6 and 7. Although this request would only require slight property line adjustments by the developer, it would ensure that all the residents in the neighborhood have access to the open space. Most importantly it would also allow for the potential of future open space parcels to be linked together providing a recreational benefit to the Town residents.

Thank you for the consideration

-Greg Carnrick

The results of this submission may be viewed at:

<https://www.newtown-ct.gov/node/67003/submission/120136>

Dawn Fried <dawn.fried@newtown-ct.gov>
To: Rob Sibley <rob.sibley@newtown-ct.gov>

Wed, Dec 30, 2020 at 8:40 AM



Dawn Fried <dawn.fried@newtown-ct.gov>

Form submission from: Contact the Planning and Zoning Commission

Newtown CT via Newtown CT <cmsmailer@civicplus.com>

Mon, Jan 11, 2021 at 7:17 PM

Reply-To: Newtown CT <cmsmailer@civicplus.com>

To: dfried <dawn.fried@newtown-ct.gov>

Submitted on Monday, January 11, 2021 - 7:17pm

Submitted by anonymous user: 74.213.81.210

Submitted values are:

Name: Bart Smith

Email: sbsmithjr13@gmail.com

Subject: Holly Estates Development, Berkshire Road

Message:

To whom it may concern;

The Newtown Forest Association (NFA) has been following the developments of the proposed sub-division on Berkshire Rd. (Holly Estates). Based on the preliminary plans we have reviewed, the developer (Negreiro & Sons Construction LLC) has proposed a donation of open space of approximately 27.2 acres.

Upon proper town approvals of the details of the sub-division, the NFA would like to formally request that this open space be deeded to the NFA with the following requests from the developer:

- 1) – Clean up dead trees and debris within 50ft of Paugussett Road – presumably when the land is being cleared for the development.
- 2) – Clear a path that runs parallel to the stream and provide a trail from the end of the proposed road into that trail.

The NFA is a private, not-for-profit 501(c) charitable organization and not part of the town of Newtown. The NFA is also the oldest private land trust in Connecticut. It is dedicated to preserving forests, agricultural lands, nature preserves, watersheds and other open space lands in Newtown, Connecticut for the ongoing benefit of the plants, animals and citizens of the town.

If there are further details or clarification that you need from us, regarding this request, please feel to contact us with any questions.

Sincerely:

Bart Smith

Land preservation committee.

The results of this submission may be viewed at:

<https://www.newtown-ct.gov/node/67003/submission/120291>