

**Woodbridge Conservation Commission
Meeting Minutes
August 21, 2008**

Present: Maria Kayne, Jim Urbano, Suzanne Rosenberg, David Speranzini,
Michael Walters, Diane King

Absent: Cathy Shufro

The meeting was called to order at 7:09 pm.

1. Minutes

Minutes were accepted as written for the July 17, 2008 WCC meeting.
(Rosenberg – Walter)

2. Introduction of New WCC Member Diane King

Maria Kayne introduced the new member of the WCC, Diane King. Diane King has lived in Woodbridge for 32 years and is a retired teacher from Beecher Road School. She teaches yoga for the Woodbridge Recreation Department.

3. Yale School of Forestry Study

WCC discussed that the Yale School of Forestry Study will be beginning in September. The goals and objectives include the inventory of the open space in Woodbridge and the development of a maintenance plan for the open space. Maria Kayne reported that a DEP grant was applied for to obtain additional funding for this project. The initial meeting to kickoff the project is scheduled for Saturday September 13th 9 am to 12 noon at Town Hall. The WCC along with the Yale professor and students will meet discuss the project and to have a walk through of some of the open space in Woodbridge.

4. Report on Baldwin Place and Hitchcock Issue

Maria Kayne reported that at the last Board of Selectmen meeting two neighbors spoke about the proposed development of the Hitchcock property located off Baldwin Road. The proposed development includes the construction of a continuing care retirement community on the property located in Derby along with an access road through the land located in Woodbridge. The Hitchcock property is listed in the Woodbridge plan of conservation and development of open space. WCC discussed strategies to proceed with opposition to the proposed development. WCC has not been presented with any plans regarding the project and the details of the project are not known. At this time, WCC will ask the Board of Selectmen to keep WCC informed of any details of the proposed project that become available.

5. Report on Firehouse Buffer

Maria Kayne showed the WCC the Fire Station Landscape Plan. Several issues were noted including the walkway from the Fire station driveway through a large opening in the stone wall and to the adjacent trail. Jim Urbano, the WCC member of the Fire House Building Committee, was at a building committee meeting so WCC decided to table the matter until the next WCC meeting or until later this meeting if Jim Urbano arrives.

6. New Trails Grant

Maria Kayne reported that the Connecticut Department of Environmental Protection is offering a grant of up to \$75,000 for construction, maintenance, disability access, education, equipment or acquisition of land/ easements. The grant application is due September 1st. Since the due date is near WCC determined that there was not sufficient time to develop a detailed construction proposal. Therefore, WCC decided to prepare a grant proposal for the acquisition of equipment needed to properly create and maintain trails. Kayne, Rosenberg and Walter will prepare the grant application.

7. Public Comments

None

8. Other Business

Sub-Committee Report - Massaro Farm

David Speranzini reported that the formation of the Massaro Farm corporate entity is still in progress. The legal and tax issues are complicated so formation of the corporate entity is taking longer than initially expected. David Speranzini indicated that it is important to form the Massaro Farm entity properly in the beginning so that IRS 501c3 tax exempt status is not jeopardized or delayed later. Maria Kayne reported that Attorney Peter Cooper may be able to provide assistance with the corporate and tax matters. A subcommittee meeting is scheduled for September 4th 7 pm.

Trail Maps

Mike Walter provided an update on the remaining trail mapping activities.

Firehouse Buffer

Jim Urbano arrived at the WCC meeting to provide an update on the Firehouse Buffer issue. Jim Urbano reported that a compromise was reached on the sprinkler system. Specifically, sleeves for the sprinkler system will be installed so that a sprinkler system can be installed at one point in the future, if desired. The stone walkway to the trail was recommended for removal. Jim Urbano also reported that the buffer plantings shown on the plan are insufficient since plantings are shown on the trail side of the wall. WCC will get the opportunity to comment on the revised Landscape Plan. Jim Urbano and Maria Kayne to prepare a letter with the WCC's concerns regarding the Landscape Plan for the next Building Committee meeting scheduled for next week.

The meeting was adjourned at 8:55 pm. (Rosenberg – Walter)

Respectfully Submitted,

David Speranzini