

**Minutes of the Special Meeting**  
**The Conservation Commission – City of Milford**  
**Tuesday, May 12, 2015 – 6 p.m.**  
**Conference Room A, Parson's Government Center**

Vice Chairman Steve Johnson called to order the May 12, 2015 meeting of the Conservation Commission at 6:05 p.m.

**1. Pledge of Allegiance**

**2. Roll Call**

**Present:** Maureen Mauro DeSantie, Steve Johnson, Bill Poutray, Oden Seaholm, Jerry Loiselle, Ryan Keeler

**Absent:** Dan Drago, Keith Dunn

**3. Public Comments**

a) None.

**4. Unfinished Business - 0 Wheelers Farms Road, Map 96 Block 915 Parcel 11C1; Wheelers Woods, LLC, Wheelers Woods Proposed 180 unit apartment complex.**

- a) Commission members reviewed the site plans and maps.
- b) Commissioners Poutray, Johnson, and Seaholm reviewed observations from the guided site walk led by Bill Root on Thursday, April 30, 2015.
- c) Discussions focused on three things:
  - 1. Existing site conditions of the proposed Conservation Easement Areas.
  - 2. Restoration of the proposed Conservation Easement Areas to enhance the biodiversity by conserving the water and soil quality, as well as preserving animal, bird, and native plant populations. The Eastern Box Turtle and vernal pool species on the property need specific habitat protection.
  - 3. Ownership, future management and monitoring. As land-locked wetland areas on private land, these proposed areas are most important as natural conservation areas for the ecological benefits as well as related economic and cultural services.

Maureen Mauro-Desantie motioned for the Commission to submit a letter of recommendations addressing three points:

- 1. Ownership and management of the proposed Conservation Easement areas should be my Wheeler woods LLC development.
- 2. A Conservation Easement Management plan should be created by Wheeler Woods LLC for restoring the natural state of the Conservation Easement Areas. Management of the invasive vegetation and restoration with native plant species is a specific focus. The goals for this plan should be to enhance the biodiversity by conserving the water and soil quality, as well as preserving animal, bird, and native plant populations including

those of the Eastern Box Turtle and vernal pool species on the property. Other points included the visible dumping of yard waste and debris along the edge of the side auxiliary parking lot, the placement of permanent survey markers and signage. Also the stipulation to prevent future topographic changes except as permitted during development or to meet any future restoration goals.

3. For future monitoring, it is recommended that the City be named as Grantee of the Conservation Easement and that this Easement be in perpetuity for the City or its designees to have access rights to and over the Conservation Easement areas for the purposes of monitoring.

It was seconded by Oden Seaholm.

Commissioner Loiselle asked if there were any other models to compare for the protection of similar properties and situations.

Commissioner Mauro-DeSantie felt this was the best available recommendation for this property and it represented a best management practice. Commissioner Johnson and Poutray will draft the letter of recommendation for approval by the Commission. It was approved unanimously.

The meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Steve Johnson  
Vice Chair, Conservation Commission

These minutes have not been accepted or approved.