

Milford Conservation Commission

Timothy S. Hollister, Esq.
Shipman & Goodwin LLP
One Constitution Plaza
Hartford, CT 06103-1919

May 15, 2015

RE: 0 Wheelers Farms Road, Map 96 Block 915 Parcel 11C1; Wheelers Woods LLC, Wheelers Woods Proposed 180 unit apartment complex – proposed Conservation Easement.

Attorney Hollister:

The Milford Conservation Commission (hereinafter the “Commission”) reviewed the proposed Conservation Easements as outlined on your Draft proposed Conservation Easement, January 21, 2015, as shown on the associated map at special meetings held Tuesday, May 12, 2015 and Friday May 15 2015.

The Commission believes that the Conservation Easements, located entirely within the privately-owned Wheeler Woods property, will enhance the proposed development by providing many beneficial ecological, economic, and cultural services. The Commission feels strongly that these areas should be managed to sustain healthy biodiversity, including the Eastern Box Turtle habitat and vernal pool species.

The highest and best goal is to restore the natural state of the easement areas by conserving water and soil quality, as well as preserving animal, bird and native plant populations. To meet this goal, the Commission recommends the following

1. The Conservation Easement areas should be owned and managed by Wheeler Woods LLC development. The City should not accept ownership of the landlocked parcels as it does not fit the essential requirements for open space acquisitions. The Commission feels that the restoration, maintenance and future management of the Conservation Easement areas can best be sustained when included within the overall property management plan;
2. A Conservation Easement Management Plan should be created by Wheelers Woods LLC to meet the goals for restoring the natural state of the easement areas by conserving water and soil quality, as well as preserving animal, bird, and native plant populations.
 - a. This management plan must include the removal and future maintenance of the following observed invasive vegetation:
 1. Oriental Bittersweet (*Celastrus orbiculatus*)
 2. Autumn Olive (*Elaeagnus umbellata* Thunb.)
 3. Japanese Barberry (*Berberis thunbergii*)
 4. Multiflora Rose (*Rosa multiflora*)

5. Japanese Honeysuckle (*Lonicera japonica*)
6. Mugwort (*Artemisia vulgaris*)
7. Japanese Knotweed (*Polygonum cuspidatum*)
8. Garlic Mustard (*Alliaria petiolata*)
9. Wineberry (*Rubus phoenicolasius* Maxim)
10. Common Reed (*Phragmites australis*)
11. Other invasive species may exist but not observed during the site walk.

b. The management plan of the invasive vegetation must be in accordance with best practices of the Milford Inland Wetlands Regulations, CT Invasive Plant Working Group, and CT DEEP regulations. The disturbance of the conservation areas should be minimized and work scheduled so it does not conflict with wildlife breeding and nesting periods.

c. The management plan should also include prevention of dumping yard waste and other debris. The existing debris at the edge of the auxiliary parking lot closest to Wheelers Farms Road should be removed.

d. The management plan should include permanent survey markers to identify the Conservation Areas and should be reflected on all property maps filed as part of the deed.

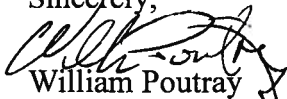
e. Signage to delineate the Conservation Areas should also be included to promote the conservation of these natural areas.

f. The topography of the landscape shall be maintained in its proposed condition, and no topographic changes shall be made (topographic changes include, without exclusion, filling, excavating, removal of top soil, sand gravel rocks or minerals or altering existing watercourses or drainage) except as permitted during development or to meet any future restoration goals; and

3. The City of Milford should be listed as the Grantee of the Conservation Easement for the purposes of monitoring the conditions of the Conservation Easement areas. The City of Milford's employees or designees will have access rights to and over the Conservation Easement areas for this purpose.

The final Conservation Easement agreement should be in perpetuity and must be recorded in the Milford Land Records and maps.

Sincerely,



William Poutray
Chairman, Milford Conservation Commission