

## **MCC**

Milford Conservation Commission Regular Meeting

Thursday, Dec. 19, 2013, 6:00 PM

Parsons Government Complex, Conference Room C, 70 West River Street, Milford, CT 06460

### **Call to Order/Roll Call**

**Mr. Poutray** called the meeting to order at 6:02.

**Members attending:** William Poutray (ch), Steve Johnson (v-ch), Claire Casey, Dan Drago, Keith Dunn, Jerry Loiselle, Maureen Mauro-Desantie, Oden Seaholm

**Absent:** William Blotney

**Staff attending:** Meg Greene (sec)

### **Public comment**

None.

### **Previous meeting minutes**

November Regular Meeting and November Site Walk minutes were each motioned and seconded for approval; they were accepted unanimously.

### **Unfinished Business**

#### **189 Seaside Avenue 2-Home Subdivision and Open Space Donation Site Walk, 24 Nov. 2013**

The Open Space (OS) and Milford Conservation Commission (MCC) were asked by the developer to visit and comment on this project. **Mr. Poutray** reviewed the plan for the group. He noted that the 2.4-acre proposed OS donation parcel was at the rear of the property near Beard's Creek (aka Torrey Brook). He said the purpose of the meeting would be to provide a commission-level recommendation.

**Mr. Johnson** shared that portion of the City's January 2004 Subdivision Regulations (the latest revision) that specifically deals with Open Space, namely Section 3.10 OPEN SPACE, PARKS, PLAYGROUNDS AND NATURAL FEATURES. He noted that while the parcel proposed for donation does serve one of the functions listed in the regulations by providing habitat, donated parcels must have adequate public access, which is lacking in the 189 Seaside proposal. He said this rendered the parcel unsuitable.

**Mr. Loiselle** asked what the downside would be to accepting the parcel. **Mr. Johnson** said that the parcel cannot be accepted as open space by the city under current regulations which require access to a public street for any open space parcel. This will then require the developer to contribute to the city's Open Space Fund a sum equal to 10% of the land's assessed value as a "fee in lieu of open space." **Ms. Mauro-Desantie** asked if there would have been a positive recommendation if access had been provided. **Mr. Johnson** replied while the parcel does provide habitat value, it is also compromised by the invasive phragmites. However, ultimately, the question is not relevant because there is no such public access proposed. The commission can only comment on the plan as submitted.

**Mr. Johnson** motioned that the commission recommend against the City's acceptance of the proposed 2.4 acre Open Space designation because adequate street access was not included in the proposed plans. **Mr. Drago** seconded the motion; it carried unanimously. **Mr. Poutray** said a letter will be drafted to advise Mr. Field of the commission's recommendation.

**Adjournment** was at 6:28.

Respectfully submitted,