

1 Wallingford Conservation Commission
2 Regular Meeting
3 May 12, 2011
4 7 p.m.
5 Town Hall Basement Conference Room
6 45 South Main Street
7 Wallingford, CT

8
9 **MINUTES**

10
11 **PRESENT:** Chairman Jeffrey Borne; Commissioners Dianne Saunders; Tom Pietras;
12 John Lathrop; Kenneth Ryan; James Pyskaty; Carl Arsenault; Erin O'Hare,
13 Environmental and Natural Resources Planner. Absent: Mary Heffernon, Vice-Chair;
14 Commissioner Dianne Lendler.

15
16 Chairman Borne called the meeting to order at 7 p.m.

17
18 **1. Approval of Minutes**
19 **A. Minutes of April 14, 2011.**

20
21 Chairman Borne called for consideration of the Minutes for approval.

22
23 Ms. Saunders read an e-mail on behalf of Ms. Heffernon citing the following corrections:
24 On page 2, line 28, should read "Environmental Planner will seek the Mayor's
25 authorization" not "Staff."

26 Also, the "Farmland Lease Committee Report" dated April 15, 2011, should be attached
27 to the Minutes. On page 6, line 4, "but as of yet has heard no feedback" to be removed.

28 Ms. Saunders said on page 3, line 27 "authorize Ms. O'Hare or us," should be "authorize
29 Ms. O'Hare and Tom Pietras to submit revised maps."

30 On page 4, line 47, should read "two island spots" not "two inland spots."

31 On page 6, line 27, Ms. Saunders said the "several conditions of approval" regarding the
32 Yale School of Environmental Studies graduate student project should be in the Minutes.
33 The conditions are: no public parking at Field 4C; no members of the public should be
34 allowed to walk dogs in the study area; people involved in this project should not be
35 allowed to hike or promote the area; a certificate of insurance should be provided by the
36 graduate student and there should be no driving of a motor vehicle onto Field 4C.

37
38
39 **MOTION: A motion by Commissioner Lathrop second by Commissioner**
40 **Pyskaty to approve the Minutes of April 14, 2011 as amended. The motion**
41 **passed unanimously.**

42
43 At the discretion of Chairman Borne, Agenda Item # 3, "Property Acquisition" was taken
44 out of the order of the agenda to be discussed next.

45
46 **3. Property Acquisition**
47 **A. Report**

1 Ms. O'Hare said she came across a property that was already acquired by the Town in
2 2009 on Williams Road near Doherty Drive. Chairman Borne asked if this property
3 abutted other open space. Ms O'Hare said it did not. It was suggested this land may
4 have been a piece of property that was taken by the Town for non payment of taxes.
5 *Ms. O'Hare said she would get more information.*

6
7 **4. Open Space Plan, 1999 –update, D. Saunders.**
8

9 Chairman Borne asked if there was a timeline on the Open Space Plan. Ms. Saunders
10 said the State of Connecticut had pushed it back.

11 *Chairman Borne requested Ms. O'Hare report back to the Commission at the June 9th*
12 *meeting as to where the open space plan stands time wise relative to next update of the*
13 *Town Plan.*

14
15 **5. Public Outreach**

16 **A. "Celebrate Open Space" Day.**
17

18 Chairman Borne said that Ms. Heffernon had sent out an e-mail about possibly involving
19 children in the Open Space Day celebration.

20
21 Chairman Borne said Mr. Latourneau has a nice Power Point presentation which shows
22 famous artists who had painted the Trap Rock ridges back in the 1700's and 1800's.
23 Chairman Borne said Mr. Latourneau believes these trap rock ridges are eligible for
24 National Park designation. Mr. Arsenault said the Senior Center suggested having the
25 presentation at the Senior Center and then taking vans to the site. Chairman Borne said
26 the event could include a presentation and then having people drive to the Trap Rock
27 ridge on their own.
28

29 Ms. O'Hare spoke about attending the recent "Mother Nature's Child" movie presentation
30 at the Wallingford Public Library with several Commission members Saunders, Ryan and
31 Heffernon. She said the movie was phenomenal. Mr. Ryan said this movie is less than
32 an hour and could be shown in connection with another event. He said the movie
33 emphasizes getting children outdoors to interact with the environment.
34

35 Chairman Borne reported that he and Ms. Saunders attended the CT Land Conservation
36 Council Annual Conference on April 30th at Wesleyan University in Middletown, CT. He
37 said this was a conference for Land Trusts and approximately 200 people attended.
38 Chairman Borne spoke about the keynote speaker, Andy Kendall, Executive Director of
39 the Trustees of Reservations, which is the Massachusetts Land Trust and possibly the
40 oldest Land Trust in the United States with a membership of approximately 17,000
41 people and a staff of 200. Chairman Borne said Mr. Kendall spoke about where their
42 Land Trust would be in 2050 and the changing population dynamics with 90% of most
43 people living in the cities over the next 40 years. Chairman Borne mentioned that at the
44 same meeting, there was a speaker, Rebecca Kagle from Larry Weaner Associates
45 whose work focuses on invasive plants. Ms. Saunders said Ms. Kagle was extremely
46 practical. She said she liked the concept of selective height mowing which involved
47 mowing to get rid of certain pests. Chairman Borne suggested contacting them to get

1 their assessment of our fields. Ms. Saunders said this group might be able to write
2 management specifications for us.

3 4 **2. Property Management**

5 **A. Tyler Mill Preserve**

- 6 1. Ravine Restoration (west of Field 7A) – report.

7
8 Ms. O'Hare told the Commission she spoke with Don Roe, Program Planner, about
9 completing the proposed erosion control work as an "add-on" to the Tyler Mill work.

10 *Ms. O'Hare will write up the add-on work item and then give it to Ferrucci & Walicki for*
11 *them to quote on it.*

12 Ms. O'Hare said in the bid that went out there was one line item for Add-on work at an
13 hourly rate. She said Ferrucci & Walicki's rate was \$55 an hour. She said when we do
14 Add-on work, we do it under that contract if it's located in Tyler Mill. Ms. O'Hare
15 reminded the Commission they voted up to \$1,000 for the work.

16 Ms. O'Hare said the Pink Trail work has to be done by June 30, so that the single Add-on
17 located in the Pink trail must be done first. She said the contractor's bid stated all of the
18 work will be done by Sept. 15.

- 19
20 2. DEP Recreation Trails Grant Program

21 a. Work progress – report, staff.

22 b. IWWC application (second application-five crossings).

23
24 The contractor started the work, and in the process, discovered five more crossings
25 where a foot bridge was advocated and another wetlands permit was needed. She said
26 a second wetlands application was submitted and will be acted on June 1.

27
28 Ms. O'Hare passed out a report on the five Add-on work items. She said the most
29 interesting thing about the crossings is the one near the soccer field going towards Tyler
30 Mill bridge where there is a large swamp that floods in the Spring. She said the proposal
31 is to install eight or ten lengths of planking called a puncheon bridge. Ms. O'Hare said
32 she receives a progress report every two weeks from the contractor.

33 34 **B. Farmland Lease Properties Program**

- 35 1. Field 2A-vehicle trespass, report-D. Saunders

36
37 Chairman Borne said that Ms. Saunders had sent out an email about a motor vehicle
38 trespass and damage to Field 2A which took place Easter night. Ms. Saunders said she
39 saw a truck going down to the field and then when the vehicle attempted to leave, it
40 crashed into a tree at a high rate of speed at approximately 85 mph. She said there was
41 at least five acres of damage in the fields caused by the vehicle. Ms. Saunders showed
42 photos of the damage to the Commission. She said the farmer had to replant the fields.
43 She said the police were called and are investigating. Chairman Borne said there had
44 been departments involved. *Mr. Roe will oversee the purchasing and installation of the*
45 *gate.*

46 Ms. Saunders spoke about a problem with the silt fence left in Field 2A by Public Works.
47 *Ms. O'Hare said she will speak with Public Works Director Henry McCully about pulling*
48 *the fence out with emphasis that the hay crop not be damaged.*

1
2 2. Fields 4A & 19A – report.
3

4 Ms. O'Hare said she sent a memorandum to the Law Department May 11 about non
5 compliance with these field leases. She said there were problems last year with fences
6 not being kept up and cows wandering onto other properties and onto the roadways, so
7 she had made clear the fences must be fixed and that she and Ms. Saunders must be
8 contacted so they could walk the fields and make sure the fences were good enough
9 before the cows were put in.

10
11 Ms. O'Hare said irrespective of the request, there are now cows in 4A. She said the
12 lessee's equipment went over about 20 feet into another property .Ms. Saunders said
13 the lessee started working on the fence April 14. Ms. O'Hare said the lessee left the
14 fence wide open on Field 19A. Ms. Saunders said there needs to be a piece installed on
15 the fence so there will be no trespassing by ATV's. Ms. O'Hare said this lessee has
16 continually not followed the lease. Ms. Saunders said this lessee leaves it up to his
17 helpers and never comes onto the property because he resides out of town. She said
18 there needs to be language written that these out of Town lessees need to be on the
19 premises overseeing the work. Ms. Saunders submitted photos for the file.

20
21 Chairman Borne read excerpts from Ms. O'Hare's memorandum which stated there
22 needs to be a face to face meeting between her office and the lessee as the last step to
23 avert a possible termination. Ms. Saunders said the lessee needs to have someone out
24 at the property to monitor to make sure there are no loose cows. Other reminders for
25 the lessee were discussed.

26
27 3. Lease Cycle 2012-2016
28

29 After meeting with the Law Department and Purchasing, Ms. O'Hare reported that the
30 State Department of Environmental Protection would not let the Town do a five-year
31 rollover of leases as requested, but will let the Town do a one-year extension which
32 buys us a year to do a lot of work. She said the other good news is we can do what is
33 called a two-envelope bid. This process does not require Town Council approval. She
34 said bidding process would be done the regular way, but in two parts: the first part
35 would require the qualifications and the second part, the bid price. The bidders have to
36 meet both parts or they do not get the bid award. Ms. O'Hare said she had spoken with
37 Ms. Saunders requesting her Committee work on bid qualifications.

38
39 Chairman Borne asked if there should be a motion. Ms. Saunders said she had sample
40 qualifications from the State and had to get a rating sheet. It was agreed any questions
41 on the bid will be submitted to the Purchasing Department. Ms. Saunders suggested
42 using a third party to perform some of the evaluations. Chairman Borne said we now
43 have until July of next year. Ms. Saunders said in a two-envelope process, there is a lot
44 more evaluation on the back end and work on it should begin.

45
46 Ms. O'Hare said she had been instructed to contact the farmers and ask them if they
47 wanted the fields for another year, and if they don't, we need to determine what to do
48 with that field.

1
2 **MOTION: A motion by Commissioner Arsenault second by Commissioner**
3 **Lathrop that the Conservation Commission recommends a one year extension**
4 **of all current leases that are set to expire December 2011. The motion passed**
5 **unanimously.**
6

7 Chairman Borne said once the decision is made to extend the leases, this must be
8 referred to the Town Council.
9

10 4. Farmland Lease Properties Committee – report, D.
11 Saunders
12

13 Ms. Saunders reported on the Committee's meeting on April 27. The gates for Fields 2A
14 & B and the silt fence need to be resolved. She said the mowing on Field 1B needs to be
15 resolved because the growth is at least two feet tall. Regarding the Sugar bush lease,
16 she said if there was a one-year trial it could then go into the five-year cycle next year.
17 Ms. Saunders said she believed all that was needed was the maps.
18

19 She reviewed corrections made to the Protocols for Maintenance. The Law Department's
20 memorandum dated May 4 concerning the process was discussed. She said upon the
21 request of Ms. O'Hare who wanted lessees to keep a record of what they put onto the
22 fields, she said she researched and downloaded a form from Bay State Organics.
23 Chairman Borne asked who would mow Field 1B. She said the lessee would have to
24 mow it.

25 *Ms. O'Hare said to move forward, the next step would be for the FLC to make a map of*
26 *Fields 1A, 1C, 5A, 7E and 7F of all the things being proposed which are different from*
27 *what the lease maps currently shows.*
28

29 Chairman Borne asked if the Farmland Lease Committee was on board with the leasing
30 out of the Sugar bush area. Ms. O'Hare said the entire Commission approved this. Ms.
31 O'Hare said the one-year extension proposal doesn't have to be done for a while. Ms.
32 O'Hare said Field 7A falls between the cracks of not getting an extension because no
33 one is leasing it now. She said the choice is to let it go another year or put it out to bid
34 in the fall. Ms. Saunders said this field cannot be bid for just one year because the
35 lessee would have to do too much work. Commissioner Pietras said we must come up
36 with a good lease on this to specify exactly what we want and this will take a while.
37 Chairman Borne said the decision on 7A is being tabled for the time being. *Ms. Saunders*
38 *said the FLC will continue to work on this.*
39

40 **C. Invasive Species Eradication**

- 41 1. Long-term invasive species management program-update, D.
42 Saunders.
- 43 2. Site for Annual Expenditure.
44

45 Ms. O'Hare said she approached All Habitat Services who had completed long-term
46 invasive species eradication last year at the entrance to Tyler Mill. She said the two
47 islands will be added. She said they will send a quote. Ms. O'Hare said Mr. Roach was
48 very pleased that very few of the phragmites and the knotweed grew back.

1 Ms. Saunders said there was another area in Field 7E where the Water Division has their
2 easement, there was a solid mound of fill covered with knotweed that should be treated.

3
4 **D. Volunteer Work Program** – report, K. Ryan.
5

6 Ms. O'Hare spoke about the Stewards of Tyler Mill. She said that Ms. Saunders, and
7 Dianne Lendler had drafted a letter describing what the group does which was sent to
8 Mayor Dickinson. Ms. O'Hare distributed copies of the letter to the Commission. Ms.
9 Saunders spoke about one of the group's projects involving keeping a list of wildflowers.
10 She said the group is up to 40 plants, which are given a scientific name and also the
11 name of the person who observed the plant and where it was found. She said all of this
12 information is being put into a database. She said Nancy Charles and Ken Sharp are
13 assisting with this project.
14

15 **D. Plantings on various properties**

- 16 1. Status
 - 17 2. Purchase
- 18

19 Ms. O'Hare inquired if the Commission wanted to purchase additional trees. Ms. O'Hare
20 said she has not been out to Fresh Meadow Swamp at Cheshire Road to check on the
21 pine trees. *Mr. Ryan said he would walk in and do an inspection of the trees.*
22 Chairman Borne asked about the maple trees. Mr. Ryan said they looked OK. *Mr.*
23 *Arsenault will go to Cliffside Trail where two cedar trees were planted to observe their*
24 *health.*
25
26

27 **5. Correspondence/Reports**

28 **A. Yale student research project**
29

30 Ms. O'Hare reviewed a copy of the letter to a Yale research student regarding
31 restrictions and guidelines set by the Commission. Ms. O'Hare said it shows the research
32 student where to park, because parking in certain fields will be restricted, and where to
33 install a yellow caution tape. Ms. O'Hare said the research student spoke about
34 constructing five foot tall enclosures at the field when the vegetation grows that high.
35 Ms. O'Hare said she wrote in the guidelines that the student has to keep the perimeter
36 and not touch Jim Cooke's hay.
37

38 Ms. Saunders talked about a strip of land near the top of Field 4C that had been
39 rototilled and pine trees planted. *Ms. O'Hare will request the Town to put in boundary*
40 *markers.*
41

42 Mr. Ryan said he had attended a meeting of the CT Forest and Parks Association where
43 the New England Trail was discussed. He said the National Parks Service will continue to
44 fund the development of the trail and will not suffer any of the cutbacks. He said the
45 grant has already been given and is being used to install new signage at the trail heads
46 and erect some kiosks. He said there is a brand new kiosk on Rt. 66 at the trail parking
47 lot and there is also grant money available for land. Chairman Borne asked if there

1 would be a possibility of an outreach to have someone come speak about that trail
2 which does go through parts of Wallingford.

3
4 Chairman Borne said June 4 is National Trails Day. He said Connecticut has the biggest
5 trails program of any state. There will be a hike sponsored by the Wallingford Land Trust
6 from 10 a.m. to noon beginning at Spruce Glen Orchard. Chairman Borne extended a
7 personal invitation to all the Commissioners to participate in a hike at Scovill Rock Loop
8 Trail, on River Road, Middletown, a two and a half mile hike from 11 a.m. to 2 p.m. in
9 which he will be participating.

10
11 Ms. O'Hare spoke about an incident report from the Emergency Response Spill Division
12 of the DEP. She said she had requested to be put on the list so she could receive the
13 reports which number approximately two a week. She said the Mayor and the Water
14 Division also receive these reports. Ms. O'Hare said she said this particular report was
15 about a spill on Tyler Mill Road near Maltby Lane from motor vehicle fluids found on the
16 ground from a motor vehicle accident on May 6, 2011.

17
18 Ms. Saunders suggested planting some trees or shrubs on Maltby Lane where a resident
19 had cleared vegetation in the Town R.O.W.

20
21
22 **6. Next Meeting – June 9, 2011**

23
24 **7. Adjournment**

25
26 **MOTION: A motion by Commissioner Pyskaty second by Commissioner Ryan**
27 **to adjourn the meeting at 9:34 p.m. The motion passed unanimously.**

28
29 Respectfully submitted,

30
31 Cynthia A. Kleist
32 Recording Secretary