



**MINUTES OF THE PROCEEDINGS OF THE
CONSERVATION COMMISSION OF THE CITY OF WORCESTER**

Monday, October 21, 2024

Worcester City Hall – Levi Lincoln Chamber,
with remote participation options available via WebEx online at
<https://cityofworchester.webex.com/meet/conservationcommissionwebex> and
call-in number 1-844-621-3956 (Access Code: 2631 737 2697).

Commissioners Present: Devin Canton, Vice Chair (Acting Chair)
Diane Fratoni, Commissioner
Stuart Kirshner, Commissioner (remote)
Timothy Magliaro, Commissioner (remote)
Lindsay Nystrom, Commissioner

Commissioners Absent: None

Staff Present: Eric Flint, Division of Planning & Regulatory Services (DPRS)
Mattie VandenBoom, Division of Planning & Regulatory Services (DPRS)

Call to Order

Commissioner Canton, Acting Chair, called the meeting to order at approximately 5:35 p.m.

Requests for Continuances, Postponements and Withdrawals

Item 4 – 116 Northeast Cutoff – Notice of Intent (CC-2023-068 & DEP#349-1378)

Request to continue the public hearing to 11/18/24 & extend the constructive grant deadline to 12/10/2024

Item 6 – 6 Lanesboro Road – Notice of Intent (CC-2024-046 & DEP#349-1400)

Request to continue the public hearing to 11/18/24 & extend the constructive grant deadline to 12/10/2024

Item 7 – 39 Lamartine Street– Notice of Intent (CC-2024-061)

Request to postpone the public hearing to 11/18/24 & extend the constructive grant deadline to 12/10/2024

Item 8 – 0 Farrington Street– Notice of Intent (CC-2024-064)

Request to postpone the public hearing to 11/18/24 & extend the constructive grant deadline to 12/10/2024

Item 10 – 317 Southwest Cutoff – Notice of Intent (CC-2024-079)

Request to postpone the public hearing to 11/18/24 & extend the constructive grant deadline to 12/10/2024

Ms. VandenBoom read the requests for postponement and continuance into the record.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Nystrom, the Commission voted 5-0 by a roll call vote to postpone the public hearings and extend the constructive grant deadlines to the dates noted.

New Business – Requests for Determination of Applicability

1) 18B Hampton Street (MBL 44-003-4502B) - Request for Determination of Applicability (CC-2024-078)

Julissa Batres, the applicant, reviewed installation of a wooden fence along her property boundary. She explained that her abuts Mass Audubon's Broad Meadow Brook property.

Ms. VandenBoom explained that the proposed location of the fence is located within the 30' "no structure" buffer zone of Broad Meadow Brook. However, there is a path and split rail fence located between the brook and the proposed location of the fence.

Mr. Flint added that the Commission in the past has allowed a discretionary allowance for structure within the 30' buffer when there is already disturbance and other structures within that buffer.

Facilitated by questions from Commissioner Fratoni and Commissioner Nystrom, Mr. Flint reviewed the location of the new fence relative to the existing fence and the brook.

Commissioner Fratoni asked how this situation is different from 22 Aphorp Street. Mr. Flint explained that for 22 Aphorp Street, the buffer zone was relatively undisturbed. The area downgradient of this proposed fence is already disturbed and there are existing structures within the 30' buffer zone.

Commissioner Canton asked how the fence posts are being installed. Ms. Batres explained that the posts are being installed with concrete. Mr. Flint believed that sonotubes were being used. He explained that helical piles would have less impact but the impacts from sonotubes are minimal.

Commissioner Nystrom asked if any portion of the fence will be in the 15' buffer. Mr. Flint explained that there may be a small section of the fence that is within the 15' but this section is still further away than the current fence.

Mr. Flint reviewed the 4.2.4 General Performance Standards in the Wetland Protection Ordinance. He explained that discretionary allowances are issued by the Commission on a case-by-case basis.

Commissioner Canton asked if wildlife passage should be considered. Mr. Flint explained that wildlife passage would be restricted more by this fence than the existing split rail fence.

Commissioner Fratoni asked if the fence is being placed right on the property line or would there be room for native plantings. Mr. Flint explained that the fence is 6' in height and is allowed to be placed right on the property boundary. There is about a foot or two from the property boundary in some areas.

Commissioner Magliaro recommended that straw wattles be used down gradient of the work.

Commissioner Kirshner asked if restrictions can be put in place for storage of items within the buffer zone. Mr. Flint explained that it would be hard to condition that under an RDA.

Glenn Krevosky, EBT Environmental Consultants, Inc, recommended that any soils excavated for the sonotubes and not used for backfilling be removed from the site.

Mr. Flint reviewed the recommended conditions.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Nystrom, the Commission voted 5-0 by a roll call vote to issue a negative Determination of Applicability.

List of Exhibits:

Exhibit A: RDA Application; dated 09/27/2024; submitted by Julissa Batres

2) Patch Reservoir (520 Mill Street), Patch Pond Wetland (0 Glendale Street) & Williams Millpond Wetland (19 Souther Drive) (MBL 30-29A-00002, 48-022-00009, & 51-008-00009) - Request for Determination of Applicability (CC-2024-080)

Dr. Laura Reynolds, the applicant, reviewed the collection of sediment cores and sediment samples. She explained that this is an educational research project that will be conducted by students in several courses at Worcester State University over the next three years. The purpose of the project is to measure the soil organic carbon content.

Mr. Flint explained that staff has no concerns. However, the work is proposed on Conservation owned property. If the Commission issues a negative determination, they should also vote on the use of Conservation property.

Commissioner Canton asked about the coring process. Dr. Reynolds explained the coring device has 3" diameter and will take 50cm of core at a time. She expects a max depth of 5m.

Commissioner Fratoni asked if the results would be shared with the Commission. Dr. Reynolds confirmed that the result could be shared with the Commission.

Commissioner Kirshner asked if samples would be collected by hand coring. Dr. Reynolds confirmed that the samples would be collected using a peat corer which is cranked by hand. The locations will be reached by walking or kayaks.

No comments from the public.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Nystrom, the Commission voted 5-0 by a roll call vote to issue a negative Determination of Applicability.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Nystrom, the Commission voted 5-0 by a roll call vote to allow work on Conservation owned property.

List of Exhibits:

Exhibit A: RDA Application; dated 10/02/2024; submitted by Dr. Laura Reynolds

3) 125 Northeast Cutoff (MBL 52-006-01+02) - Request for Determination of Applicability (CC-2024-081)

Patrick Healy of Thompson-Liston Associated, Inc. on behalf of the applicant, DCH Properties, LLC, reviewed the first phase of restructuring of an existing parking area and paved walkways. He explained that this first phase of the project will involve improving accessibility of the employee entrance and sidewalks. A security fence will also need to be installed along the property boundary since the tenant is

government contractor. The proposed fence is located within the 30' buffer zone due to location of the property boundary.

Mr. Flint explained upon review of the initial proposal, staff had recommended that Notice of Intent be filed. The scope of the project has since been reduced from what was initially proposed. He reviewed the sections of the project that are under the Commission's jurisdiction which include installation of grease trap with 275 sq. yds of paving, remove and replace existing sidewalk and curbing, installation of concrete patio and outdoor seating, removal of existing pavement from front walkway and expand landscaped area, replace existing chain link fence, and install new section of chain link fence along property boundary. Staff suggested adding 4 additional native tree plantings between the new fence and the pond. He also recommended that a final landscaping plan be provided to the office of the Commission for approval from an agent and that straw wattles be installed down gradient of any work that involves ground disturbance.

Mr. Healy confirmed that the applicant would be amendable to these conditions.

Commissioner Canton asked why this work is being rushed through as an RDA. Mr. Healy explained that the applicant is looking to apply for a building permit by November 1st. The proposed improvements are needed to obtain an occupancy permit.

Commissioner Fratoni asked if the outdoor seating is needed for the occupancy permit. Mr. Healy explained that the seating area is not necessary, but it is practical to do this work while they are doing the other concrete work.

Commissioner Fratoni asked if permeable options were considered. Mr. Healy explained that those options were not considered. He explained that there will be a reduction in impervious surfaces.

Commissioner Fratoni asked if the fence was needed right away. Mr. Healy explained that the construction site also needs to be secured as a government contractor.

Commissioner Canton asked if the fencing is proposed in this current filing. Mr. Flint confirmed that the fence is proposed in this current filing.

Glenn Krevosky, EBT Environmental Consultants, Inc, recommended invasive species mitigation be implemented in the buffer zone. He explained that he was worked on removing Chinese water chestnut from that pond over the last few years. He also noted autumn olive and mulberry growing in the 15' buffer. He recommended that the invasives be managed as a form of mitigation.

Commissioner Canton asked if the applicant would be amendable to the proposed mitigation. Mr. Healy confirmed that applicant would be willing to manage the invasives.

Mr. Flint reviewed the following conditions, final landscaping plan is subject to approval from an agent of the Commission, staked straw wattles need to be installed down gradient of any activity that has ground disturbance, addition of four (4) native tree plantings to the landscaping plan within the buffer zone and downgradient of new fence, and develop and implement an invasive management plan within the 15' buffer zone adjacent to the pond.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Nystrom, the Commission voted 5-0 by a roll call vote to issue a negative Determination of Applicability.

List of Exhibits:

Exhibit A: RDA Application; dated 09/30/2024; submitted by Patrick J. Healy, Thompson-Liston Associates, Inc.

Exhibit B: Site Plan; dated 10/01/2024; revised 10/18/2024; prepared by Patrick J. Healy, Thompson-Liston Associates, Inc.

Exhibit C: Modified Scope Letter; dated 10/18/2024; prepared by Patrick J. Healy, Thompson-Liston Associates, Inc.

Old Business – Notices of Intent

2) 1256 West Boylston Street (MBL 32-039-00114) – Notice of Intent (CC-2023-076 & DEP#349-1379)

Glenn Krevosky, EBT Environmental Consultants, Inc., reviewed that since the previous meeting, a bank flag has been adjusted to be more representative of the bank's edge at the proposed crossing location. At the last meeting, staff had expressed concern over the crossing not spanning the bank properly. He explained the flag was originally placed at the high-water mark but was readjusted to be at the break in slope. This adjustment shifted the flag by 2'8". Staff has been out to see the location of the new flag.

Mr. Flint noted Commissioner Kirshner and Commissioner Fratoni are ineligible to vote due to the original hearing opening prior to them joining the Commission. He confirmed that staff concurred with the relocation of the flag. He also reminded the Commission of everything being proposed with this project including the crossing, constructions of a single-family home, and wetland replication.

Commissioner Fratoni asked how this site will be constructed given how tight the lot is. Mr. Krevosky explained that the crossing would be installed first to allow access to the main lot. Mr. Healy explained that the project would need to be carefully phased. They do not have a contractor lined up for the project yet.

Commissioner Canton asked about the start date. Mr. Krevosky explained that the start date is dependent on when the 401 Water Quality Certification is issued. He added that applicants are looking to start as soon as possible.

Mr. Flint asked when in the construction sequence would the replication area be completed. Mr. Krevosky explained that once the crossing is completed, work will begin on the replication area and the house lot.

No comments from the public.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Nystrom, the Commission voted 3-0 (Commissioner Fratoni and Commissioner Kirshner were ineligible) by roll call vote to close the public hearing.

Mr. Flint recommended a finding that the proposed work is approved as a limited project pursuant to 310 CMR 10.53(3)(e) and is therefore exempt from the buffer zone performance standards outlined in Section 4.2.4 of the Worcester Wetland Protection Regulation.

In addition to the standard conditions, Mr. Flint recommended wetland flagging, 401 Water Quality Certification, structural plans for the crossing, footings shall be staked in the field, standard wetland replication conditions, permanent markers, cement truck washing, wetland replication monitoring, culvert

conditions, an as-built plan be provided for Certificate of Compliance request, and deeded conditions for stormwater infrastructure maintenance, sand/salt, pesticides, and snow storage.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Magliaro, the Commission voted by roll call (Commissioner Fratoni and Commissioner Kirshner were ineligible) 5-0 by roll call vote to issue the order of conditions as discussed.

List of Exhibits:

Exhibit A: NOI Application; received 10/25/2023; submitted by Glenn Krevosky, EBT Environmental Consultants, Inc.

Exhibit B: Site Plan; dated 10/04/2023; revised 11/08/2023; revised 08/30/2024; revised 10/16/2024; prepared by Patrick J. Healy, Thompson-Liston Associates, Inc.

Exhibit C: Department of Environmental Protection Comments; dated 11/17/2023; prepared by Thomas Rebula

Exhibit D: Division of Planning & Regulatory Services Staff Comments; dated 11/03/2023; prepared by Eric Flint

7) 190 & 192 Brookline Street (MBL 42-031-12-03 & 42-031-12-02) – Notice of Intent (CC-2024-077)

Joe Graham, EJ Graham, reviewed the history of the site and the removal of existing site improvements, construction of a single-family home, driveway, stormwater infrastructure, and related sitework. He explained that the city had stopped work on the property after noticing a steep slope at the back of the property had been created. In additions to the single family-home, the project will address the steep slope by regrading that area, so the slope is no steeper than 2.5:1. Erosion controls have already been installed.

Ms. VandenBoom explained that Inspectional Service issued the cease and desist over the summer. Staff inspected the site but did not issue an Enforcement Order because the slope did not impact any wetlands or stormwater infrastructure. She added that the project is a local filing. She explained that staff issued relatively minor comments with most of them being addressed with a revised plan. The test pit data and extended erosion controls can be conditioned within the Order of Conditions.

Commissioner Fratoni noted that the plans had listed the Town of Hudson within the notes. Mr. Graham confirmed that he would adjust that note.

No public comment.

Upon a motion by Commissioner Fratoni, seconded by Commissioner Magliaro, the Commission voted 5-0 by roll call vote to close the public hearing.

In addition to the standard conditions, Ms. VandenBoom recommended test pit data, revised plans, P.E certification of stormwater infrastructure, cement truck washing, an as-built plan be provided for Certificate of Compliance request, and deeded conditions for stormwater infrastructure maintenance, pesticides, and sand/salt.

Upon a motion by Commissioner Nystrom, seconded by Commissioner Fratoni, the Commission voted by roll call 5-0 by roll call vote to issue the order of conditions as discussed.

List of Exhibits:

Exhibit A: NOI Application; received 09/12/2024; submitted by Joseph Graham, EJ Graham

Exhibit B: Site Plan; dated 09/10/2024; revised 10/07/2024; prepared by Joseph Graham, EJ
Graham

Exhibit C: Division of Planning & Regulatory Services Staff Comments; dated 09/20/2024; prepared
by Eric Flint and Mattie VandenBoom

Exhibit D: Department of Public Works and Parks Staff Comments; dated 09/24/2024

Exhibit E: Response to staff comments; dated 09/20/2024; prepared by Joseph Graham, EJ
Graham

Other Business

11) Project Change Request

a. 12A (fka 14) Shoreham Street (CC-2024-007 & DEP# 349-1386)

Ms. VandenBoom explained that the applicant requested a postponement to the next meeting.

12) Requests for Certificate of Compliance

a. 670 (fka 0 or 668) Burncoat Street (CC-2021-048 & DEP# 349-1307)

Mr. Flint reviewed the request for a Certificate of Compliance, explaining that staff conducted a site visit and noted that vegetation was patchy in areas. An as-built plan, a review from a wetland scientist, and letter from a professional engineer were provided with the request.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Fratoni, the Commission voted 5-0 by roll call vote to issue a Certificate of Compliance.

List of Exhibits:

Exhibit A: COC Request; dated 10/09/2024; submitted by Kate O'Donnell, EcoTec, Inc.

Exhibit B: As-built Plan; dated 09/27/2024; prepared by John E. Finlay II, Hub Survey Associates
Inc.

b. 5 Dawson Road (CC-2024-036 & DEP# 349-1395)

Ms. VandenBoom reviewed the project to replace a septic system. The project was located within the buffer zone of Tatnuck Brook and was located within Bordering Land Subject to Flooding. There was a minor raise in grade for a small section of the project, but it should not have any impacts on the resource area. Staff inspected the site on October 10th and confirmed that the site is stabilized.

Upon a motion by Commissioner Magliaro, seconded by Commissioner Fratoni, the Commission voted 5-0 by roll call vote to issue a Certificate of Compliance.

List of Exhibits:

Exhibit A: COC Request; dated 10/15/2024; submitted by Peter Lukason

Exhibit B: As-built Plan; dated 10/21/2024; prepared by Zachary T. Mann, New England
Environmental Design, LLC

13) Discussion of Active Projects

a. 80 (fka 0 & 90) Barber Avenue (CC-2017-075 & DEP#349-1175)

Mr. Flint provided an overview of the project explaining that it was for construction of a commercial building that required filling of a wetland. A 7,500 sqf. wetland replication area was required as part of the project. A few months ago, staff and DEP met with the project team onsite to review the replication area. A section of the replication area was unvegetated due to standing water. The wetland scientist proposed, and staff approved additional plantings in this area that are more tolerant of saturated conditions. The project team also proposed an invasive species management plan and a change in footprint of the riprap pad, but staff recommended the Commission review these components.

Mitch Maslanka, Goddard Consulting LLC, reviewed the need for invasives species management at the site. He explained that is a large patch of Japanese Knotweed that poses a threat to the wetland replication area. The plan is to cut the knotweed in the spring and tarp the area to prevent regrowth. The site would be revisited in the fall and any remaining knotweed would be treated with glyphosate-based herbicide. Removed stems would be left on a tarp or nearby concrete to dry out prior to disposal.

Mr. Flint confirmed that staff was comfortable with invasive species management plan but recommended that a wetland scientist oversee the work.

Commissioner Fratoni had many concerns regarding the current state of the project site. She explained the basin/wetland replication area pools water and has been holding water all spring and summer, turning this section into a mudflat. She noted that there is erosion along the stairway and a channel has formed along the sidewalk. Material from the site has made it through the silt fence barrier in some sections. There is also standing water near the retaining wall at the back of the property.

Mr. Maslanka planned on looking into these concerns and will report back to the Commission.

Mr. Flint added that the riprap area appears to be expanded from what was on the approved plan and is encroaching on the 15' buffer zone. Staff recommends that the riprap within the 15' buffer zone be removed. The drainage of the area should be reviewed prior removal of the riprap to determine if it is function as planned.

Mr. Maslanka explained that extra riprap was laid down during construction to allow equipment to enter the area. The riprap is currently being used to slow the velocity of the water coming off the parking lot.

Commissioner Magliaro asked for clarification on the management plan for the Japanese Knotweed. Mr. Maslanka reviewed the management plan.

Commissioner Magliaro asked if there has been success in this treatment method. Mr. Maslanka explained that he has seen success in controlling knotweed with glyphosate-based herbicide.

Mr. Maslanka asked the Commission for approval on riprap outside of the 15' buffer to remain. Mr. Flint explained that staff would like to have an engineer to review the area first.

Mr. Maslanka asked if the erosion controls surrounding wetland replication area could be removed after the shrubs are planted and the area is stable. Commissioner Fratoni explained that there are still erosion issues at the back of the building and would want the controls to stay in place. Mr. Maslanka explained that they are looking to only remove the silt fence along the back edge of the wetland replication area. Commissioner Fratoni was okay with the silt fence in that area as it may alleviate the pooling of water in the replication area. Mr. Flint confirmed that staff would be comfortable with the removal of silt fence in the area described.

Mr. Maslanka asked if additional herbaceous plant species could be added to the planting plan for wetland replication area. Mr. Flint stated that diversifying plantings in that area would be beneficial.

Upon a motion from Commissioner Fraton, seconded by Commissioner Nystrom, the Commission voted 5-0 by roll call vote to approve the invasive management plan, allow removal of erosion control barriers on the downgradient side of the wetland replication area, and approve the additional plantings in the wetland replication area.

14) Discussion of Potential Project – 1232 West Boylston Street

Mr. Flint explained the homeowners inquired about installation of a fence on their property. The property is surrounded by wetlands and the fence would end up being installed with the 30' buffer. Currently, the yard is maintained up to the edge of the wetland. Mr. Flint suggested that the homeowner give up lawn to create a vegetated buffer zone in exchange for installation of the fence within the 30' buffer zone. He recommended the homeowner come before the Commission.

Shane McGraw, homeowner, reviewed the location of the fence and the need for the fence. He explained that he would be willing to do native plantings to restore the buffer zone of the wetlands. The proposed location of the fence will range from 10' to 15' from the edge of the wetland.

Commissioner Canton asked how the lawn is maintained. Mr. McGraw explained that he does not treat the lawn with any fertilizer.

Commissioner Fraton expressed concerns that yard waste will just be thrown over the fence. Mr. McGraw explained that yard waste would be handled properly.

Commissioner Kirshner wanted to confirm that the plantings in the buffer zone would be native and appropriate for the area. Mr. McGraw was open to suggestions on plantings. Mr. Flint confirmed that staff is willing to provide a list of recommended plantings.

Based on the conversation with the Commission, Mr. Flint recommended that the homeowner file a Request for Determination of Applicability.

15) Enforcement Order and Violation Updates

- a. 99 Wildwood Avenue (CC-EO-2020-009)*
- b. 166 Moreland Street (CC-EO-2020-011)*
- c. 522 Grove Street (CC-EO-2020-014)*
- d. 75 Harrington Way (CC-EO-2021-003)*
- e. 40 June Street Terrace (CC-EO-2021-004)*
- f. 269 James Street (CC-EO-2021-007)*
- g. 215 Lake Avenue (CC-EO-2022-007)*
- h. 4 Tiffany Avenue (CC-EO-2023-001)*
- i. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)*
- j. 265 Lake Avenue (CC-EO-2023-006)*
- k. 570 Lincoln Street (CC-EO-2023-010)*
- l. 198 Granite Street (CC-EO-2024-001)*
- m. 3 Knollwood Drive (CC-EO-2024-002)*
- n. 86 Webster Street (CC-EO-2024-003)*
- o. Hemans Street (CC-EO-2024-004)*
- p. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)*
- q. 262 Mill Street (CC-EO-2024-007)*

Mr. Flint reviewed the history of the Enforcement Order. A replication plan has been provided for the area. Staff recommends that additional species be added to the planting schedule.

Scott Heim, Northeast Ecological Services, confirmed that the applicant would be amendable to additional plant species within the replication area.

Mr. Flint asked about the timeline for creating the wetland replication area. Mr. Heim explained that the tree removal, excavation of the area to the final grade, and seeding could be done this fall. The plantings would need to wait until the spring.

Mr. Flint recommended that the Enforcement Order be amended to require a revised planting showing at least 3 shrub species, require replication work to be completed by May 15th, 2025, and to require two-years of monitoring. Staff will also want to check erosion controls prior to any ground disturbance.

Upon a motion from Commissioner Fraton, seconded by Commissioner Magliaro, the Commission voted 5-0 by roll call vote to amend the Enforcement Order.

r. 0 Grafton Street (CC-EO-2024-008)

Mr. Flint explained that the Commission received a wetland report, but staff did not have time to visit the site. Staff are planning to visit prior to the next meeting.

s. 22 Aphorp Street (CC-EO-2024-009)

There was no discussion of items 12 a-p & s.

16) Communications

There was no discussion of item 16.

17) Approval of Minutes – 09/30/2024

Upon a motion by Commissioner Fraton, seconded by Commissioner Nystrom, the Commission voted 5-0 by roll call vote to approve the minutes as presented.

19) Discussion of Ordinance & Regulations

Mr. Flint explained that the Commission had requested an opportunity to discuss the ordinance and regulations this calendar year. This item has been added to the agenda to allow the Commission space to discuss what they would like to see updated. Mr. Flint has organized information on other large comparable communities to see how their regulations differ from Worcester's. He reviewed regulation updates that have come up in the past such as expanding the buffer zone or adopting the minor buffer zone exemptions as the WPA regulations.

The Commission discussed different items that have come up over the years. The Commission was open to adding additional exemptions to the ordinance but would still want there to be oversight.

Commissioner Canton asked if there were any studies conducted showing that an increased buffer zone benefits the resource area. Mr. Flint explained that plenty of research has proven that larger undisturbed natural buffers are more beneficial though not directly related to the Wetland Protection Act.

Commissioner Fraton would like to see a mechanism that would encourage redevelopment over new development.

Commissioner Kirshner suggest that the Commission focus one item at a time, so it is a bit more manageable overtime.

19) Open Space Discussion

Commissioner Fratoni asked if there is a list of Conservation owned properties. Mr. Flint confirmed that there is a list, and he will share that with the Commission.

Commissioner Fratoni asked if the Commission could give up a parcel. Mr. Flint explained land acquired for conservation purposes would require a lot of effort to change it uses from anything other than conservation.

Commissioner Fratoni asked if properties acquired due to tax taking could be sold and any proceeds could be put towards purchasing more valuable conservation land. Mr. Flint explained that any funds received from selling off property would likely go back to the general fund and not the Commission.

20) Policies and Procedures

There was no discussion of item 20.

Adjournment

Upon a motion by Commissioner Magliaro, seconded by Commissioner Fratoni, the Commission unanimously voted to adjourn at approximately 8:15 PM.