Preston Conservation and Agricultural Commission
Preston Town Hall
Monday, April 22, 2019
7:30 pm.
Regular Meeting

1. Call to Order
Chairman Piszczek called the meeting to order at 7:38 pm

2. Roll Call
Regular Members
Gary Piszczek, Chairman
Matthew Snurkowski, Vice Chairman
Susan Mattern, Secretary - excused
Lynwood Crary
Margaret Gibson - excused
Ted Zajac

Alternates
Roberta Charpentier - seated
Sandy Pimental - seated

Chairman Piszczek seated R. Charpentier and S. Pimental

3. Approval of the March 25, 2019 Regular Meeting minutes.

A motion was made by L. Crary and seconded by M. Snurkowski to approve the minutes of March 25, 2019 as presented.
All in favor. Motion carries

4. Comments from the Public
None

5. Communications
a) Letter dated March 18, 2019 from Connecticut Department of Energy & Environmental Protection from Michael Grzywinski, Environmental Analyst III, License #201809072 regarding SDFTW, 14 Route 2, Preston.
b) Sustainable CT – Local Actions. Statewide Impact.
c) Letter dated April 2019 from Aquarion Water Company to Preston Conservation & Agriculture Commission regarding May 1 nomination deadline for this year’s Aquarion Environmental Champion Awards.

6. Public Hearings
None

A motion was made by L. Crary and seconded by S. Pimental to amend the agenda by moving up New Business.
All in favor. Motion carries.
7. New Business
   a) Tim Bowles – Zion Hill Farm
Tim Bowles stated that he lives on 117 River Road and he will be discussing property on 115 River Road which is the Estate of his parents.
He is present at Tonight’s CAC meeting for the purpose of letting this Commission know what’s going on.
   - It is a valuable piece of property and has been in the family for 50 years.
   - 190 acres with 6,000 feet on the Quinebaug River.
   - The State made an offer in 2008.
   - Would like to retain one area of the property.
   - Possible 8 lot subdivision that is off the grid.
   - Spoke with Avalonia Land Trust; they do not have the funds to purchase.
   - Land will be appraised next week.
   - Has encouraged residents to use his property’s trails for walking, horseback riding, etc., and is thinking of a way to continue to allow access to Preston residents.

Tim Bowles noted that he would appreciate any comments and/or thoughts about this because whatever decision he and his family make regarding this property will be a lasting one, and he’d like to be careful on how it’s handled.

M. Snurkowski noted that the USDA (NRCS) has an Agricultural Land Easement Program where they contribute 50% of the Fair Market Value of an agricultural land easement. They also partner with the state and towns.

M. Snurkowski noted there is also a program through the Last Green Valley right now.

T. Bowles explained that discussions have been about 8 lots, 3 acres a piece, in the middle is a cul de sac with a common building to hold a common dining room, meeting hall and on-site day care and small office space for people who want to telecommute.

8. Old Business
   a) Clustered Zoning Regulations
Tabled
b) Farm Dating Program
Chairman Piszczek has cut the boards for the next project.
c) Hniatuk & Grossman properties – future use
M. Gibson was going to contact Pequotsepos about conducting a bird talk on the property.
Chairman Piszczek noted that the Audubon society will come out and do an inventory on the property now that we are a member.
d) State Hospital Development
L. Crary stated that they are still waiting to receive permits.
e) Management update letter for Mrs. Przyborowski
Once Ted Zajac can get it mowed Chairman Piszczek will send a letter to Mrs. Przyborowski.
f) Comprehensive Zoning Revisions
Chairman Piszczek needs to find out if the revisions were approved.
g) Roadside Blight
- SCRRRA supplied bags, safety vests and garbage pickers and they are located at Town Hall.
- 39 people have signed up for a street using Parks & Recreation’s Web page.
- Volunteers will pick up the supplies at the Town Hall.
- Earth Day is on Monday, April 22nd – Town Clean-up will be scheduled for **Saturday, April 27th and Sunday April 28th**.
- R. Charpentier will remind residents on the Preston Community Page on Face Book

h) Schedule Planner, 2014-2024, Conservation Agricultural Commission
L. Crary noted that he has updated the schedule planner. Chairman Piszczek asked that he email it to CAC members.

i) Request of returning budget surplus to the Open Space Fund.
Chairman Piszczek will talk to the BoF chair and ask when a good time would be for he and R. Charpentier to attend a meeting to discuss.

j) White Gate LLC
M. Snurkowski has not heard anything.

Chairman Piszczek noted that the beavers are back.
M. Snurkowski stated that Hallville Fish weir is open.
M. Snurkowski stated that Pat Monahan, President Amos Lake Association are still working on controlling the milfoil by reaching out to boat clubs and funding.

10. Meanderings
No comments

11. Adjournment
A motion was made and seconded to adjourn the meeting at 8:38 pm.
All in favor. Motion carries

Respectfully submitted,

Roberta Charpentier
recorder