

WILLINGTON CONSERVATION COMMISSION MEETING

December 16, 2020 (Remote Meeting via Zoom)

Call to Order: The meeting was called to order @ 7:10 PM.

Roll Call/Seating of Alternates: P. Andersen, K. Demers, C. Jordan, M. Schreiber, R. Shabot, J. Kulig.

Approval of Minutes: On a motion by RS/KD the minutes of 11/18/2020 were approved. 5 ayes, 1 abstention: CJ.

Present to Speak: NA

Finance: The current balance is \$1277.00. On a motion by CJ/RS: "CC authorizes the expenditure of \$63.00 for lumber purchased at O.L. Willard's for trail posts. Unanimous vote

Old Business/Status Reports:

A. Potential Mason Road Open Space Acquisition Update

1. Appraisal:

Discussion was held on the Talmadge parcel, a potential Open Space acquisition on Mason Road as well as the concern about getting the appraisal and appraisal review contracted as soon as possible in order to meet CT DEEP's Open Space grant application deadline in early Spring. The BOF has recommended the BOS call a Town meeting to see if residents would appropriate up to \$5,000 from the Open Space fund for the appraisal and review, but it may take some time for the Town meeting to be held, since the BOS would like to bundle items. KD has been in contact with Town Business Manager Donna Latinsics and Selectman Wiecenski to ask if there were any alternative sources of funding from the Selectmen's budget that could be used to expedite the appraisal and review process.

On a motion by KD/RS "After consultation with the Town's business manager, Donna Latinsics and Selectman Wiecenski, the CC requests that the BOF consider an alternative funding source for the appraisal and appraisal review of the Talmadge property, a potential open space acquisition on Mason Road, by transferring \$5,000 from FY 20-21 Selectmen's budget line item 0831 (Employee insurances) to line item 0161 (Conservation Commission). Money from the Town's Open Space fund could potentially be transferred by Town meeting vote to repay the Town's general fund for the cost of the appraisal and review." Unanimous vote

Discussion was held on the attached "Appraisal/Appraisal Review" bid list for the Talmadge parcel.

On a motion by KD/RS "Once funding is approved, the CC will offer the appraisal contract to Silverstein Appraisal Services. In the event that Silverstein Appraisal Services is no longer available to provide the appraisal within a reasonable time period, the CC will offer the contract in the next preferential order: 1) Stewart Appraisal Services; 2) Hunter Associates, LLC; 3) R.P. McDermott Associates, Inc." Unanimous vote.

On a motion by KD/CJ: "Once funding is approved, the CC will offer the appraisal review contract to TW Henry Appraisal." Unanimous vote.

2. **Survey:** A general discussion was held on the potential survey for the potential Open Space acquisition on Mason Road

3. **Communications with the owners:** The Chair shared a letter from the owners of the Mason Road parcel under consideration concerning a potential sale price for the parcel. No action was taken at this time.

B Fenton-Ruby Mgmt. Plan update. Tabled.

C. Knowlton Talmadge Mgmt. Plan Tabled

D. **Easement Property monitoring:** Daleville School and Pinecrest.

J.Kulig is scheduling monitoring on the listed properties and will notify abutting property owners as required.

E. Properties Management:

1. Fenton Ruby/ Drobney Sanctuary: KD, CD cleared the Ruby Trail of dead tree limbs and delineated a trail relocation around a lodged overhead tree limb

2. **Knowlton Preserve/ Talmadge Tract:** C. Demers shored up a sagging bridge span on the Talmadge tract with rock piers. A bridge that was in distress on Julia's trail was removed to keep hikers out of harm's way.

3. **Trail maps** JK has prepared updates to the trail maps. There is now a QR code (*a machine-readable optical label that contains information about the item to which it is attached*) for park visitors to use to access trail maps with their cellphone.

On a motion by KD/JK: "CC will have the company "Anything Printed" produce up to 100 copies of the Taylor Pond Guide with the cost not to exceed \$200.00". Unanimous vote.

F. Town Development: Tabled

G. Collaborative Orgs: Tabled

New Business

A. Officers: The town has approved the new slate of officers and the meeting schedule.

B. Communications: None

C. Other:. The membership would like to initiate a conversation concerning the maintenance of FRP-DS. The current members are no longer able or desire to perform the duties of trail maintenance. The lack of town insurance to cover any liability that could occur during work parties was also discussed.

CJ will prepare the CIP report for the upcoming year.

Next Meeting: January 20, 2021

Adjournment: Meeting adjourned @ 9:30 PM.

Minutes submitted by Marilyn Schreiber, Recording Secretary

Appraisal Bids for Talmadge parcel (16.17 Acres) – 11/18/2020

Appraisal to be done to Federal "Yellow Book" Standards

Appraiser		Timeline/Constraints
Valerie Sandberg Platt Associates Putnam, CT	\$2,500	4 week turn-around time She would use another appraiser who works for her.
Robert Silverstein Silverstein Appraisal Services, LLC New London, CT	\$2,800 (\$1,400 deposit)	4 week turn-around time
Robert Stewart * Stewart Appraisal Services Tolland, CT	\$2,900	7 weeks turn-around time, Office closed 12/12 thru 12/31
Bruce Hunter** Hunter Associates, LLC Farmington, CT	\$2,950	7-8 week turn-around time
Richard P. McDermott R.P. McDermott Associates, Inc Granby, CT	\$3,000 (\$1,500 deposit)	5-8 week turn-around time
Dennis Chanski Speno, Chanski Appraisal Associates Hebron, CT	Declined – not trained to do appraisal to YB standard	N/A

Notes: *Did appraisals in past for Talmadge and Knowlton properties.

** Also does appraisal reviews for DEEP OS staff as a contractor.

Appraisal Review

Appraiser	Price Quote	Timeline/Constraints
Thomas William Henry*** TWHenry Appraisal Surfside Beach, South Carolina	\$ 950	1 week

Note: ***Tom Henry has done many appraisal reviews for DEEP as a contractor in recent past. He moved to SC recently, but retains his CT appraiser's license and can do the review using digital files. If he notes problems with an appraisal, he can contact the appraiser and work with them to make corrections before we submit it to DEEP.

TOWN OF WILLINGTON, CT

Received for record December 21, 2020
At 12:30 pm BAH. ATC