

Phase 2 is Conservation B, the area to the south of those Phase 3 lots, which are on the west side of Willis Hill. Conservation B is more restrictive. It does not allow agricultural use and is patterned after Blumont Rise conservation easement language. It's similar to Dorchester Park, also. Allows maintenance of trails, some clearing of deadfalls, and limited amount of maintenance for residential gardens. The area is mostly shrubbed and wooded, though.

Phase 1 has recorded conservation easements. Proposing to use the same conservation easement language B in the second phase, but it hasn't been fully recorded yet, so changing the language is an option. Intent is to maintain and conserve the property, not allow clear cutting.

Mr. Smith is here tonight to ask the board, is Conservation B language appropriate for Phase 2?

Comment: Conservation Board had discussion on #15, mowing and asked that the language be changed to seasonal mowing. Mr. Smith said that was reasonable.

Mr. Smith said that conservation markers will be on all boundaries, but maybe not in the regular intervals. These lots are straight and defined, so don't necessarily need mid markings. Conservation space is large instead of divvied up on individual lots.

Comment: Add clear markers on the maps and on property.

O'NEIL SUBDIVISION

02-PS-2021, 05-FS-2021

7874 County Road 41

Zoned – Residential 3

Owner – William and Victoria O'Neil

Applicant is requesting for a 7 lot major subdivision on 76.4 acres located on County Road #41 and Strong Road. Six lots will be created for a new single family home. The existing home will remain on lot 7. This will be the second and third step in a 3 step process for a major subdivision. The Sketch Plan was acknowledged complete December 15, 2020.

Mr. Linc Swedrock from BME reviewed the O'Neil Subdivision. He noted that last month, they came before conservation board to discuss the sketch plan. No conservation easements were shown. They met with individual homeowners and discussed conservation easements and submitted final subdivision, 76.4 acres total, subdividing into 7 lot subdivision. The existing home will remain (Lot 7).

The rest of lots show conservation easements and will coordinate with individuals who are looking to purchase the lots. Right now the applicant is creating lots for land transfer. Each lot will go through their own site plan review/approval.

The large lot (to the south, 15.04 acres) will remain as Ag, with a minimum 50% conservation easement with any future application on that land.

He is present to ask the board to review conservation easements. 50% on each lot and focused around the important pieces while also taking into consideration home, septic, well, driveway placement.

Conservation board will schedule a site walk to look at the natural resources to protect.

Mr. Swedrock referenced the drawings that were submitted with existing features including tree line, wetlands, topo and easements.

The markers need to be shown on map and clearly marked on land (posted signs, or natural landmarks such as boulders, large trees located at intersections, change in direction, etc.

Comment: Town will provide sample easement language. Suggested discussion with potential homeowners on what they want to do with land and that the board can work with them to achieve that.

OTHER BUSINESS:

- Engebrecht, 7980 Main Street, Fishers – open space conservation easement language review

Jeff Engebrecht reviewed the suggested conservation easement language and noted that the area that is currently horse pasture will be able to be mowed, seasonally. Steep slopes and trees are will stay the same. The other area is the pond out in front and that is included in the land that was taken off (the 9 acres with Mr. Engebrecht's home and his son, Kyle's new lot).

Al LaRue said that they have done what intended to do. Restrictions on steep slopes and what can be done there versus the flatter areas outside the toe. Included something unique, digging another pond north of the Mr. Engebrecht's son's house to do some filling. They will still have horses and use of the space. There is not much use of the steep slope, but will own it. There may be times when home owner may want to do some forest management on that part. It is open space and Mr. LaRue tried to capture everything that was discussed.

Conservation board said they agree with removing some deadfalls, if necessary.

Mr. LaRue said it includes the clearing of brush for trails, but nothing to a large extent. No cars, trucks or motorcycles.

Conservation Board has no further comment.

OTHER BUSINESS:

Spring/Summer newsletter deadline is March 15.

Article topics to consider:

- what a site walk entails
- easements – please don't remove signage/markers
- native plant manual and spring planting season

Town Board member, Ed Kahovec gave an update on possibly opening up some recreation programs. Town is holding off on spending except for only necessary items.

- Approval of February 2, 2021 minutes – moved to March 16 agenda
- On a motion by Pat Coleman, seconded by Tim Norman, the meeting was adjourned 7:25pm.