

Hampton Conservation Commission

Minutes of Special Meeting ⁰⁵ ~~04~~ March, 2012

Meeting called to order by Chairman Thompson at 6:02 pm.

Seating of alternates. Linda Gorman seated for Bob Johnson, who latter appeared. Also present were: Phoebe Huang, Penny Newbury, Marcia Kilpatrick, Wayne Kilpatrick, Ev Hyde, Deb Barton. Audience for citizens. None.

Old Business: Windham Road subdivision (R. Darigan, owner and applicant. Map 4-12, Block 27, Lot13) T. Chambers, engineer for KWP Associates of Pomfret, gave a presentation on behalf of Mr. Darigan, owner, and P. Sullivan, prospective buyer. Originally, there was to be a second smaller house lot east, with land in both Hampton and Canterbury. That idea was dropped due to frontage requirement interpretations. We (HCC) were to concern ourselves only with the 10 acre piece in Hampton, part of a larger, 200 acre parcel.

Points covered: This is a proposed 10 acre lot on a town road in a rural area. Wetland approval was not needed, but the wetlands on the property were delineated. The applicant wanted this to be considered as a standard subdivision, but the P&Z previously voted to handle it as a conservation subdivision. The applicant felt that as a 10 acre subdivision, it was, by nature, conserving land, as only one house was being proposed. HCC was shown maps showing ravines, wetlands, and other natural features.

Due to the fact it is now being considered as a conservation subdivision, HCC's recommendations to the P&Z would be relating to a 40% set-aside (4 acres). This set-aside would have certain restrictions and be under a conservation easement. Wayne Kilpatrick explained how this works, and it may be negotiated with P&Z. The possible 40% was marked on the map by Mr. Chambers as a triangle shaped area, with the base along Windham Road and going to the Northeast corner of the parcel. This included the proposed 20% set-aside of the earlier standard subdivision proposal to P&Z, and includes ledge formations, ravines, and a "nice old white oak". The discussions included other possibilities, such as moving the house site, and a shorter driveway. The house being so far back, it may not have visual protection should the abutting property to the North and West be developed in the future. Ev Hyde mentioned a conservation easement should be kept simple, and recommended the designated area not have any buildings on it. The next step is for P&Z to consider the proposal; maybe the town atty. gets involved with the easement process. We're thinking the easement and sale go together.

Marsha Kilpatrick made the following motion: The Hampton Conservation Commission's recommendation is for the engineer to draw, from a point in the NE corner of the 10 acre piece, down to Windham Road in a Southwesterly direction, a line creating the 40% set-aside, adjusting top and bottom as necessary. Also, the easement to indicate two separate parts: One indicating the wetlands and ledge areas previously shown (2 acres) for the standard set-aside, and the other 2 acre area NW of this for possible pasture or woodland use. Phoebe 2nded. Discussion followed. Voted and carried unanimously.

Meeting adjourned at 7:10 pm.

Respectfully submitted, Randy Thompson, Chairman and (at the moment) secretary.