



City of Shelton
Shelton Conservation Commission

54 Hill Street, Shelton, Connecticut 06484



6/12/2017

Ruth Parkins, Chair
Planning and Zoning Commission
54 Hill Street
Shelton, CT 06484

RE: "69 Pearmain Estates" (PZC #17-09)

Dear Ms. Parkins:

The Conservation Commission reviewed plans dated March 6, 2017 showing a proposed 7-lot subdivision at 69 Pearmain Road. The applicant has request to make a payment in lieu of an open space set-aside.

The Commission notes that the site is located within the Means Brook Greenway and the City has expended significant resources to preserve nearby properties including the Beardsley Purchase of Development Rights (through which the "Pearmain Path" hiking trail passes), Nicholdale Farm and the Scout camp, and Jones Farm. The site encompasses brooks and a wetland system that feed into nearby Means Brook and the Means Brook/Trap Falls Reservoir system, a drinking water supply. Nearby properties are used for deer hunting with firearms, the most effective way to control the deer population. Because State law prohibits the use of firearms within 500 feet of any dwelling, the placement of new structures has the potential to impact hunting on neighboring properties.

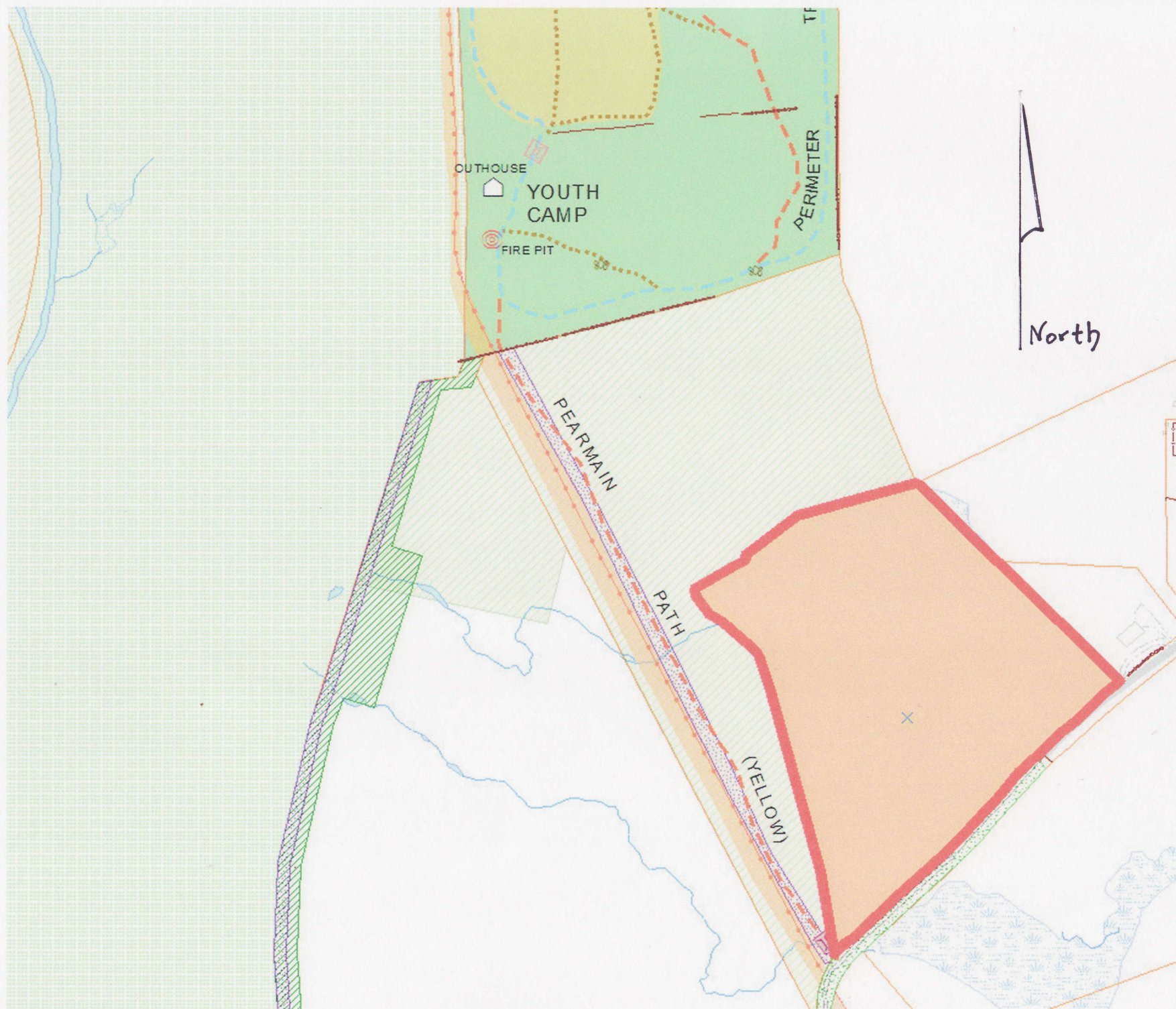
A map showing these areas is attached.

The City should be interested in acquiring the entire property as open space. If this is not possible, then the Conservation Commission asks that the Planning and Zoning Commission recognize the importance of the site and ask the developer to redesign it accordingly. The ten percent open space required under the subdivision regulations should be shown along the western property line. A conservation easement should be placed over the wetlands as well as a 50-foot wetlands buffer.

Sincerely,

Tom Harbinson
Chair

CC: John Cook, Inland Wetlands



69 Pearmain Estates area map