

## WALLINGFORD CONSERVATION COMMISSION

Approved Meeting Minutes – February 22, 2021

Present: Carol Macleod (co-chair), Ralph Nimitz (co-chair), Debbie Scranton, Nick Bresinsky, Rodney Ward  
Guests: Shannon Pytlik, Steve Libby (Executive Director of the Vermont River Conservancy Land Trust)  
Called to order at 6:35 PM via Zoom

January 25, 2021 minutes approved as written, Roll Call taken. No additions or deletions to Agenda

**Welcome to New Members** Nick Bresinsky, Rodney Ward

### **Brown Property at 122 Railroad Avenue, behind Firehouse, Up-Date**

D. Scranton researched the background of this property, presenting a brief summary. The 911 Address is 122 Railroad Avenue, Tax Map 12-1410122. Current assessment is \$3700, Taxes \$73.68. Described in deed as two contiguous land parcels, shown on Tax Map as 2.8 acres, bounded on north by Private property, on the west by Otter Creek, Route 140 bisected by Roaring Brook on the south, Vermont Railroad 50' R.O.W. on the east. Warranty Deed (Book 70, page 279) describes a R.O.W. to The Estate of Mary Kingsley, her heirs and assigns, over the railroad tracks of the (former) Rutland Railroad, foot or vehicle.

Building permit for new mobile home granted to Robt. Day on 9/15/1975 on the ¾ acre parcel in the Southeast corner, south of the fire station.

Prudential Committee approved water and sewer connection 08/07/2000.

Site purchased by Kevin Brown on 12/14/2000 for \$17,000 (total acreage, mobile home)

Permit for two-bedroom house, large garage for construction business, approved on 12/18/2002

Per the Browns, after removal of the mobile home, informed by railroad that the R.O.W over The tracks was relinquished. (Nothing in writing.)

A permit for the installation of a bridge over Roaring Brook on Depot Street was denied by the Town, and would have needed state approval.

Not a buildable lot per zoning, and prohibited under Vermont Model Flood Hazard Regulations, Section 7A, page 2

At this meeting we found this parcel is charged a water bond payment of \$240 to the Fire District.

Steve Libby was introduced, having 25+/- years of experience of protecting river access, state-wide, Along rivers primarily for swimming holes and other public access. His trust works with landowners And municipalities, obtaining funding and public access easements, to turn over to the town. He Could be helpful in orchestrating a project such as the Brown property. Access, particularly via A bridge, would be problematic but would not kill such a project. The critical path is coming up With a reasonable purchase price, and the trust would be able to pay for an appraisal.

C. Macleod stated that we have not yet been to the Selectboard, but she and S. Pytlik have met With the Recreation Committee who were supportive.

C. Macleod will get the WCC on the Agenda for a Selectboard meeting in March, as there must be Town support for the project. Applications are due to the Vermont Housing Conservation Board on April 20, which would be a major funding source. S. Libby would be able to attend.

D. Scranton will email S. Pytlik a list of area appraisers to forward to S. Libby.

### **Stone Meadow**

One of the bee hives is now covered for winter. Jane Quigley and Marc Pramuk will be designated in charge of the hives, and money has been allocated in our up-coming budget for two new colonies and supplies.

We will re-evaluate on a spring work day further cleanup of the copse, as there are some downed trees. We need new informational signage, and discussed several ideas and options to pursue.

Garbage cans for dog waste and recycling will need to be replaced.

### **Budget**

Our new funds from the Town of Wallingford are \$1830 as we had requested, lower than the usual \$2500. The only expenses thus far are \$426.50. We also have \$3680.66 from Vermont Country Store for Marc Pramuk's volunteerism at Stone Meadow. C. Macleod was advised that CDs are the best investment Choice at present. Might be considering a pavilion over the picnic tables near Waldo Lane.

### **Green-Up Day Other Business**

Saturday, May 1, 2021, at the library, will need volunteers to sign up people and to distribute bags

S. Pytlik advised that there is a Vermont Urban and Community Forest Grant due on March 26, which she Offered to write, for the planting of trees, outreach and education, management and stewardship. This \$1000 grant could be used for trees at the beach, parking area, or tree signage.

R. Nimitz said the signage for the West Rutland Marsh at been laminated at Staples.

Green Screen had done the signage for the Rain Garden, still in good condition.

N. Bresinsky will find out about the metal signage at Owl's Head in Dorset.

R. Nimtz and C. Macleod ordered trees, bushes that J. Quigley will pick up in May.

ACCV has the application form for 'Tiny Grants' (\$250-\$600) we could use, or we have Money set aside to re-print brochures for Stone Meadow. (None were put out this Past year due to Covid-19)

S. Pytlik also mentioned QR code generators for phones instead of brochures.

R. Ward suggested widening some trails by a grant next year, which would allow for multi-use

Like the main beach trail, including bicycles, perhaps with GE volunteers. The Selectboard

Could be asked to re-visit trail usage.

The southeast corner, by the road to the Wallingford Lodge, has an old existing road, blocked

By rocks for no vehicle access, which we might look at in a couple of weeks.

Meeting adjourned at 7:48 PM. Next meeting is Monday, March 22, at 6:30 at Town Hall. Masks required. Or by Zoom, depending on the Covid-19 circumstances.

Submitted by Debbie Scranton