



City of Shelton
Shelton Conservation Commission
54 Hill Street, Shelton, Connecticut 06484



March 13, 2020

Virginia Harger
Chairman
Planning and Zoning Commission
City of Shelton
54 Hill Street
Shelton, CT 06484

RE: "Nichols Place" #20-06
413 Nichols Ave.

Dear Chairman Harger:

At its March 4 meeting, the Conservation Commission reviewed plans dated 1-2-2020 for the "Nichols Place" proposal consisting of eighteen homes on 15.6 acres using the Designed Residential District (DRD) mechanism. The Commission recommends approval of this application with the following conditions:

1. Open Space #1 will remain privately owned and protected by a filed conservation easement.
2. A split rail fence will be installed along the property lines between lots 1-4 and Open Space #1 before a CO is issued.
3. The disturbance area for the detention basin will be well-delineated prior to construction in order to minimize disturbance.
4. Open Space #2 will be deeded to the town as Public Open Space except for the two buffer strips located to the north and south of lots 9 and 10. Those areas will remain protected as private open space.
5. There will be no cutting of trees in Open Space #2 during construction.
6. The stone walls on the east boundaries of lots 9 and 10 will be protected by a filed easement.
7. Local access for new residents of the subdivision to Open Space #2 will be granted between lots 7 and 8 by easement.
8. A split fence will be installed between lots 9-10 and the open space.



City of Shelton
Shelton Conservation Commission
54 Hill Street, Shelton, Connecticut 06484



9. The applicant will consider minimizing the area to be cleared to the rear of lots 11 and 12 to provide a buffer between the new homes and existing neighborhood.
10. The new road will be privately owned.

Sincerely,

Thomas Harbinson
Chairman