

Town of Canaan
Inland Wetlands/Conservation Commission
Minutes of Special Meeting, October 21, 2023
Flaton/Beurgi Property, 166 Undermountain Road

Members Present: Mark Burdick, Brant Burz, Matt Gallagher, Susan Kelsey
Others Present: Carol Flaton (landowner), Chris Lancto (agent/contractor), J. Bronson, V. Cannon, D. Estern, E. Estern, J. Holcomb, S. Jack, C. Kinsella, K. Munson

Meeting was called to order at 9:32 a.m. by Chairman Burdick. Flaton gave a brief historical review of the property's historical agricultural use and her goal to reclaim agricultural land; permanent preservation of a significant portion of the property is another goal. Two building sites may be proposed for the property with the siting of one building located in the general area of the former barn to minimize its visibility. Currently the hedgerows are being cleared of invasives and undesirable trees in attempt to expand agricultural land. Development of the property is still in its preliminary phase; P&Z approval and other town permits will be required prior to any actual construction.

Kelsey reiterated that at this time, site specific plans regarding future development are not formalized. However, current activities associated with invasive plant removal, grading and rock removal have resulted in exposed soil, with the potential of its migration downslope into Ledgy Brook, Wangum Brook and associated wetlands. Kelsey and Burz suggested installing silt fences as soon as possible immediately downslope from any future stockpiled dirt or areas currently being graded and disturbed. Exposed soil should also be seeded with winter rye to ensure stabilization.

Burdick asked what the timetable was regarding moving forward with additional site development, suggesting that actual findings, conditions and action taken be postponed until the next regular meeting on November 20th. Flaton and Lancto were in agreement with this timetable.

Flaton mentioned the existence of manmade swales on the lower portion of the property and is considering their removal to expand/enhance the field. Kinsella commented there is a similar situation on the Schrenk property upstream of Wangum Brook and that efforts to reclaim these swales for agricultural purposes proved futile due to the numerous beaver dams associated with Wangum Brook and their impact on the surrounding water table. Burdick suggested consulting with the NW Conservation District or the Natural Resources Conservation Service (USDA) regarding potential remediation of the said swales.

Gallagher made a motion to adjourn at 10:03 a.m.; seconded by Burz; passed unanimously.

Respectfully submitted,
Susan Kelsey, secretary

