WALLINGFORD CONSERVATION COMMISSION
MINUTES OF REGULAR MEETING
Room 3, Parks & Recreation Building
6 Fairfield Boulevard, Wallingford, CT
Thursday, November 12, 2026, 6:00 p.m.

Meeting was called to order by Chairman Conor Makepeace at 6:06 pm.
In attendance: Commissioners Erik Severson, Mike Miller, Jeff Borne, James Pyskaty, and Dianne Saunders; Environmental and Natural Resources Planner, ('EP') Sebastian Velez; two members of the public, Amy Anderson and Carol Borsari. Commissioner Jack Murphy joined the meeting at 6:13 pm.
Not in attendance: Commissioners Bruce Conroy and James Loughlin.

1. APPROVAL OF MINUTES
   A. Regular Meeting, July 9, 2026 - hold
   B. Regular Meeting, August 13, 2026 - hold
   C. Regular Meeting, October 8, 2026 - hold

2. TRANSITION PROJECT REPORT – J. Loughlin – continued to December meeting

3. LIST OF TASKS IN PROCESS – feedback – full DRAFT list as typed by Cmmr. Saunders last month. The following were discussed as priorities:

   A. Mowing schedule
      - Cmmr. Saunders suggested adding revision of the proposed mowing schedule to the task list (Public Works' mowing; vendor mowing when/what DPW cannot mow) – all agreed to revise proposed schedule
      - Discussed complaint by users about timing of mowing of butterfly meadow – Commission understands timing is difficult for DPW.
      - Consensus to tie proposed mowing schedule into farmland lease field CMA mowing, due to eliminating CMA's from leases.

   B. Trail maps: consensus to prioritize this and get them in final form and on the town website (Park-Rec). Need to add horse crossings to maps.
   Action step: Chair Makepeace to re- send mapping to-date and kmz info to EP Velez, Cmmr. Saunders to re-send horse crossing locations to EP Velez; EP Velez will adjust as needed, make the maps uniform in presentation, and send to Park-Rec Director in digital and pdf form for posting on the website.

4. PROPERTY MANAGEMENT
   A. Trees of heaven (toh) – update on treatment: Cmmr. Conroy not present (Marcus Cooke); TMP was worked on last month as reported; could not do further TMP toh's, as weather window has passed
   B. 155 Grieb Rd – staff: EP Velez reported on a leaf dumping complaint; he went out with staff from the Engineering Dept; town open space signs are intact; no evidence of dumping was observed during the field visit
   C. Proposal for memorial bench – follow-up – staff: EP Velez spoke with Park and Recreation Director Kenny Michaels, who thinks it is a good idea; Mr. Michaels prefers a wooden bench (less expensive). Commissioners discussed town staff efforts in the past to have standardization of memorial benches, and a protocol for approval of same. There maybe be something in the former EP's files. Cmmr. Borne requested CC see the Town protocol for memorial benches, if there is a formal one, at the next Conservation Commission meeting.
   Action step: EP Velez will follow up to find out if there is a protocol for memorial benches and report back.

   D. Other – 2 members of the public discussed hunting signage.
      1. They feel non-hunters are using the areas on hunting days but wearing regular clothing and are not aware of hunting. They observed that most users do not stop to read the fine print on kiosk signs or entrance safety signs. They suggested the Town post a separate sign at entrances, the bridge, and the roundabout to inform people there is hunting. Discussion and recommendations by everyone present.

2. Chairman Makepeace did a quick search online and found a simple, ready-made sign available for a reasonable cost. He suggested mounting on metal T-posts during hunting season, then removing for the remainder of the year. The more detailed hunting safety info at the kiosks would remain year-round.

Motion: Cmmr. Miller made a motion, seconded by Cmmr. Pyskaty, to purchase the bolder, simple hunting signs, T-posts, attachment hardware, and any additional installation materials needed, upon approval by Director of Park and Rec. Motion passed unanimously.

Action step: E.P. Velez will send a letter to Park-Rec Director Kenny Michaels to inform him of this proposal. If Director Michaels approves, the signs and related supplies could be ordered and installed by commissioners.

5. PROPERTY MONITORING REPORTS – Report and hand in:
   A. 205 Main St, Yalesville – B. Conroy: continued to next meeting
   B. Marcus Cooke – E. Severson: continued to next meeting
   C. Other - reminder for next meeting:
      - 204 Main St Yalesville – B. Conroy
      - Marcus Cooke – E. Severson
      - Tyler Mill – J. Murphy/D. Saunders
      - Cooke Rd – D. Saunders

6. FARMLAND LEASE PROPERTIES PROGRAM
   A. Bid status - Staff
      - E.P. Velez reported on the recent bid results for fields 4A&19A, 4C, and 8B; 2 bidders, no exceptions; highest bidder for all 3 was 3B Ranch
      - Cmmr, Saunders presented a DRAFT of the fields by lessee as background; several are due for re-bid; Cmmr. Miller commented on improvements made by the high bidder on other leases (no performance exceptions)

      Motion: Cmmr. Murphy made a motion, seconded by Cmmr. Severson, for Conservation Commission to recommend awarding the bids for fields 4A&19A, 4C, and 8B to the highest bidder – passed unanimously

   B. Field specifications – recommendations for tillage specifications fields 1A & 1C
      - Cmmr. Saunders explained improvements in field conditions using deep zone tillage for vegetable and corn fields 1A & 1C, and results of skip row tillage for vegetable and corn fields based on trials observed

      Motion: Cmmr. Saunders made a motion, seconded by Cmmr. Miller, to add skip row tillage as allowable in town fields leased for vegetables and corn, and to move the cover crop date to November 15th for fields leased for vegetables and corn – passed unanimously

7. REPORTS / CORRESPONDENCE
   A. Trails Work Group – TWG reps not in attendance; Chair Makepeace stated no report received
   B. Other - Staff – n/a

8. EXECUTIVE SESSION pursuant to CGS §1-200(6)(D) discussion of the lease, sale, or purchase of real estate.

   Motion: At 7:39 pm, Cmmr. Saunders made a motion, seconded by Cmmr, Borne, to enter into executive session. There were only commissioners and staff present for the executive session – unanimous

   Motion: At 7:59 pm, Cmmr. Murphy made a motion, seconded by Cmmr. Severson, to come out of executive session – passed unanimously

9. NEXT MEETING – December 10, 2026, 6 p.m.

10. ADJOURNMENT

    Motion: At 7:59 pm, Cmmr. Pyskaty made a motion to adjourn, seconded by Cmmr. Severson – passed unanimously

Respectfully submitted by C. Makepeace, D. Saunders