

NORWALK ASSOCIATION OF SILVERMINE HOMEOWNERS (NASH)

Meeting minutes for November 22, 2010

Respectfully submitted by Eric Nelson.

The meeting took place at 100 Comstock Hill Ave, the home of Lee Levey.

Board members in attendance: Leigh Finley, Leigh Grant, Linda Lee, Lee Levey, Alex Modica, Christine Names & Eric Nelson.

Absent: Heather Dunn, Sue Palinkos

Others in attendance: John Kahler

The meeting was called to order by Lee Levey, President @ 7:43 pm.

Please Note: the outline of the minutes follows the meeting agenda.

Treasurer's Report: Linda Lee reported. Linda handed out copies of NASH 2010 financial statement. The CD had matured and after accounting for the expenses outstanding and the proceeds from the House tour, NASH had a net balance of approximately \$26,500. There was also approximately \$650 of advertising income still outstanding from the house tour.

Approval of Minutes: The minutes for the October meeting were not available for approval.

House Tour 2010: A general discussion took place on the need to reconvene the house tour committee to have a recap of the 2010 house tour. Some of the topics to be covered would be creating a timeline for this & future house tours, a summary of lessons learned by the various subcommittees, and establishing a process to search for potential House tour homes further upstream. Leigh Finley is also working on a spreadsheet listing past homes on the house tour & potential homes for future house tours including contact information for the owners.

Communication: Christine Names reported: Christine has set up a trail of "Constant Contact" software to improve & formalize our communications with NASH membership. Cost after the free trial was minimal, \$213/yr. Details on software use, & benefits were also discussed.

Christine also brought up some issues with the new town website & how some of the changes affect NASH. A present, the new website does not allow for a search by street. This makes it difficult for us to update the NASH mailing list by cross checking contact information. Until some effective work around is established, it was agreed that the increased burden of mailing information be shared by all the board members.

CNNA: No report: against current Silvermine residents. There were also questions & concerns raised about town involvement in the maintenance of neighborhood parks most notably Fodor Farm.

Mayor's Neighborhood Preservation Meeting: Christine reported. The last meeting of the NPC had little to report in the way of news updates. One item that did come up was the inclusion of a P&Z feedback/complaint form added to the city website. This would provide a formal mechanism to inform the city of potential zoning issues.

Historic District: Leigh Grant reported: Stacey Vairo with the state of Ct Historic Preservation Council indicated that the decision on the application for the Verner Pratt & Camp homes was delayed until March 2011. The meeting was to be held in early November but was postponed since there were only a few items on the agenda. Leigh also indicated that she needs to obtain information on the Camp House to include on the NASH website.

Conservation & Zoning Regulations Committee: Leigh Grant reported: Earlier in the month a group consisting of members of NASH (Leigh Grant, Lee Levey, Eric Nelson & Christine Names), the Norwalk Land Trust (Peggy Holton & Marny Smith), Norwalk common council members (Doug Hempstead & Kelly Straniti) and CNNA (Julie Burton) met as a study group to consider the use of the current Conservation Development ordinance. Leigh led the group through a review of the legislative history of the current ordinance while providing some historic perspective of conservation Developments at the state level.

It was agreed at the meeting that all of the existing conservation developments in Norwalk be studied, visited & reviewed with an eye towards determining what worked well and what did not. This review will be ongoing and the committee will meet again in January to discuss their findings.

Nature Preserve: Leigh Grant Reported: Work on the land set aside for the nature preserve is scheduled to start again in January. It was noted that a tree house was being constructed within the confines of the property. Planning & zoning has been notified and the structure will be removed. The property is city owned and has a gas line Right of way. Prior to any work being done, a few issues need to be addressed: 1) Liability insurance has to be obtained for any volunteer work done on the property. Commercial contractors are expected to carry proof of insurance & 2) a tree survey needs to be conducted to identify trees that are worth saving. Eric Nelson offered to obtain a quote for the liability insurance and for Directors & Officers insurance prior to the next meeting.

Retaining Walls, Fill & Permits: Leigh Grant & Lee Levey reported. Concerns were raised regarding some fill activity that had taken place over the last year in Silvermine on property abutting the Stiers property. Of concern was the recent the large amount of fill that had been trucked in to property upslope. There seems to be little in the way of town regulations or permits required for this type of activity. Leigh Grant raised the point that this needs to be addressed since

property with steep grades will come under increasing development pressure as the available lots within the town become built out.

Silvermine Tavern Update: Lee Levey reported. A potential buyer for the Silvermine Tavern is in discussions with the Tavern owner and the town regarding potential uses for the site. Since the tavern is a village district, NASH has an interest in assuring that any modification of the existing use of the property fit the character of the neighborhood. The board was in general agreement that any potential purchaser gain agreement from both NASH and the SCA regarding any plans for the property prior to any purchase that relies on such approval.

Old Business: Lee Levey indicated that the 501(c)(3) paperwork was still being reviewed by the IRS. The board also noted with approval that the question of 93 East Ave had been resolved with the property being saved. Norwalk Preservation trust deserves for its efforts in this regard as well and state representatives Bob Duff & Larry Caferro.

New Business: None

Board Membership: John Kahler of 11 Red Barn Lane was nominated for a position on the NASH board. John has been a resident of Silvermine since 1997 and has served on the boards of several non profits. He was approved unanimously by the Board.

Meeting was adjourned at approximately 9:30