



TOWN OF WESTBROOK

CONSERVATION COMMISSION

866 BOSTON POST ROAD
WESTBROOK, CONNECTICUT 06498

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Westbrook Conservation Commission Regular Meeting Minutes
Tuesday, May 19, 2015 7:00 p.m.
Mulvey Municipal Center - South Meeting Room
(Unapproved)

Members Present

Tom ODell, Bob Peterson, Marty Marx, Mike Oryl, Don Harger, John Rie

Excused Absence

Randy Bell

Call to Order

Chairman Tom ODell called the regular meeting to order at 7:00 p.m.

Minutes- April 21, 2015

MOTION: to approve the minutes of April 21, 2015 as presented. **MADE:** by J. Rie; **SECONDED:** by M. Oryl; **VOTED IN FAVOR:** J. Rie, M. Marx, B. Peterson, M. Oryl, D. Harger; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

Bills

MOTION: to pay Kathleen Noyes, Recording Clerk \$190.00 for clerking duties for March and April 2015. **MADE:** by M. Oryl; **SECONDED:** by D. Harger; **VOTED IN FAVOR:** D. Harger, J. Rie, M. Marx, B. Peterson, M. Oryl; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 5-0-0.

Correspondence

The following were received: The Spring 2015 edition of The Habitat, a copy of a letter dated 5/7/15 from First Selectman Noel Bishop to James Crawford, Chairman of the Westbrook Foundation thanking the Foundation for their donation of \$38,500.00 for the construction of a public fishing dock and kayak launch on the Patchogue River behind the Mulvey Municipal Center, 4/7/2015 Inland Wetlands and Watercourses Commission Regular Meeting Minutes, 4/23/15 Zoning Commission Special Meeting Minutes, information about Zoning Referral ZC2015-010-1921 Boston Post Road and a copy of the letter and permit from the CT Department of Energy and Environmental Protection dated 4/17/2015 re: approval of permit #201406293-SB for Joseph Karpinski.

Chairman's Report:

T. ODell reported about the passage of legislation by the Senate and the House of Representatives to increase funding for DEEP Open Space Grants from 70% to 90% of grant request,

Open Space Program

Preservation/Acquisition

- Chapman Mill Pond parking grant: Construction Time Line: T. ODell hopes to meet with the engineer later this week to develop a time line for construction. They're hoping the town crew can do some of the work. The match for the money they are receiving from the state is 20% of the total. T. ODell went back 18 months and added the expenses that have been incurred so far which was over \$8,500.00. This includes payment for the hours worked by the interns on Chapman Mill Pond property.
- Sciongay: Update: There is discussion going on with DEEP to negotiate with the Sciongays.

Management

- Horse Hill Woods: Management Plan: Representatives from the CT River Coastal Conservation District (CRCCD) will be going out on 5/28/15 to begin scoping out the 186 acres.
- Chapman Mill Pond: Trail update: Matt Cyr worked on the trail for his Eagle Scout project. He said he would design and include a vernal pool education station. He has a friend who decided to work on this for his Senior Project. The design for the vernal pool education station will be ready for Conservation Commission review soon.
- Salt Island Overlook: Trail condition: T. ODell has not had the opportunity to walk this trail recently to check on its condition. Needs volunteer assistance. Marty Marx will be contacted.
- Salt Island: Education/Island Keepers: J. Rie reported that the Nature of Learning is currently in process. Friends of the Westbrook Barrier Islands will have a meeting on 5/20/15. Shorebird outreach is currently being done. They hope to schedule the osprey nation talk soon.

Intern Work Program:

- Morgan Allen: Co-op work program with Refuge: M. Allen will be working with CRCCD staff on Horse Hill Woods Management Plan at the end of May. She will also assist with the trail walk at the McKinney Wildlife Refuge on June 6th.

Trail Maps:

- Review/comment-revisions: T. ODell distributed revised open space trail maps for Horse Hill Woods Trails and Chapman Mill Pond Trails for Commissioners to review.

<p><u>MOTION:</u> to delete the interior property lines on the Horse Hill Woods Trail map. <u>MADE:</u> by J. Rie; <u>SECONDED:</u> by M. Oryl; <u>VOTED IN FAVOR:</u> D. Harger, J. Rie, B. Peterson, M. Oryl; <u>OPPOSED:</u> none; <u>ABSTAINED:</u> M. Marx; <u>APPROVED:</u> 4-0-1.</p>

Commissioners accepted the Chapman Mill Pond Trails map as submitted.

MOTION: to add to the agenda under New Business the following: 1. Inland Wetlands and Watercourses Commission referral for Milano Development Corp for “Westbrook Small Business Park” at 7 Pequot Park Road, 2. Planning Referral PC-2015-004; Mulvey Municipal Center, proposed kayak launch and dock, 3. Coastal permit application: Exchange Authority, LLC, 1062A Boston Post Road and 4. The Preserve: Tax liability for Westbrook property. **MADE:** by J. Rie; **SECONDED:** by M. Oryl; **VOTED IN FAVOR:** D. Harger, J. Rie, M. Marx, B. Peterson, M. Oryl; **OPPOSED:** none; **ABSTAINED:** None: **APPROVED:** 5-0-0.

Friends of Westbrook’s Barrier Islands

- Update: There is a meeting 5/20/2015. Money was received for the shorebirds outreach initiative.

Old Business

- Zoning Referral ZC2014-022- 1961 Boston Post Road: Site Plan Application for a proposed Multi-Family residential development pursuant to State Statute 8-30g (affordable housing) with 24 units (new) on property with existing structure-update.

The applicant withdrew the 8-30g affordable housing component of the application. Meetings are continuing with residents of Chapman Beach.

- Planning Referral: PC2015-003 – 1062 Boston Post Road – Christman: Proposed 2 lot Conservation Subdivision with proposed Conservation Restriction: T. ODell walked the property with Town Planner Meg Parulis. He also reviewed the conservation restriction document and the map: Site Plan and Conservation Restriction document requires revision. T. ODell has asked Planning to continue Public Hearing to allow commission to discuss revisions at June meeting.

New Business

- IWWC Referral 7 Pequot Park Road (Map 158/ Lot 23) construction of 3 commercial buildings, road, utilities and piping of one intermittent watercourse with the filling of 0.05 acre of wetlands.

T. ODell asked Commissioners to review this application to ensure storm water is maintained on site so there will be no additional drainage off site and eventually enter the Menunketesuck River. He said they do have to wait for the engineer’s report, and he suggested Commissioners attend a site walk of the property if one is scheduled.

MOTION: to table IWWC Referral for 7 Pequot Park Road (Map 158/ Lot 23) construction of 3 commercial buildings, road, utilities and piping of one intermittent watercourse with the filling of 0.05 acre of wetlands until Commissioners have additional information. **MADE:** by J. Rie; **SECONDED:** by B. Peterson; **VOTED IN FAVOR:** D. Harger, J. Rie, M. Marx, B. Peterson, M. Oryl; **OPPOSED:** none; **ABSTAINED:** None: **APPROVED:** 5-0-0.

- Planning Referral: PC-2015-004; Mulvey Municipal Center –proposed kayak launch and dock layout concerns. Commissioners had no comments for the Planning Commission for this referral.

- Coastal Permit Application: Exchange Authority, LLC – 1062A Boston Post Road: T. ODell commented on Coastline Consulting & Development, LLC excellent detailed analysis of the application for the Dock Installation Project for the Structures, Dredging & Fill, & Tidal Wetlands permit application to install a fixed pier, ramp, and floating dock at its property at 1062A Boston Post Road.
- The Preserve: tax liability for Westbrook property: T. ODell is on The Old Saybrook Board of Selectmen’s Ad Hoc Management Committee for The Preserve which met for the first time in April. The management document between the State of CT and the town of Old Saybrook and noted that Old Saybrook would be responsible for Preserve property in Westbrook. T. ODell distributed a letter he wrote to First Selectman Noel Bishop regarding The Preserve potential tax liabilities.

MOTION: in support of the planning, management and stewardship of The Preserve’s Route 153 proposed Trail Head with respect to property of The Preserve located in the Town of Westbrook, the Westbrook Conservation Commission recommends that the Town of Westbrook waive all real estate taxes, including Payment in Lieu of Taxes, that would be the responsibility of the Town of Old Saybrook. MADE: by M. Marx; SECONDED: by D. Harger; VOTED IN FAVOR: D. Harger, J. Rie, B. Peterson, M. Marx, M. Oryl; OPPOSED: none; ABSTAINED: None; APPROVED: 5-0-0.

Reports

Planning, Zoning, Inland Wetlands, Harbor Commission, Town Center, Adopt-A-Spot

The Town Center Committee is considering the adoption of a Historic District in Westbrook’s Town Center. T. ODell showed Commissioners a map highlighting the properties that would be included in this district which is near the Westbrook Town Green.

MOTION: to adjourn the meeting at 8:30 p.m. until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, June 16, 2015 at 7:00 P.M. in the South Meeting Room of the Mulvey Municipal Center, 866 Boston Post Road. MADE: by D. Harger; SECONDED: by M. Oryl; VOTED IN FAVOR: B. Peterson, J. Rie, M. Oryl, M. Marx, D. Harger; OPPOSED: none; ABSTAINED: none.; APPROVED: 5-0-0.

Respectfully Submitted,
 Kathleen Noyes, Recording Clerk
 cc: Planning Commission, Zoning Commission, Inland Wetlands & Watercourses Commission