



# TOWN OF WESTBROOK CONSERVATION COMMISSION

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## Westbrook Conservation Commission Regular Meeting Minutes Tuesday, July 19, 2016 7:00 p.m. Mulvey Municipal Center - South Meeting Room (Unapproved)

### Members Present

Tom ODell, John Rie, Mike Oryl, Don Harger, Randy Bell

### Excused Absences

Marty Marx  
Bob Peterson

Ralph DePonte, Inland Wetlands and Watercourses Representative

### Call to Order

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

**MOTION:** to move Christman Conservation Restriction, which is under **Old Business**, to the top of the agenda and to add under **Old Business:** Planning Referral 2 Westbrook Place & 1224 Boston Post Road – Proposed Municipal Parking Lot (27 spaces). Town Planner Meg Parulis will review the proposal. **MOTION** to add under **New Business:** Zoning Referral: ZC2016-009-11 & 13 Meadowbrook Road Ext. proposed zone change from Medium Density Residential to Planned Residential Development District. **MADE:** by D. Harger; **SECONDED:** by R. Bell; **VOTED IN FAVOR:** D. Harger, M. Oryl, J. Rie, R. Bell; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

### **Old Business**

- **Christman Conservation Restriction:** Possible Violations

Mr. and Mrs. Robert Christman were present as was Town Planner Meg Parulis. R. Christman said there was no ill intent on breaking the Conservation Restriction. It was not done purposefully.

R. Christman explained that his daughter has decided to live in house on Lot 1. She hired a contractor to build an addition. She asked her father to remove 2 trees, one a Maple and one a dead Hemlock. Before he removed the trees, he read the regulations and the Conservation Commission's minutes, and he specifically mentioned motion three from the August 2016 meeting. R. Christman said he measured the distance of the trees from the Conservation Restriction area before he removed them. He didn't realize he was breaching any regulations.

R. Christman said cutting the Hemlock was difficult. The tree caught the top of another tree as it was coming down damaging it. He cut the damaged tree down. He didn't realize he shouldn't have done that. He said there is another tree of the same species and diameter within a few feet of the tree he took down.

R. Christman then addressed the leaf litter berm issue. He said his son raked leaves to clean the yard, and he raked them into the Conservation Restriction area not knowing he wasn't supposed to do that. R. Christman said he will remove the leaves if the Commission requests that, but he thought the leaves would add an extra layer of protection until the construction process is over. T. O'Dell stated that leaves should not be raked into conservation restriction area so eventually will need to be removed.

He indicated that his daughter would like to establish grass in the area that was raked. He then spoke about sedimentation and erosion; the contractor has now installed a proper silt fence.

T. O'Dell said the Christmans need to submit a written plan with the types of native grass and plants that the Christmans propose to use and how it will be maintained.

T. O'Dell said his concern was continued lack of communication between Mr. and Mrs. Christman, their daughter and the contractor regarding the Conservation Restriction and the approved site plan restrictions.

J. Rie said the Conservation Commission had wanted native plants used. They would like the area to be maintained as it was. He suggested the Christmans contact Master Gardener Kathy Connolly in Old Saybrook to ask her to suggest what types of native plants and grasses appropriate for that area.

Mr. Christman said a written planting plan for the area will be submitted.

- **Planning Referral:** 2 Westbrook Place & 1224 Boston Post Road-Proposed Municipal Parking Lot (27 spaces) Town Planner Meg Parulis will review the proposal.

M Parulis said the area is currently all gravel. The work is being paid for by a STEAP Grant. Remediation of the property has to be done, parking spaces will be constructed, and grasses and plants will be planted. Master Gardener Kathy Connolly has been working with the town on the plantings. The whole area is going to be low maintenance with no mowing required. The front area is being used to show lawn alternatives. They are using drought tolerant plants.

A shared access agreement has not yet been drawn up, but it will be, and then all connections will be made. The town had to get a wetlands permit for this area. There were concerns about flooding. A pervious asphalt will be used to enhance drainage and infiltration. The native plants will provide added protection for runoff.

They are trying to create a more efficient parking network with better connections which will improve traffic flow. This is a low impact development project.

In the future, a building may occupy the front of the property. Options are being kept open at this time.

**MOTION:** to write a letter from the Conservation Commission to support the plantings being used for the 2 Westbrook Place & 1224 Boston Post Road proposed municipal parking lot. **MADE:** by R. Bell; **SECONDED:** by M. Oryl; **VOTED IN FAVOR:** D. Harger, M. Oryl, J. Rie, R. Bell; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

### **Minutes- June 21, 2016**

**MOTION:** to approve the Conservation Commission's Meeting Minutes of June 21, 2016 as presented. **MADE:** by J. Rie; **SECONDED:** by D. Harger; **VOTED IN FAVOR:** D. Harger, R. Bell, J. Rie, M. Oryl; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

**MOTION:** to approve the June 2016 time sheet from Recording Clerk Kathleen King in the amount of \$134.20. **MADE:** by M. Oryl; **SECONDED:** by D. Harger; **VOTED IN FAVOR:** D. Harger, M. Oryl, J. Rie, R. Bell; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

### **Correspondence**

The following were received: Zoning Commission Minutes from 5/24/16 and 6/28/16.

### **Chairman's Report**

The Chairman's Report will be covered under the agenda items.

### **Open Space Program Preservation/Acquisition**

- **Sciongay: Executive Session**

**MOTION:** to enter into Executive Session. **MADE:** by J. Rie; **SECONDED:** by D. Harger; **VOTED IN FAVOR:** D. Harger, M. Oryl, J. Rie, R. Bell; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

**MOTION:** to exit Executive Session. **MADE:** by D. Harger; **SECONDED:** by J. Rie; **VOTED IN FAVOR:** D. Harger, M. Oryl, J. Rie, R. Bell; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

### **Management**

- **Chapman Mill Pond:**

>>**Parking area:** Discuss Open/Close Schedule

T. ODell would like to secure volunteers for the next 2 weekends. Chapman Mill Pond needs to close no later than dusk. A neighbor complained to First Selectman Noel Bishop that the gate is being left open at night.

R. Bell offered to close the parking area for the next few weekends.

D. Harger volunteered to open the parking area for the next few weekends. T. ODell and R. DePonte offered to be alternates.

T. ODell is hoping to get someone from the Public Works Department to open and close the parking area in the fall.

**>>Signage:** Pole Status:

R. Bell has finished the pole for the sign. R. Bell and T. ODell will take the pole and sign to town garage tomorrow; Public Works Department will install. T. ODell will stake a spot for the location of the sign so it will be in accordance with the site plan. This has been approved by the Department of Transportation.

**>>Planting:** Mulch, Watering

The interns mulched with cedar bark. Three white cedar trees and two red cedar trees have died. The contractor will replace them. The interns have been watering every 2-3 days.

- **Toby Hill Woods on Halls Road:** Parking Area Recommendations-  
An appointment with Director of Public Works John Riggio will be made tomorrow.
- **Horse Hill Woods III:** Parking Area on Breakneck Hill  
An appointment with Director of Public Works John Riggio will be made tomorrow.
- **Salt Island:** Review and comment on History Draft 4  
Commissioners reviewed the Visitor Survey Form to keep track of how many people and dogs have been on Salt Island. The form has been used successfully by all three interns. The public has been very cooperative about answering the survey questions.
- **Trail Management:** Update  
The Horse Hill Woods II (Miele/Russo) property has been partially flagged. There has been concentration on invasive control in Chapman Mill Pond particularly around vernal pools. Terri Potvin introduced her vernal pool project to M. Marx and David. T. ODell and the interns are investigating sources for equipment to analyze the remaining water.

**Friends of Westbrook Barrier Islands**

There may be a meeting tomorrow night. It has been difficult to coordinate Friends' volunteers with interns. J. Rie will send an email tonight to see if there will be a meeting tomorrow night.

**New Business**

- **Zoning Referral:** ZC2016-009-11 & 13 Meadowbrook Road Ext. proposed zone change from Medium Density Residential to Planned Residential Development District. Need time to review. Zoning Public Hearing is 8/23/16. The Commission can review 8/16/16.

<p><b><u>MOTION:</u></b> to table the Zoning Referral ZC2016-009-11 &amp; 13 Meadowbrook Road Ext. proposed zone change from Medium Density Residential to Planned Residential Development District. Zoning Public Hearing is 8/23/16. The Commission can review the materials on 8/16/16 to Conservation Commission regular meeting on 8/16/16. <b><u>MADE:</u></b> by J. Rie; <b><u>SECONDED:</u></b> by D. Harger; <b><u>VOTED IN FAVOR:</u></b> D. Harger, M. Oryl, J. Rie, R. Bell; <b><u>OPPOSED:</u></b> None; <b><u>ABSTAINED:</u></b> None; <b><u>APPROVED:</u></b> 4-0-0.</p>
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- **Support for Conservation District**

Commissioners recommend that the Board of Selectmen support the CT River Coastal Conservation District (CRCCD) request for “Allocation for Services” for \$1,678.00.

**Reports:** Planning, Zoning, Inland Wetlands, Harbor, Town Center, Adopt-A-Spot, The Preserve

There are no new reports.

<p><b>MOTION:</b> to adjourn the meeting at 8:45 p.m. until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, August 16, 2016 at 7:00 P.M. in the South Meeting Room of the Mulvey Municipal Center, 866 Boston Post Road. <b>MADE</b> by D. Harger; <b>SECONDED:</b> by J. Rie; <b>VOTED IN FAVOR:</b> D. Harger, J. Rie, R. Bell, M. Oryl. <b>OPPOSED:</b> None; <b>ABSTAINED:</b> None; <b>APPROVED:</b> 4-0-0.</p>
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Respectfully Submitted,

Kathleen King, Recording Clerk

cc: Planning Commission, Zoning Commission, Inland Wetlands & Watercourses Commission