



# TOWN OF WESTBROOK

## CONSERVATION COMMISSION

866 BOSTON POST ROAD  
WESTBROOK, CONNECTICUT 06498

(860) 399-3046 • Fax (860) 399-2084

**Westbrook Conservation Commission Regular Meeting Minutes**  
**Tuesday, August 18, 2015 7:00 p.m.**  
**Mulvey Municipal Center - South Meeting Room**  
**(Approved)**

### **Members Present**

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

Ralph DePonte, IWWC representative, was also present.

### **Call to Order**

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

Tom Elliott from the Westbrook Land Conservation Trust was in attendance.

### **Minutes- August 4, 2015**

**MOTION:** to approve the Special Meeting Minutes of August 4, 2015 as presented. **MADE:** by D. Harger; **SECONDED:** by M. Oryl; **VOTED IN FAVOR:** J. Rie, M. Marx, B. Peterson, M. Oryl, D. Harger, R. Bell; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 6-0-0.

### **Correspondence**

The following were received:

8/4/15 Inland Wetlands and Watercourses Meeting Minutes and a thank you letter dated 8/11/15 from the Connecticut Land Conservation Council for membership payment.

### **Open Space Program**

### **Preservation/Acquisition**

- **St. John:** Town meeting August 24<sup>th</sup>

Mrs. St. John will not be able to attend the closing tentatively scheduled for 9/12/15. There will be a Town Meeting on Monday, 8/24/15 where this acquisition will be up for a vote. T. Elliott said the Westbrook Land Conservation Trust has encouraged all of its members to attend this meeting.

- **Sciongay: Update**

The cost of demolition of house is estimated to be \$29,000.00. T. ODell shared details of the estimate with Commissioners. An environmental study needs to be completed. There is \$1,600.00 in the Open Space Budget Account. T. ODell suggested these funds be used to pay for the environmental study. There is concern about asbestos in the house, and if asbestos is found, it has to be taken to a special dump in Ohio.

## Management

- Chapman Mill Pond:

### >>**Parking area construction: Zoning Public Hearing 8/25/2015**

T. ODell went there last week to talk to the neighbors about the parking area construction. Neighbors expressed concerns about it. They are concerned about people in the area after dark, trash, noise and loss of property value. Considering neighbor concerns an 80' stockade fence has been priced for installing along the northern boundary. Six (6) test holes were dug to search for ledge. Ledge was not found. This will reduce the cost of the construction.

Because people sometimes ride horses on the trails, T. Elliot and T. ODell worked together to be sure there would be enough room for a horse trailer to turn around.

The Lake Laconia subdivision residents have concerns about the lily pads and other aquatic weeds in the pond. The DEEP permit for treatment was submitted in April but was not received until 8/6/15. The Lake has now been treated.

The trail from Chapman Mill Pond to Breakneck Hill is difficult to travel. Work needs to be done to make it more accessible.

- Horse Hill Woods

### >>**Forest Bird Assessment: Review**

This program was funded by the US Forest Service. There is a partnership between the US Forest Service and Audubon in CT for 8 Forest Bird Assessments per year. A group went out last Monday. The assessment took about 4 hours. A report will be submitted in December.

- Salt Island Overlook

### >>**Main and trail signs**

T. ODell brought in a trail sign with a long wooden pole to show Commissioners. The numbered signs were developed by Bob Peterson and will be put up by intern according to trail numbers on map.

T. ODell distributed a Town of Westbrook Open Space Property Salt Island Overlook Trail Map. On one side, there is a map, and on the other side, there are descriptions of the 8 walking trails. He said interns Marty and Morgan have been working very hard at Salt Island Overlook this summer and want the trail maps and trail identifiers put up before they leave.

- Salt Island: **Management Plan and reports;**

Morgan is working to finish before she leaves September 4th

**Intern Work Program:**

- **Invasive Control: ongoing**
- **Trail Maintenance**
- **Trail Marking: All trails have been or will be re-marked.**
- **Mulch Native Planting – Educational Walkway – finishing this week**

**Friends of Westbrook’s Barrier Islands**

- Update  
The end of summer meeting is going to be held on 8/19/2015. There are large populations of both Oyster Catchers and Terns on Menunketesuck Island

**Old Business**

- Planning Referral: PC-2015-003 – 1062 Boston Post Road – Christman; Proposed 2 lot Conservation Subdivision with proposed Conservation Restriction: Planning Commission actions

The applicant has accepted the Conservation Commission’s recommendations. There were no further recommendations made by the Planning Commission. T. ODell showed Commissioners the Town Of Westbrook Conservation Restriction signs that will be put up in the area.

**MOTION:** to move **New Business** – Proposed transfer of Town owned tidal marsh to Stuart B. McKinney NWR up from the end of the agenda. **MADE:** by M. Marx; **SECONDED:** by D. Harger; **VOTED IN FAVOR:** J. Rie, M. Marx, B. Peterson, M. Oryl, D. Harger, R. Bell; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 6-0-0.

**New Business**

- **Proposed transfer of Town owned tidal marsh to Stuart B. McKinney National Wildlife Refuge**

T. Elliot represented the Westbrook Land Conservation Trust on this issue.

There are 4 parcels the Refuge is interested in acquiring, 2 belonging to WLCT, 2 owned by Town of Westbrook. An appraisal will be needed for each parcel. The appraisal will be paid for by the Stuart B. McKinney NWR. Commissioners discussed whether this land should be given to the Stuart B. McKinney NWR, or if the Town should ask for compensation for it.

T. Elliot said this is brackish area and a potential spawning area. They’d like to have DEEP or the USFWLS evaluate the significance of the 2-acre tidal lake that is there. They’re trying to gather 6 or 7 professionals together to create a management plan. This land is adjacent to Stuart B. McKinney’s NWR existing parcels.

**MOTION:** to further examine the transition of the property. **MADE:** by M. Marx; **SECONDED:** by R. Bell; **VOTED IN FAVOR:** J. Rie, M. Marx, B. Peterson, M. Oryl, D. Harger, R. Bell; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 6-0-0.

- Inland Wetland Referral: Milano Development Corp. “Westbrook Small Business Park” 7 Pequot Park Road. Update

T. ODell drafted the following recommendations for this application:

1. that the applicant be instructed to obtain a written evaluation from a Wetlands Scientist of the function and value of the 1 acre wetland shown in the application site plan including listing wetland plants and aquatic organisms and provide an evaluation of the impact the proposed development will have on the wetland. Further, they recommend that the report include mitigating actions to reduce impacts.
2. that the applicant provide and implement a vegetated buffer planting plan for each of the 3 buildings that can serve as a mitigation action for construction activity and permanent impervious surface so close to the wetlands.
3. that a storm water cleaning facility be installed to protect the proposed wetland.
4. that they reserve the right to comment when the final plans are presented.

R. DePonte went on a site walk of the property, and he gave Commissioners more detail about the proposal based on what occurred at the IWWC meeting.

T. ODell distributed a memorandum from Mark Pereira, P.E. and Jeff Stearns, P.E. of Woodard and Curran dated 7/30/15 to IWWC Enforcement Officer Heidi Wallace regarding the request for information of Westbrook Small Business Park.

MOTION: to make the recommendations listed above: that the applicant be instructed to obtain a written evaluation from a Wetlands Scientist of the function and value of the 1 acre wetland shown in the application site plan including listing wetland plants and aquatic organisms and provide an evaluation of the impact proposed development on the wetland. Further, the Conservation Commission recommends that the report include mitigating actions to reduce impacts; 2.that the applicant provide and implement a vegetated buffer planting plan for each of the 3 buildings that can serve as a mitigation action for construction activity and permanent impervious surface so close to the wetlands; 3. that a storm water cleaning facility be installed to protect the proposed wetland; 4. that the Conservation Commission reserves the right to comment when the final plans are presented. MADE: by J. Rie; SECONDED: by M. Marx; VOTED IN FAVOR: J. Rie, M. Marx, B. Peterson, M. Oryl, D. Harger, R. Bell; OPPOSED: none; ABSTAINED: none; APPROVED: 6-0-0.

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- **No activity this month**

## Reports

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

T. ODell reported that the Preserve Ad Hoc Committee has asked him to inquire about the cost of temporarily restricting the access of The Preserve from Route 153 in Westbrook.

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, September 15, 2015 at 7:00 P.M. in the South Meeting Room of the Mulvey Municipal Center, 866 Boston Post Road. MADE: by M. Marx; SECONDED: by R. Bell; VOTED IN FAVOR: B. Peterson, D. Harger, M. Oryl, J. Rie, R. Bell, M. Marx; OPPOSED: none; ABSTAINED: none.; APPROVED: 6-0-0.

Respectfully Submitted,

Kathleen King, Recording Clerk

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