



# 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, September 15, 2015 7:00 p.m.  
Mulvey Municipal Center - South Meeting Room  
(Unapproved)**

### **Members Present**

Tom ODell, Marty Marx, John Rie, Randy Bell, Mike Oryl

Ralph DePonte, IWWC representative, was also present.

### **Members Absent**

Bob Peterson--Excused

Don Harger

### **Call to Order**

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

### **Minutes- August 18, 2015**

**MOTION:** to approve the Regular Meeting Minutes of August 18, 2015 as presented. **MADE:** by R. Bell; **SECONDED:** by M. Marx; **VOTED IN FAVOR:** J. Rie, M. Marx, M. Oryl, R. Bell; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

**MOTION:** to pay Recording Clerk Kathleen King \$152.50. **MADE:** by M. Oryl; **SECONDED:** by M. Marx; **VOTED IN FAVOR:** J. Rie, M. Marx, M. Oryl, R. Bell; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

### **Correspondence**

The following were received:

8/4/15 Corrected Meeting Minutes for the Inland Wetlands and Watercourses Commission, 9/1/15 Regular Meeting Minutes for the IWWC, 8/25/15 Regular Zoning Commission Meeting Minutes and the August Wetland Agent's Report.

### **Chairman's Report** None

### **Open Space Program**

#### **Preservation/Acquisition**

- **St. John:** Town meeting update  
The acquisition of the St. John property was passed at Town Meeting. One week before the Town Meeting, Ms. St. John had to go out of town. Closing schedule pending her arrival back.

- **Sciongay:**

DEEP has funds for purchasing open space property but are short staff to review the sites. DEEP suggested the Conservation Commission develop a list of findings in support of CT DEEP acquiring the remaining Sciongay property on Chapman Mill Pond. T. ODell drafted an analysis using a format used by DEEP staff to justify new land acquisitions. Sections include: Property Management and Funding, and under Consistency with DEEP Green Plan – Acquisition and Protection Considerations are: Ecological Value, Location, Use Needs, Location Concerns and General Provisions.

T. ODell also distributed a Chapman Pond Dam Maintenance ScheduleTasks. This is a draft document, and the tasks are divided into those which would be the Town's responsibility and those which would be the State of CT DEEP's responsibility. The proposed management work to be done by the Town under a cooperative agreement with DEEP could be contracted out.

T. ODell printed maps for Commissioners of the topography of the site as well as a Google image of the site.

Commission members reviewed the documents and they agreed to recommend acquisition of the Sciongay II property (3.93 acres) which is located at the south end of Chapman Mill Pond and to seek partnership with the DEEP in acquiring the property.

There was discussion about the possible demolition of the house. An environmental analysis would be required.

<p><b>MOTION:</b> to add under <b>New Business- Increasing Penalties for Use of ATVs in Open Space.</b> <b>MADE:</b> by M. Marx; <b>SECONDED:</b> by J. Rie; <b>VOTED IN FAVOR:</b> J. Rie, M. Marx, M. Oryl, R. Bell; <b>OPPOSED:</b> none; <b>ABSTAINED:</b> none; <b>APPROVED:</b> 4-0-0.</p>
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## **Management**

- Chapman Mill Pond:

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

- This was approved by the Zoning Commission. During the Public Hearing, a neighbor voiced concerns about the proximity of the parking area to her home. A stockade fence and white pine trees are being installed for privacy.

- M. Marx read portions of the Zoning Committee's Regular Meeting Minutes regarding the neighbor's concerns to Commissioners. Also read were favorable recommendations. Bid packages are being put together.

- >>**Signs** The stumps are currently being removed, so signs have not yet been installed.

- **Horse Hill Woods: Management Plan**

- T. ODell received the Miele-Russo Open Space Natural Resources Assessment and Mapping Study dated September 2015 prepared by the CT River Coastal Conservation District.

- **Salt Island Overlook**

- >>**Trail use and maps**

- The map box was empty, so the maps are being used by hikers.

- **Salt Island: Management Plan: Purpose and Goals**

Morgan, the summer intern, was working on the management plan for the last few days of her internship. Rick Potvin from the US Fish and Wildlife Service reviewed this as well and gave his input. This plan has not yet been completed.

T. ODell gave Commissioners, “A Visitor Service Plan for Salt Island” with the Plan Purpose, Plan Goals and Objectives.

The goals were as follows:

1. The Conservation, Preservation and Restoration of Salt Island for Birds and People.
2. Increase Coastal Resource and Barrier Island Awareness, Knowledge and Advocacy among Local Residents and Visitors through an Integrated Program of Conservation Education.
3. Develop and Secure Resources to Support Management of Salt Island.

T. ODell emphasized that this has to be a plan that is sustainable.

T. ODell is working on a grant for hiring an intern to complete the study

- **Friends of Westbrook’s Barrier Islands- Update**

J. Rie reported there is going to be an Environmental Champions Awards Luncheon on September 23<sup>rd</sup> to thank the individuals and businesses that assisted The Friends of Westbrook Barrier Islands. He discussed the awards that will be given, and he named the recipients. The Friends’ group will be taking the signs down at Duck Island because Duck Island is now open to the public. Duck Island is closed to the public for a certain amount of time each year to protect the birds, and after Labor Day, the island is open again for the year.

## Old Business

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

The Conservation Restriction is in place. A monitoring schedule has to be developed. Not much monitoring will be required until the property is sold. T. ODell will check with Town Planner Meg Parulis for further information.

- Inland Wetland Referral: Milano Development Corp. “Westbrook Small Business Park” 7 Pequot Park Road. **Review and discuss as needed.**

The applicant has not come back to the IWWC with the revised plan, so this has been postponed. T. ODell referred to the 9/1/15 IWWC Minutes for more information. The Public Hearing has been continued. It was noted in the IWWC Minutes that the Conservation Commission’s concerns would be addressed.

- 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 appeal is not going to be heard by the judge until February 2016.

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

T. ODell has not yet heard back from the USFWL agent in charge of acquisition.

### **New Business**

#### **Increasing Penalties for Use of ATVs in Open Space**

There was a new bill passed this legislative session. T. ODell handed out information about the increasing penalties for Motorized Vehicle Regulations for Open Space and Conservation Restrictions. Fines, criminal and civil enforcement are listed.

**MOTION:** to recommend that the Board of Selectmen review the Increasing Penalties for Use of ATVs in Open Space and Conservation Restriction. **MADE:** by J. Rie; **SECONDED:** by M. Marx; **VOTED IN FAVOR:** J. Rie, M. Marx, M. Oryl, R. Bell; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED:** 4-0-0.

### **Reports**

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

A gate, posts and large rocks will be installed to block the entrance of motorized vehicles to The Preserve entrance on Route 153 in Westbrook.

**MOTION:** to adjourn the meeting at 8:20 p.m. until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, October 20, 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:** M. Oryl, J. Rie, R. Bell, M. Marx; **OPPOSED:** none; **ABSTAINED:** none.; **APPROVED:** 4-0-0.

Respectfully Submitted,

Kathleen King, Recording Clerk

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