



**TOWN OF WESTBROOK
CONSERVATION COMMISSION**

Mulvey Municipal Center
866 Boston Post Rd.
Westbrook, CT 06498
Tel. 399-3046 – FAX 399-2084

**Westbrook Conservation Commission Regular Meeting Minutes
Tuesday, March 20, 2012 7:00 p.m.
Mulvey Municipal Center - South Meeting Room
(Approved)**

Roll Call

Present

Tom ODell, Chairman, Marty Marx, Randy Bell, Bob Peterson, Mike Oryl

Excused absences

John Rie

Unexcused absences

Don Harger

Call to Order

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

Minutes

MOTION to approve the minutes of February 21, 2012 as amended; **MADE** by R. Bell; **SECONDED** by M. Marx; **VOTED IN FAVOR:** T. ODell, B. Peterson, M. Oryl, M. Marx, R. Bell; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED** 5-0-0:

Bills

MOTION to approve time sheet submitted by Kathleen Noyes, Conservation Commission Recording Clerk, for \$154.00.; **MADE** by M. Oryl; **SECONDED** by R. Bell; **VOTED IN FAVOR:** T. ODell, B. Peterson, M. Marx, R. Bell, M. Oryl; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED** 5-0-0:

Correspondence

2/28/12 Zoning Commission meeting minutes

A Notice of Tentative Determination And Intent to Waive Inland Wetland Permit Application- Public Hearing Gatchen Creek, was received from the DOT stating they'd like to rehabilitate a culvert under I-95.

MOTION to add two items to the agenda: one under **Open Space Program** The Russo Property, and one under **New Business** Zoning Referral Amendments to the Zoning Regulations, Zoning Application Z2012-03a 450 Spencer Plain Road Text Amendments to the Westbrook Zoning Regulations, and Z2012-03b Zone Map Amendment.; **MADE** by M. Marx; **SECONDED** by R. Bell; **VOTED IN FAVOR:** T. ODell, B. Peterson, M. Marx, R. Bell, M. Oryl; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED** 5-0-0:

Chairman's Report

Last year a planning grant was submitted to upgrade Kirtland Landing off of Clinton Road. It was not accepted because the grant didn't fund planning grants. The application is being resubmitted this year because it does fit their agenda.

Open Space Program

Chapman Mill Pond

Dam Management

T. ODell distributed a map of the Sciongay Property on Menunketesuck River. The state is interested in purchasing the property. If the *state* purchases the property, *they would like* Clinton and Westbrook to share local, regular maintenance of the dam, which would all be detailed in the deed.

T. ODell asked Commissioners for their thoughts on this. If this property is sold to a private developer, there is concern that the dam could be breached. The state doesn't have the staff to maintain the dam, and so they've been trying to find partners, possibly the McKinney Wildlife Refuge. Currently, The Sciongay's do a lot of the dam maintenance.

The bypass channel is not functional. The town would make sure the dam would be brought up to state standards if the partnership with Clinton goes through. A scoping group is set up to make some recommendations to the Board of Selectmen. T ODell, John Riggio, Don Izzo from Emergency Management and Town Planner, Meg Parulis. will be meeting at the dam on Thursday, March 22, 2012.

Commissioners discussed dam access. The dam may have to be accessed through Clinton. Commissioners suggested a recommendation be made to the First Selectman to provide a conservation easement across the Sciongay property. The state would put in an access road if they purchased this property.

Commissioners would like to clarify the following: the cost to the town, the legal aspects of working with Clinton, access to the dam which may require a conservation easement, and if the state can dictate what repairs are required. T ODell said Westbrook had not

heard from Clinton yet. A request has been sent to the Clinton Conservation Commission, and to the Clinton Board of Selectmen.

Commissioners felt they did not have enough information to vote tonight, and they agreed to table this matter until more information is available .

Legal Agreement on Lake Management with the Laconia Homeowners Association –

Aquatic Technologies treats the lake, and they want to know if there are restrictions on the use of herbicides in the lake. In the deed, there are restrictions. T. ODell sent a copy of the deed to Aquatic Technologies. DEEP said AT has applied for a permit to treat the water.

Menunketesuck Greenway: Town Resolution; Update –

The Board of Selectmen vote was unanimous to support the resolution for the greenway. It needs to be signed by the Town Clerk.

Horse Hill Woods; motorized vehicle signage posting- nothing new to report

Standard Woods Open Space; update, motorized vehicle signage posting – nothing new to report

Salt Island Overlook

T. ODell requested the Commission amend their vote on Salt Island Overlook for payment on the planting plan because the contract was for \$2,500.00, and the CC pays ½ of that which would change the amount from \$750.00 to \$1,250.00.

MOTION to rescind the motion of 2/21/12 to accept Penni Sharp’s final draft of the Planting Plan for Salt Island Overlook and pay the \$750.00 remaining on her contract.; **MADE** by R. Bell; **SECONDED** by M. Marx; **VOTED IN FAVOR:** T. ODell, B. Peterson, M. Marx, R. Bell, M. Oryl; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED** 5-0-0:

MOTION to accept Penni Sharp’s final draft of the Planting Plan for Salt Island Overlook and pay the \$1,250.00 remaining on her contract. The plan was reviewed by two state foresters; both said the plan was “thorough and comprehensive.” The Plan includes extensive lists of plants presently on the site, recommendations for trees and shrubs to plant in the 6 habitat areas, and general mapping of trees presently on the site. The Plan will be important for grant proposals for funding to implement The Plan.; **MADE** by R.Bell; **SECONDED** by M. Marx; **VOTED IN FAVOR:** T. ODell, B. Peterson, M. Marx, R. Bell, M. Oryl; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED** 5-0-0:

LISFF Grant due April 9th, discuss/vote

T. ODell is writing the Salt Island Overlook grant with Meg Parulis. They participated in a webinar with the head of the grant program.

Parking Area

A regional traffic study for Salt Island Overlook is being done for Route 1 between Old Saybrook and Clinton, and it should be completed by the end of 2012. Further parking planning will be halted until the results of the study are in.

Storm Cleanup

T. ODell attended a BOS meeting regarding cleanup funding for Tropical Storm Irene. J. Riggio found someone to get the cleanup done, with the exception of some cutting on the Oxford Academy property, for \$2,500.00.

John Lang: 9 acre property, Toby Hill Road: Offered to Town: Update

T. ODell not been able to get in touch with Mr. Lang.

Susan E. Regan: 15 acre landlocked salt meadow; offered to town: Update

The town attorney is working on the land transfer.

Russo

Mr. Russo came to meet with Meg Parulis. He'd like to sell his property to the town, but, there are some financial negotiations that need to be addressed first.

MOTION to pursue negotiations for purchase of the Russo property and to pursue a DEEP grant for that purchase.; **MADE** by R.Bell; **SECONDED** by M. Oryl; **VOTED IN FAVOR:** T. ODell, B. Peterson, M. Marx, R. Bell, M. Oryl; **OPPOSED:** none; **ABSTAINED:** none; **APPROVED** 5-0-0:

Old Business

Budget 2012-13; Board of Selectmen Meeting

The Board of Selectmen has reviewed the Land Use Boards' and Commissions' budgets, and has asked that the Conservation Commission cut their budget by \$1,500.00. The CC had hoped to have money available for blasting for the Chapman Mill Pond parking area, and so T. ODell and M. Parulis are looking into opportunities for funding for this project. Tom ODell noted that there is a contingency fund available if there is a request, and the request is granted..

Inland Wetland/Zoning Referrals: The Lee Company; 2 Pettipaug Road; construction of buildings on Pettipaug Road campus; Zoning approval – stipulations

T. ODell distributed a copy of the Zoning Commission's approval and list of stipulations for the Lee Co and the Middlesex Hospital. The issue of storm water management was emphasized.

Zoning Referral Z2011-7 316 Essex Road

Application for a proposed Zone Map Amendment to change a portion of an existing MDR Zone District to NCD Zone District was denied. The neighbors had concerns, and the Zoning Commission did not want spot zoning. The applicant may go to the Zoning Board of Appeals.

New Business

Under Open Space Program – Two additional items that were added earlier to tonight’s agenda–

The CC received a Zoning Referral for a Public Hearing which is scheduled for 4/26/12 to change the zone to allow for an affordable housing development which is ½ in Westbrook & ½ in Old Saybrook. Commissioners have reviewed the referral, and they agreed to table the matter until their next regularly scheduled meeting on April 17, 2012.

Reports

Planning Commission

Zoning Commission

Inland Wetlands Commission

Harbor Commission

A study called, “Nutrient and Sediment Nonpoint Source Pollution Mitigation in the Coastal Menunketesuck and Patchogue Rivers”, will be conducted this year by the CT River Coastal Conservation District. Julie Blum will be a summer intern for the project.

Town Center Committee

Adopt –A- Spot

MOTION to adjourn the meeting at 8:48 p.m. until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, April 17, 2012 at 7:00 P.M. in the South Meeting Room of the Mulvey Municipal Center, 866 Boston Post Road.; **MADE** by R. Bell; **SECONDED** by M. Marx ; **VOTED IN FAVOR:** M. Marx, R. Bell. M. Oryl, B. Peterson, T. ODell; **OPPOSED:** none; **ABSTAINED:** none.; **APPROVED:** 5-0-0.

Respectfully Submitted,

Kathleen Noyes
Recording Clerk

cc: Planning Commission
Zoning Commission
Inland Wetlands & Watercourses Commission

Note: Words **bolded**, underlined and *italicized* were corrections made to the unapproved minutes.