



**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 19, 2019 7:00 p.m.
Mulvey Municipal Center - South Meeting Room
(Unapproved)**

Members Present

Marty Marx, Mike Oryl, Sheridan Bauman, Chris Bazinet, Molly Bernstein
Morgan Allen, Audubon Teacher and former Conservation Commission Intern, non-voting member

Members Absent

Randy Bell and John Rie

Staff Present

Kathleen King, Recording Clerk

Call to Order

M. Marx called the regular meeting to order at 7:00 p.m.

<p><u>MOTION:</u> to move New Business to the top of the agenda. <u>MADE:</u> by M. Oryl; <u>SECONDED:</u> by S. Bauman; <u>VOTED IN FAVOR:</u> M. Oryl, C. Bazinet, M. Bernstein, S. Bauman; <u>OPPOSED:</u> None; <u>ABSTAINED:</u> None; <u>APPROVED:</u> 4-0-0.</p>
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New Business:

- 1. 324 Pond Meadow Road, 9.9 acres in MDR Zone Preliminary Discussion of Conservation Subdivision and disposition: Applicant: Donna Sicuranza; Agent: Joe Wren, P.E.**

J. Wren, P.E., presented for the applicant Donna Sicuranza. Also present was Jim Marconi. D. Sicuranza's family has owned the property for well over 100 years. They would like to create an 8-lot Conservation Subdivision of the 10-acre property. It's in the medium density residential zone. There are wetlands on the property. They would like to maintain the property and place a conservation easement over it. At this time, they would like to maintain ownership. Currently, the land is being used as a farm. There are existing trails as well. There is no property connecting this parcel to other town open space. It is an isolated piece of land. This is the first commission that the applicant has presented to, so they have not yet been before Planning or Zoning or Inland Wetlands.

M. Marx would like to talk with IWEO Heidi Wallace and Commission members about this project before making any decisions particularly about the conservation easement and how this fits in with the regulations.

2. 26 Kirtland Street – Dattilo Village Preliminary Discussion of open space/recreation areas for proposed development; Agent: Al Wolfram

Al Wolfram presented for the applicant. Claudio Morosco, representing the applicant was also present. They are planning for a PRDD (Planned Residential Development District). There are Type C soils present which are high groundwater. There was discussion about drainage and storm water runoff. There are wetlands in multiple areas of the property, but this development is almost completely out of the upland review area. The development is concentrated on the west side of the property. The applicant would like to combine the 6 lots to create one 8.6-acre piece. There will be a mix of one and two bedroom 28 upscale units. The owner of Dattilo Village also owns Waters Edge. This development will be associated with Waters Edge. They would like to create a community feel, but it is technically a separate development.

They have to dedicate 20 percent of the land to open space per the PRDD regulations. They are proposing a fitness trail for recreation, the rain garden system, and the existing wetland area and buffer area in the NE corner of the property as that open space. It is 22 percent of the land. Plus, there will be no building in the septic area. The septic area is not included in that 20 percent.

M. Marx would like to get input from IWEO Heidi Wallace and discuss this with Commission members before making any decisions.

Minutes- January 15, 2019

MOTION: to approve the Conservation Commission’s Meeting Minutes of January 15, 2019 as presented. **MADE:** by M. Bernstein; **SECONDED:** by M. Oryl; **VOTED IN FAVOR:** M. Oryl, C. Bazinet, M. Bernstein, S. Bauman; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Bills

MOTION: to approve the timesheet for \$203.67 from Recording Clerk Kathleen King for January and February 2019. **MADE:** by M. Oryl; **SECONDED:** by S. Bauman; **VOTED IN FAVOR:** M. Oryl, M. Bernstein, C. Bazinet, S. Bauman; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

MOTION: to pay Heidi Wallace \$19.95 for postage for sending out the open space grant. **MADE:** by M. Oryl; **SECONDED:** by M. Bernstein; **VOTED IN FAVOR:** M. Oryl, C. Bazinet, M. Bernstein, S. Bauman; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Correspondence:

A letter from Heidi Wallace to the Westbrook Foundation dated 1/8/2019 in support of the CC proposal to hire a Trainer and Coordinator of Volunteers to expand outreach programs for Westbrook Barrier Islands, Inland Wetland Agent report February 2019, 2/26/2019 Zoning Commission Regular Meeting Minutes, 2/5/2019 Inland Wetlands Watercourses Commission Minutes, 12/18/2018 Zoning Commission Regular Meeting Minutes, 1/22/2019 Zoning Commission Regular Meeting Minutes, 3/5/2019 Inland Wetlands and Watercourses Commission Regular Meeting Minutes, 1/8/2019 Inland Wetlands and Watercourses Commission Regular Meeting Minutes, December 2018 Inland Wetland Agent Report, information about the 3/23/2019 CT

Land Conservation Conference, CT Wildlife Magazine Jan/Feb 2019 and a letter about the Aquarion Water Company Environmental Champion Awards Program.

Chairman's Report

Welcome new members Chris Bazinet and Molly Bernstein

2019/2020 budget update/Review current budget actuals

The proposed Conservation Commission budget passed.

The fiscal year ends 6/30/2019. The new budget begins 7/1/2019.

M. Marx has set up a Google drive to share documents with other Commission members.

Open Space Projects:

Kirtland Landing – John: update and status

J. Rie was not in attendance at tonight's meeting to give an update.

Sciongay Property – Heidi: update and status

H. Wallace was not in attendance at tonight's meeting to give an update.

Toby Hill Phase VIII – Review appraisal

Toby Hill Phase VII was purchased in 2015. Money was put into this year's budget to do a management plan for that. H. Wallace has a grant to help pay for the parcel. This will go to a Town Meeting. M. Marx said it may make more sense to do a more comprehensive management plan if Toby Hill Phase VIII is purchased. Previous management plans were done by the CT River Coastal Conservation District (CRCCD).

New Signage for Horse Hill Woods – Randy: update and status

R. Bell was not in attendance at tonight's meeting. He did report that the estimate for the sign is \$300.00.

Summer Internships – Marty: update and status

Summer interns are hired to manage open space and do trail maintenance. Two people are interested in interning this summer. M. Marx interviewed one of the potential candidates, G. Hauswirth, yesterday. He has an excellent resume with a lot of experience. M. Marx explained that he will need access to a car because there are many sites he would need to go to. The interns will need supervision.

Toby Hill Management Plan- discuss going forward now or waiting for new purchase

This was discussed under Toby Hill Phase VIII.

Bicycle Policy: Sheridan: update and status

S. Bauman said there is a lot of trail development going on at The Preserve.

Preserve Committee – Sheridan: update

Eversource has replaced all of the light poles. There was concern about the Eversource trucks driving on the property because of the safety of the species and habitat.

FOBI (Friends of Westbrook Barrier Islands) is meeting soon. M. Allen will be learning how to post information on the Westbrook web site.

Old Business: as needed

Reports: Planning, Zoning, Inland Wetlands, Harbor, Town Center, Preserve Ad Hoc Committee, and Harbor Management Commission

MOTION: to adjourn the meeting at 8:35 p.m. until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, April 23, 2019 at 7:00 P.M. in the South Meeting Room of the Mulvey Municipal Center, 866 Boston Post. **MADE:** by C. Bazinet; **SECONDED:** by S. Bauman; **VOTED IN FAVOR:** M. Oryl, M. Bernstein, C. Bazinet, S. Bauman; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Respectfully Submitted,
Kathleen King, Recording Clerk