



**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, April 24, 2019 7:00 p.m.  
Mulvey Municipal Center - South Meeting Room  
(Unapproved)**

**Members Present**

Marty Marx, Chairman; Chris Bazinet, Randy Bell, Mike Oryl and John Rie  
Morgan Allen, Audubon Teacher and former Conservation Commission Intern, non-voting member

**Members Absent**

Sheridan Bauman  
Molly Bernstein

**Staff Present**

Heidi Wallace, Wetlands Enforcement Officer

**Call to Order**

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

**Minutes- March 19, 2019**

**MOTION:** to approve the Conservation Commission’s Meeting Minutes of March 19, 2019 as presented. **MADE:** by J. Rie; **SECONDED:** by M. Oryl; **VOTED IN FAVOR:** M. Oryl, R. Bell, C. Bazinet and J. Rie; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

**Bills:**

**Correspondence:**

The following correspondence was received: application for State of CT for the Siting Council for the water tank facility replacement, Inland Wetland Watercourses Commission Agent’s Report for March 2019, 3/26/2019 Zoning Commission Regular Meeting Minutes and a letter from the Aquarion Water Company regarding award nominations.

**Chairman’s Report:**

M. Marx reviewed the Zoning Regulations for Conservation Subdivisions and Open Space. He added links to that information on Google Drive. He asked Commission members to reacquaint themselves with these regulations.

J. Rie talked about the proposed re-zoning of the area along the Patchogue River from residential to mixed residential and commercial use. He said this is in direct conflict with the Plan of Conservation and Development. Many of the property owners in that area are upset about the proposed changes. J. Rie has comments for the meeting on May 28, 2019. M. Marx would like to add this to the May 21, 2019 CC meeting agenda.

**MOTION:** to move **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. under Old Business** to the top of the agenda before Open Space Projects. **MADE:** by J. Rie; **SECONDED:** by R. Bell; **VOTED IN FAVOR:** R. Bell, M. Oryl, J. Rie and C. Bazinet; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

**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.**

Applicants Mr. and Mrs. Sicuranza were present. They would like to develop 3 additional lots. The existing horse facility will stay as is. They are proposing 6.23 acres of open space but they would prefer that it not go to the town as open space. They would prefer an easement. The area is not buildable because of the wetlands on the property. The area is landlocked. Minimum lot size for an MDR is one acre. There is no existing open space to connect to. The applicant is under the number of lots allowed per the regulations. M. Marx referred to the methods of disposition in regulation 4.3 of the Zoning Regulations. The owners would like private ownership with no development rights. They would like use of the land for their animals. They will still pay taxes on that property. They would prefer that there be no public access. Per the regulations, open space does not have to have public access. There was discussion about the definition of “buildable area.” M. Marx said as the Conservation Commission, their concern is the Open Space not the number of buildable lots.

**MOTION:** to recommend to the Planning Commission that the area proposed as open space for **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.** be maintained as open space and the present development be restricted to lots 6,7 & 8. Also, the Conservation Commission recommends that the Planning and Zoning Commissions work with the property owners to develop a maintenance agreement in perpetuity so the land can never be developed. **MADE:** by J. Rie; **SECONDED:** by C. Bazinet; **VOTED IN FAVOR:** R. Bell, M. Oryl, J. Rie and C. Bazinet; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

**MOTION:** to move **26 Kirtland Street – Dattilo Village Preliminary Discussion of open space/recreation areas for proposed development; Agent: Al Wolfram under Old Business** to the top of the agenda before Open Space Projects. **MADE:** by R. Bell; **SECONDED:** by J. Rie; **VOTED IN FAVOR:** R. Bell, M. Oryl, J. Rie and C. Bazinet; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

M. Marx explained that this is a multi-family housing development across from the Water’s Edge Resort. 20% is being proposed for open space. This meets the regulations. There was question about including the rain gardens as open space. Also, there are existing barns and propane tanks located on the proposed open space. On the plans, the barns will be removed. M. Marx suggested that the open space be restored. Remediation has to be done. Whether or not the open space is going to be accessible to the public has not yet been determined yet. Commission members talked about what constitutes open space for an MDR (Medium Density Residential) Zone. Rain gardens and walking paths can be included in open space as can the marsh. There was discussion about the width of the walking paths.

Commission members agreed that they would like to recommend that the existing structures should be removed, the land should be restored to its natural state in the open space areas, the size of the walking paths need to be determined, and there needs to be clarification as to whether or not the paths will be open for public access. Also, they would like to ask why the leaching fields are not open space as well.

**MOTION:** to recommend to the Planning Commission that they look at increasing the open space areas specifically the areas that are already shown as grass and where the leaching fields are for **26 Kirtland Street – Dattilo Village Preliminary Discussion of open space/recreation areas for proposed development; Agent: Al Wolfram.** **MADE:** by J. Rie; **SECONDED:** by C. Bazinet; **VOTED IN FAVOR:** R. Bell, M. Oryl, J. Rie and C. Bazinet; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

**MOTION:** to recommend to the Planning Commission that existing barns and propane tanks on proposed open space will be removed and that the open space be restored for **26 Kirtland Street – Dattilo Village Preliminary Discussion of open space/recreation areas for proposed development; Agent: Al Wolfram.** **MADE:** by J. Rie; **SECONDED:** by R. Bell; **VOTED IN FAVOR:** R. Bell, M. Oryl, J. Rie and C. Bazinet; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Commission members wished to thank Eric Knapp for all of his hard work and assistance.

### **Open Space Projects:**

#### **Kirtland Landing – John: update and status**

J. Rie said there will be a scoping meeting on 4/25/2019. The public will be asked for their input as to what they would like to see. There will be discussion about improving the ramp to make it more attractive and more accessible. There is \$136,000.00 in funding, and an engineering firm has been hired. They are hoping to have the ramp done this coming fall.

#### **Sciongay Property – Heidi: update and status**

The buildings have been demolished. The property belongs to the State of CT.

#### **Toby Hill Phase VIII grant application – Heidi: update and status**

There is nothing new to report.

H. Wallace asked if the Conservation Commission would support erecting a sign in the town forest that states that there are no motorized vehicles allowed. This is per Town Ordinance that the Conservation Commission helped to write.

**MOTION:** the Conservation Commission supports installation of a sign in the town forest stating that motorized vehicles are prohibited in the town forest. **MADE:** by C. Bazinet; **SECONDED:** by J. Rie; **VOTED IN FAVOR:** R. Bell, M. Oryl, J. Rie and C. Bazinet; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

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

R. Bell said the sign would be ¾” thick PVC and roughly 36” x 32”. It will cost approximately \$300.00, with an additional cost of \$17.00 for the stainless steel hardware. The sign detail was based on the existing sign in the Chapman Mill Parking Lot on Route 145. The sign could be used off of Horse Hill Woods on the north entrance or on Breakneck Hill where there is a south entrance to Horse Hill Woods. The PVC will last longer than the wood sign. It will be maintenance free.

R. Bell volunteered to make the sign post.

The wording is based on the existing sign. There was discussion about the number of words and lines, and the size of the lettering.

R. Bell talked about the idea of building a boardwalk between Chapman Mill and Breakneck Hill. It would be a great future project, perhaps for an Eagle Scout candidate, to enable access between the two properties. This is designated open space owned by the Town.

**MOTION:** to spend up to \$750.00 for 2 signs: one posted at the north entrance of Horse Hill Woods and one posted at the south entrance of Horse Hill Woods. **MADE:** by J. Rie; **SECONDED:** by R. Bell; **VOTED IN FAVOR:** R. Bell, M. Oryl, J. Rie and C. Bazinet; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

**Summer Internships – Marty: update and status**

M. Marx is interviewing another summer intern candidate on 4/25/2019. In order to hire the summer interns, H. Wallace said M. Marx needs to go through the Board of Selectman.

**Bicycle Policy: Sheridan: update and status**

S. Bauman was not in attendance at tonight’s meeting.

**Preserve Committee – Sheridan: update**

S. Bauman was not in attendance at tonight’s meeting.

**New Business: as needed**

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

The Harbor Management Commission has a new, acting Harbormaster, Harry Plaut.

**MOTION:** to adjourn the meeting at 8:23 p.m. until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, May 21, 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 J. Rie; **VOTED IN FAVOR:** M. Oryl, J. Rie, C. Bazinet, R. Bell; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Respectfully Submitted,  
Kathleen King, Recording Clerk