



**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, September 21, 2021, 7:00 p.m.
Virtual Meeting**

Members Present

Marty Marx, Chairman; S. Bauman, Randy Bell, Molly Bernstein and John Rie

Members Absent

Chris Bazinet

Staff Present

Heidi Wallace, Inland Wetlands Agent

Kathleen King, Recording Clerk

Call to Order

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

MOTION: to add Kirtland Landing to the meeting agenda under Open Space Projects. **MADE:** by M. Bernstein; **SECONDED:** by R. Bell; **VOTED IN FAVOR:** S. Bauman, R. Bell, M. Bernstein and J. Rie; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Minutes- July 20, 2021

MOTION: to approve the July 20, 2021 Conservation Commission Meeting Minutes as submitted. **MADE:** by R. Bell; **SECONDED:** by J. Rie. **VOTED IN FAVOR:** S. Bauman, R. Bell, M. Bernstein and J. Rie. **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Bills:

MOTION: to approve the time sheet from Recording Clerk Kathy King for a total of \$100.14. **MADE:** by R. Bell; **SECONDED:** by M. Bernstein; **VOTED IN FAVOR:** S. Bauman, R. Bell, M. Bernstein and J. Rie; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

MOTION: to approve the bill for \$2,382.29 from Solitude Lake Management for treatment of Chapman Mill Pond from the Grounds and Maintenance line item in the Conservation Commission budget. **MADE:** by J. Rie; **SECONDED:** by M. Bernstein; **VOTED IN FAVOR:** S. Bauman, R. Bell, M. Bernstein and J. Rie; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

H. Wallace submitted a bill in the amount of \$39.58 for trail map dispensers. The current dispensers are either damaged or missing.

MOTION: to approve \$39.58 for trail map dispensers. **MADE:** by J. Rie; **SECONDED:** by M. Bernstein; **VOTED IN FAVOR:** S. Bauman, R. Bell, M. Bernstein and J. Rie; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

MOTION: to pay Steward's hardware \$11.18 for red spray paint to mark Horse Hill Gorge Trail. **MADE:** by M. Bernstein; **SECONDED:** by R. Bell; **VOTED IN FAVOR:** S. Bauman, R. Bell, M. Bernstein and J. Rie; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 4-0-0.

Correspondence:

The following correspondence was received: Corrected IWWC Minutes of the Regular Meeting via Zoom July 6, 2021; IWWC Minutes of the Regular Meeting via Zoom August 3, 2021, and Zoning Commission Regular Meeting Minutes August 23, 2021

Chairman's Report –

Tom ODell Memorial Open Space Dedication.

There was a wonderful dedication ceremony held last week. It was hosted jointly by the Westbrook Garden Club and the Conservation Commission. Close to seventy (70) people attended. Carol ODell, Tom ODell's widow, attended as did Eric and Pauline Peterson, Bob Peterson's son and daughter-in-law. Many of the Westbrook Garden Club members made speeches as did M. Marx.

New Business:

Application No. 336, Regulated Activity, 1935 Boston Post Road, Assessor ID Map 180, Lot 114, 43 Chapman Beach Road, Assessor ID Map 180, Lot 112, and 120 Waldron Drive, Assessor ID Map 180, Lot 117, Owners: Boca-Des Properties, Damian J. Ranelli and Clara Crawford respectively.

Applicant: Boca-Des Properties, LLC. Application to fill 4,997 s.f. of wetlands on 43 Chapman Beach Road and 120 Waldron Drive and create 4,997 s.f. new wetlands on 1935 Boston Post Road. IWWC Public Hearing is on October 5, 2021, at 7:15 p.m.

Attorney Ed Cassella, presented for the applicant. The applicant is opening a second Vista Development. The first was Settler's Landing. The units are sold to Vista Families for Vista clients who are adults, living in the condominiums, utilizing Vista services.

The application includes filling a portion of the inland wetlands and creating another wetlands system which Attorney Cassella said will be healthier and located in a better location on the property. This newly created wetlands area will be vegetated, and nothing will be built there.

H. Wallace said some created wetlands don't take. When a wetland is created, it's usually two (2) to one (1), meaning two (2) acres of newly created wetland for the one (1) acre of filled wetland. This wetland area will not be used for stormwater runoff.

M. Marx will send a memorandum to the Inland Wetlands and Watercourses Commission with no comments from the Conservation Commission.

Open Space Projects:

- **Brush Clearing of Tom ODell Memorial Open Space**

Before the dedication ceremony last week, M. Marx mowed the paths with a lawnmower within the Tom ODell Memorial Open Space. The property is already overgrown. The interns got rid of some of the invasives before they went back to school. There are already more invasives growing. M. Marx will contact Chris Hallahan, who owns a large brush cutter, and request that he submit a bid for the Conservation Commission to review. J. Rie said more than one bid is necessary. M. Marx will also contact Master Gardener Kathy Connolly from “Speaking of Landscapes” and Torrison Stone and Garden for estimates.

- **Horse Hill Gorge**

H. Wallace and M. Bernstein hiked Horse Hill Gorge with the interns. The interns were able to clear the path. Next steps are to figure out where the trail should go. Also, the parking lot location needs to be determined. M. Marx said parking cannot be on the road. It would be dangerous. He would like to propose a parking area where the shed is currently located. There would be room for about 2 cars. There are flags in place for the easement now. A surveyor will be needed to flag the boundary for creation of trails. Then, next summer, the interns can begin to establish trails.

- **Toby Hill VIII**

H. Wallace reported that the Town attorney is reviewing the Title. The owners would like to close by October 1, 2021. This may or may not happen.

- **Kirtland Landing**

An outreach plan was submitted for Kirtland Landing from Rick Potvin from the USFWL, U. S. Fish and Wildlife Service. Construction will begin October 12, 2021. They plan is to be done October 27, 2021. The new ramp will be prefabricated concrete. It’s special order. The plan right now is to do everything except the ramp. Kirtland Landing will be closed while construction is taking place. The project will be publicized on the Town Web Site, in the local newspaper, and many town organizations will be contacted as well, to notify them about this project, so the public is informed.

Old Business: There was no Old Business to discuss.

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

<p><u>MOTION:</u> to adjourn the meeting at 7:45 p.m. until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, October 19, 2021. <u>MADE:</u> by M. Bernstein; <u>SECONDED:</u> by J. Rie; <u>VOTED IN FAVOR:</u> S. Bauman, R. Bell, M. Bernstein and J. Rie; <u>OPPOSED:</u> None; <u>ABSTAINED:</u> None; <u>APPROVED:</u> 4-0-0.</p>
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Respectfully Submitted,

Kathleen King, Recording Clerk