



**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, January 17, 2023, 7:00 p.m.  
Mulvey Municipal Center - Multi-Media Room and via Zoom  
Hybrid Meeting

**Members Present:**

Chair Randy Bell, Stephen Bergeron, Molly Bernstein and Chris Bazinet

**Members Absent:**

Sheridan Bauman

**Staff Present:**

Environmental Planner Heidi Wallace, and Recording Clerk Kathy King

**Guest:** Todd Vigorito, member of Lake Laconia Homeowners' Association

**Call to Order:**

Chairman R. Bell called the regular meeting to order at 7:00 p.m.

**Minutes:**

MOTION: to approve the 12/20/22 Conservation Commission Regular Meeting Minutes. MADE: by C. Bazinet; SECONDED: by S. Bergeron; VOTED IN FAVOR: C. Bazinet, S. Bergeron and M. Bernstein. OPPOSED: None; ABSTAINED: None: APPROVED: 3-0-0.

**Bills:**

MOTION: to approve payment of \$103.39 to Recording Clerk K. King for December 2022 meeting. MADE: by M. Bernstein; SECONDED: by C. Bazinet; VOTED IN FAVOR: C. Bazinet, S. Bergeron and M. Bernstein. OPPOSED: None; ABSTAINED: None: APPROVED: 3-0-0.

**Correspondence:**

- Eversource Energy, dated 12/21/22, stating they will be conducting vegetation management work in their rights of way (power line corridor).

- Letter from Solitude Lake Management, no date, stating that a new State notification requirement for pesticide application (2 notices to every home abutting private waterbodies) went into effect on October 1, 2022. As a result, the Solitude Lane Management fees will likely increase as a result.
- Letter from Solitude Lake Management, received 1/9/23, from Mary Nickerson, informing Town that the Permit Application for the Use of Pesticides in State Waters has been submitted to the CT Department of Energy and Environmental Protection.
- Connecticut Land Conservation Council asking for a donation. The Conservation Commission's previous donation was \$100.00 on 9/6/19.
- Environmental Planner Report for 7/5/22 – 12/20/22.
- 1/4/23 IWWC Meeting Minutes
- 12/19/22 Zoning Commission Meeting Minutes

### **New Business:**

#### **Lake Laconia Treatment Plan**

H. Wallace sent information about this to members before the CC meeting.

T. Vigorito, resident of Lake Laconia Estates, said the Lake Laconia Homeowners' Association has been having problems with the company in charge of treating the lake, Solitude Lake Management. He said Solitude is very unresponsive, and he doesn't know if they even followed through with lake treatment last year. He said the lake has gotten worse.

The Homeowners' Association would like to find a new company to treat the lake. The potential new treatment company has been very responsive. They would like to begin treating the lake soon. They have been corresponding regularly and requesting that a new contract be signed. T. Vigorito said the Homeowners' Association has 2 (two) other proposals, which are more expensive than Solitude Lake Management. Solitude Lake Management charges \$5,148.00. He asked if the treatments for the Lake would be paid for out of the Conservation Commission's budget. T. Vigorito said he would like to leave the proposals with the CC and have guidance on who they should choose. H. Wallace said she needs a total of 3 (three) proposals, to comply with Town requirements. She said it is budget season, so this is a good time to have this discussion.

Part of Lake Laconia is owned by the residents with properties bordering the lake, part of it is owned by the Town of Westbrook, part of it is owned by the Town of Clinton, and part of it is owned by the State.

### **Open Space:**

- **Horse Hill Gorge**

H. Wallace reported that Steven Ross, adjacent property owner to Horse Hill Gorge, changed the terms for the sale of his land at the last minute. He would like to receive an increased price for land. He said he would sell it at the Yellow Book appraisal price if that price was consistent with the market value as

assessed by an appraiser or real estate agent. The rock bottom price he would sell it for would be \$225,000.00, which is much higher than the Town had agreed upon. S. Ross sent a letter proposing the terms and conditions for an Easement to the Town of Westbrook, CT on property of Frani and Steven Ross at 558 Horse Hill Road, Lot 2. The purpose of the easement is to provide limited parking adjacent to the Town's existing Right of Way from Horse Hill Road to Town owned open space known as Horse Hill Gorge which bounds the east end of the Ross property. S. Ross said he would like 50% tax relief, and he would like the Town to mow the field. This new proposal has to be reviewed with the Board of Selectmen. Then, the CC can discuss this again. R. Bell asked H. Wallace to keep the conversation going to see if there's any way to make the sale of this land work.

**Old Business:**

- **Pollinator Pathway**

S. Bauman was not present at tonight's meeting. There was nothing new to report.

**Chairman's Report:**

R. Bell had nothing new to report.

**Staff Report:**

H. Wallace circulated her staff report last week, in advance of the meeting.

There is a parcel of land that is being offered for donation to the Town on the corner of Fishing Brook Road and Fairview Road. First Selectman John Hall said he might be interested in accepting the land in case the Town needs it. The Westbrook Land Trust and the Planning Commission are not interested in acquiring small parcels of land that they can't do anything with, that are not contiguous with any open space. Nothing can be built on them. The Town has to maintain the property, mow it, pick up trash, etc. The Planning Commission suggested asking the abutting property owners if they would like this land parcel.

M. Bernstein said that on February 11, 2023 at 10:00 a.m., at Lake Louise Road, the entrance to Toby Hill VIII, the trailhead, the Land Trust will be meeting to create steps to make a better entrance to the trail from the cul-de-sac. She encouraged CC members to attend.

**Commission Member Reports:**

There were no Commission Member reports.

**Adjournment:**

MOTION: to adjourn the meeting at 7:30 p.m., until the next Regularly Scheduled Meeting of the Westbrook Conservation Commission which will be on Tuesday, February 21, 2023. MADE: by C. Bazinet; SECONDED: by M. Bernstein; VOTED IN FAVOR: C. Bazinet, S. Bergeron and M. Bernstein. OPPOSED: None; ABSTAINED: None: APPROVED: 3-0-0.
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Respectfully Submitted,

Kathleen King, Recording Clerk