

Gregg Schuster



First Selectman

**Board of Selectmen Regular Meeting Agenda
Thursday, September 16, 2010
Colchester Town Hall**

**Meeting Room 1 – Immediately Following
Public Hearing at 7:00pm**

1. Call to Order
2. Additions to the Agenda
3. Approve Minutes of the September 2, 2010 Board of Selectmen Regular Meeting
4. Citizen's Comments
5. Boards and Commissions – Interviews and/or Possible Appointments and Resignations
6. Budget Transfers –
7. Tax Refunds & Rebates
8. Discussion and Possible Action on National Senior Center Month Proclamation
9. Discussion and Possible Action on Senior Center Second Tier Grant Approval
10. Presentation by Mark Decker and Adam Turner on Sewer & Water Expansion
11. Presentation by Adam Turner on Sidewalk Plan
12. Discussion and Possible Action on Discontinuance of old Prospect Hill Road
13. Discussion and Possible Action on Open Space Donation (White Oak Farm)
14. Discussion and Possible Action on Business Directional Signage
15. Discussion and Possible Action on Inland Wetlands Fee Schedule Revision
16. Citizen's Comments
17. First Selectman's Report

NANCY A. BRAY
TOWN CLERK

Nancy A. Bray

2010 SEP 13 PM 2:35

RECEIVED
COLCHESTER, CT

18. Liaison Report

19. Executive Session to Discuss Hardship Withdrawal

20. Discussion and Possible Action on Hardship Withdrawal

21. Adjourn

Gregg Schuster



First Selectman

RECEIVED
COLCHESTER, CT
2010 SEP - 3 PM 2:11
Nancy A. Dray
NANCY A. DRAY
TOWN CLERK

**Board of Selectmen Regular Meeting Minutes
Thursday, September 2, 2010
Colchester Town Hall**

Meeting Room 1 – 7:00pm

MEMBERS PRESENT: First Selectman Gregg Schuster, Selectman Greg Cordova, Selectman Rosemary Coyle, and Selectman James Ford.

MEMBERS ABSENT: Selectman Stan Soby

OTHERS PRESENT: Derrik Kennedy, Dorothy Mrowka, Patti White, Sal Tassone, Donald Lee, Walter Cox, Glenn Morron, John Jones, Don Philips, Robert Tarlov, Ryan Blessing, and Katy Nally.

1. Call to Order

First Selectman G. Schuster called the meeting to order at 7:00pm.

2. Additions to the Agenda

R. Coyle moved to add to the agenda Item #9, "Discussion and Possible Action on Police Department Budget," seconded by G. Cordova. Unanimously approved. MOTION CARRIED.

3. Approve Minutes of the August 19, 2010 Public Hearing

G. Cordova moved to approve the minutes of the August 19, 2010 public hearing, seconded by R. Coyle. Unanimously approved. MOTION CARRIED.

4. Approve Minutes of the August 19, 2010 Board of Selectmen Regular Meeting

R. Coyle moved to approve the minutes of the August 19, 2010 Board of Selectmen Regular meeting with the amendment of changing agenda item #3 to read "seconded by J. Ford, G. Cordova abstained," seconded by J. Ford. Unanimously approved. MOTION CARRIED.

5. Citizen's Comments

Scott and Paulette Buchanan addressed the Board of Selectmen regarding a tax issue.

6. Boards and Commissions – Interviews and/or Possible Appointments and Resignations

a. Senior Center Study Group. To extend the term of the Senior Center Study Group for one year to expire on 10/15/2011.

R. Coyle moved to approve to extend the term of the Senior Center Study Group for one year to expire on 10/15/2011, seconded by G. Cordova. Unanimously approved. MOTION CARRIED.

- b. **Senior Center Study Group. Members Winifred Standish, Theresa Hendricksen, Jody Barr, Jack Faski, Pam Scheibelein, Goldie Liverant Patricia Nardella, Michelle Komoroski, Norman Dupuis, and alternate Donna Skawinski to be reappointed for a one-year term to expire 10/15/2011**
R. Coyle moved to reappoint members Winifred Standish, Theresa Hendricksen, Jody Barr, Jack Faski, Pam Scheibelein, Goldie Liverant, Patricia Nardella, Michelle Komoroski, Norman Dupuis, and alternate Donna Skawinski for a one-year term to expire 10/15/2011, seconded by G. Cordova. Unanimously approved. MOTION CARRIED.

7. **Budget Transfers**
None

8. **Tax Refunds & Rebates**

G. Cordova moved to approve tax refunds in the amount of \$146.91 to Honda Lease Trust, \$135.12 to Honda Lease Trust, \$17.05 to Kenneth or Dorothy Tibbetts, \$218.36 to Donald & Eloise Belanger, \$42.37 to P&J CT, LLC, \$9.69 to Timothy Curtis, \$53.90 to Mollie Quinn, \$8.78 to Donald Quinn III, \$163.97 to Richard Santasiere, \$88.74 to Frank Mabey, \$88.00 to Marek & Mariola Wdowiak, \$9.27 to Jim & Mary Ann Powell, \$26.33 to Kathryn & Christopher Pianta, \$46.38 to Michael Blake, \$5.27 to William Hochholzer Jr., \$109.05 to Brian Engleman, \$6.77 to Glen & Marie Campbell, \$15.55 to Anne Robida, \$6.77 to Stephen Loomis, \$12.79 to Jennifer & Donald Bradley, \$68.94 to Grundmann Landscaping LLC, \$29.33 to Donald & Hazel Shurtleff, \$207.08 to Leonard Viggiani, \$6.51 to Walter Orr, \$10.46 to Norman & Lydia Main, \$12.53 to Michael Bibisi, \$14.54 to Ann Taylor, \$158.80 to Karen Rose, \$7.53 to Scott Melvin, \$38.36 to Honda Lease Trust, \$22.31 to Peterson DL Trust, \$14.29 to Paul & Geri Ann Hunt, \$494.88 to DCFS Trust, \$18.80 to Elizabeth Kleeman, and \$21.38 to Graham Denne, seconded by J. Ford. Unanimously approved. MOTION CARRIED.

9. **Discussion and Possible Action on Police Department Budget**

Police Commissioner Glenn Morron presented to the Board of Selectmen on potential staffing options

10. **Discussion and Possible Action on Approval of Consultant Contract for Senior Center Study Group**

R. Coyle moved to approve the contract with Dawn Homer-Bouthiette for the senior center study group and authorize the First Selectman to sign all necessary documents, seconded by G. Cordova. Unanimously approved. MOTION CARRIED.

11. **Discussion and Possible Action on Fire Suppression Standpipe System for LAH Route 2**

R. Coyle moved to approve the Town of Colchester to enter into an agreement with the Connecticut Department of Transportation for the installation and maintenance of, at LAH Route 2 overpass locations, fire suppression systems for the expressed purpose of having an adequate water supply for fire department use, seconded by J. Ford. Unanimously approved. MOTION CARRIED

12. **Discussion and Possible Action on Kabera Parcel Acquisition**

Town Engineer Sal Tassone presented to the Board of Selectmen

13. **Discussion and Possible Action on Discontinuance of Old Prospect Road between Southerly Limit of Route 2 and current Prospect Road**

Board took no action

14. **Discussion and Possible Action on Mail System Contract with Pitney Bowes**

G. Cordova moved to approve the early lease renewal agreement with Pitney Bowes and authorize the First Selectman to sign all necessary documents, seconded by J. Ford. Unanimously approved. MOTION CARRIED.

15. Discussion and Possible Action on Town Policy Manual

R. Coyle moved to approve the Town Policy Manual with the following understanding: (1) that the exclusion of a previously adopted policy from this manual does not mean that the policy is no longer in place, and (2) that the inclusion of a policy in the policy manual that does not contain current language, shall be updated immediately, and followed per the most current language, seconded by G. Cordova. Unanimously approved. MOTION CARRIED.

16. Citizen's Comments

None

17. First Selectman's Report

First Selectman G. Schuster reported on Hurricane Earl and it's effect on Colchester, a part-time firefighter has resigned, and interviews are currently underway for the Social Services Coordinator and Economic Development Coordinator.

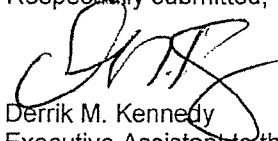
18. Liaison Report

G. Codova reported on Youth Services Bureau with regards to the food bank, current interviews for the Social Services Coordinator, fundraising for the new Youth Services van, and the upcoming spaghetti dinner on 9/30/10. R. Coyle reported on the Senior Center Study Group with regards to a recent meeting where the group discussed and evaluated a 2007 facility report for possible locations of the new senior/community center.

19. Adjourn

G. Cordova moved to adjourn at 8:03 p.m., seconded by J. Ford. Unanimously approved. MOTION CARRIED.

Respectfully submitted,



Derrik M. Kennedy
Executive Assistant to the First Selectman

Attachments:

- Budget worksheet from Police Commission Glenn Morron
- Memo from Senior Center Director Patti White regarding Senior Center Study Group Consultant Contract
- Memo from Fire Chief Walter Cox regarding Fire Suppression Standpipe System for LAH Route 2
- Memo from Town Engineer Sal Tassone regarding Discontinuance of Old Prospect Hill Road
- Memo from Executive Assistant to the First Selectman Derrik Kennedy regarding Early Lease Contract with Pitney Bowes

COLCHESTER POLICE COMMISSION BUDGET/STAFFING PLAN #1																			
Employee	Title	Department	FY 09-10 Step	FY 10-11 Step	FY 10-11			FY 10-11 Annual Salary	FY 10-11 Furlough Days	FY 10-11 Pro-rated Salary	FY 10-11 Police Budget	FY 10-11 FICA	FY 10-11 DB Plan	Longevity	Health Insurance	Life/AD&D	LTD	Uniform Allowance	Total
					Hourly Rate	Per Day	# Days												
New Officer	Police Officer	Police		1	22.17	8	261	46,290.96	-1064.16	-4434	40,793	3,121	6,604					1,150	51,667
New Officer	Police Officer	Police		1	22.17	8	261	46,290.96	-1064.16	-5320.8	39,906	3,053	6,461					1,150	50,670
* Certified Officer	Police Officer	Police		1	22.17	8	261	46,290.96	-1064.16	-10641.6	34,585	2,646	5,559					1,150	43,940
Total salary for new hires																			146,177
Current TFC	Trooper First Class	CSP Troop K		8															79,225
Cost for 3 new officers (step 1) and current TFC (CSP step 8)																			225,402
Total Available Budget																			252,296
Cost for 3 new officers (step 1) and current TFC (CSP step 8)																			-225,402
Savings																			26,894
<i>The following figures are if another Officer were to leave the department on October 21, 2010</i>																			
Officer #9	Police Officer	Police	2	3	25.39	8	261	53,014.32	-1,218.72	-16249.6	35,546.00	2,641	5,591					798	44,575.51
Savings																			26,894
Total																			71,470
Additional Trooper	Trooper First Class	CSP Troop K		11				* 96000		-30,154									-67,846
Savings																			3,623
* This assumes a starting date of October 01, 2010 (12 weeks)																			
** This assumes a 16 week pro-rated cost; start date of October 21, 2010																			
*** The salary figure used is based on the highest Trooper First Class pay grade. Although it is more than likely that this position would be filled by a trooper at a lower pay grade, that cannot be determined until the actual trooper is assigned to our department.																			

Colchester Police Commission																			
Budget/Staffing Plan #2																			
Employee	Title	Department	FY 09-10 Step	FY 10-11 Step	FY 10-11 Hourly Rate	Hours Per Day	# Days	FY 10-11 Annual Salary	FY 10-11 Furlough Days	FY 10-11 Pro-rated Salary	FY 10-11 Police Budget	FY 10-11 FICA	FY 10-11 DB Plan	Longevity	Health Insurance	Life/AD&D	LTD	Uniform Allowance	Total
New Officer	Police Officer	Police		1	22.17	8	261	46,290.96	-1064.16	-4434	40,793	3,121	6,604					1,150	51,667
New Officer	Police Officer	Police		1	22.17	8	261	46,290.96	-1064.16	-5320	39,907	3,053	6,461					1,150	50,570
Total Salary for New Hires																			102,237
Current TFC	Trooper First Class	CSP Troop K		8															79,225
*Additional Trooper	Trooper First Class	CSP Troop K		11				98,000		-24,501				Pro-rated 13 weeks, start date of 10/01/10					73,499
Total Cost																			254,961
Total Available Budget																			252,296
Cost for 2 New Officers (step 1) and 2 Trooper First Class																			-254,961
Available Budget																			-2,665
**Projected Reduction in Overtime																			9,000
Projected Savings																			6,335
* The salary figure used is based on the highest Trooper First Class pay grade. Although it is more than likely that this position would be filled by a trooper at a lower pay grade, that cannot be determined until the actual trooper is assigned to our department.																			
** This projection was from the First Selectman																			
<i>The following figures are if another Officer were to leave the department on October 21, 2010</i>																			
Officer #9	Police Officer	Police	2	3	25.39	8	261	53,014.32	-1,218.72	-16249.6	35,546	2,641	5,591					798	44,576
Savings																			6,335
Total																			50,911
*Additional Trooper	Trooper First Class	CSP Troop K		11				98,000		-30,154				Pro-rated 16 weeks, start date of 10/21/10					-67,846
Over Budget																			-16,935

Colchester Senior Center

To: Board of Selectmen

From: Patti White, Senior Services Director

Re: Approval of Contract with Consultant to work with Senior Center Study Group

Date: 8/27/2010

In their efforts to reach a consensus on a recommendation to the Board of Selectmen regarding a new senior center, the Senior Center Study Group has reviewed and approved the attached contract with a consultant to assist them in this process.

This is a request for the Board of Selectmen to approve the contract and to empower the First Selectman to sign/execute said contract. The compensation of the contract shall not exceed \$2,200.00. These funds will come from either the Community Center Building Fund or the Senior Center Donation Account.

Recommended Actions:

BE IT RESOLVED that the Board of Selectmen approve the attached contract with Dawn Homer-Bouthiette and authorize the First Selectman to sign and execute the contract.

Memo



Date: 8/17/2010

To: Gregg Schuster CEO, Town of Colchester Ct, 1st Selectman

Cc: BOS, D. Kennedy

From: Fire Chief Walt Cox *wjc*

RE: Fire Suppression Standpipe System for LAH Route 2

I am requesting to be put on the agenda for the September 02, 2010 BOS meeting to seek approval of the agreement between the CT DOT and the Town of Colchester for the installation of a fire suppression standpipe system on the Mill Hill overpass on Route 2.

The installation of these systems would greatly enhance the fire department's ability to efficiently and safely move large amounts of water for fire suppression purposes in the event of a significant emergency on Route 2.

"Recommended Motion" –Motion for approval for the Town of Colchester to enter into agreement with CT DOT for the installation and maintenance of, at LAH Route 2 overpass locations, fire suppression systems for the expressed purpose of adequate water supply for fire department use.

WJC

8/17/2010

August 6, 2010

Code Administration
Building Official
Fire Marshal
Wetlands Enforcement



Planning and Zoning
Planning Director
Zoning Enforcement
Town Engineer

To: Colchester Board of Selectmen
From: Salvatore A. Tassone P.E. – Town Engineer and *Sal Tassone*
Mark Decker P.E. – Public Works Director *MD*
Re: Request by State of Connecticut DEP Land Acquisition & Management for the Town to formally discontinue the old Prospect Hill Road located between the Southerly limit of Route 2 and the current Prospect Hill Road as shown on the attached 7/26/2010 letter and plans submitted to BOS by Elizabeth Brothers of DEP.

The old section of Prospect Hill Road in question is approximately 520 feet long and traverses two properties. One parcel is owned by "One Way Realty LLC." and the other is owned by "Binder Alfred C. ETAL". Formal discontinuance of this old road bed will revert the land back to these two properties. Although, as indicated in the referenced DEP letter, "This old roadway bed was never released and still exists west of the current travel way.", the town's long ago abandonment of maintenance activity for this old road bed has effectively accomplished the discontinuance of the old road bed as a public travel way.

The proposed DEP request does not appear to have any adverse impact to the Town, therefore it is recommended that the town formally take action to discontinue this old section of Prospect Hill Road.

Prior to taking action to discontinue this old road bed, it is recommended that the Board of Selectmen send notification to the two abutting property owners directly impacted by such action to afford them the opportunity to comment on the proposed road bed discontinuance. The two property owners are as follows:

ASSESSOR LOT 33, MAP 6-10

Owner – One Way Realty LLC.
Robert G. Siegel ESQ./Day Berry
City Place 1
Hartford, CT. 06103-3499

ASSESSOR LOT 44, MAP 5-12

Owner – Binder Alfred C. ETAL
15 Old Clark Hill Road
East Hampton, CT. 06424

The BOS will need to Notice a BOS Public Hearing for "Discussion and possible formal discontinuance of old abandoned section of Prospect Hill Road". **The Recommended Motion is as follows: "Motion to discontinue the old abandoned portion of Prospect Hill Road located between the Southerly limit of Route 2 and the current Prospect Hill Road."**

Please notify Mark Decker or I of the Date that this item will be on the BOS agenda so we can plan to attend to respond to any questions. Also, please notify the DEP in the event they wish to have someone present at the meeting. Please note that neither Mark or I will be available for the August 19, 2010 BOS meeting.

Gregg Schuster



First Selectman

MEMORANDUM

TO: Board of Selectmen

FROM: Derrik Kennedy, Executive Assistant to First Selectman

RE: Contract with Pitney Bowes for Mail Metering and Delivery System

The current lease agreement with Pitney Bowes expires October 30, 2010. The new lease calls for a brand new metering and postage system at no additional cost, reduced lease rates from the current contract by \$48/month, and reduced Certified Mail rates from current contract.

Overall, the new lease saves the Town money on a lower lease rate and lower bulk postage rates.

RECOMMENDED MOTION:

Move to approve the early lease renewal agreement with Pitney Bowes and authorize the First Selectman to sign all necessary documents



OFFICE of the FIRST SELECTMAN

Proclamation

NATIONAL SENIOR CENTER MONTH

Whereas, September is National Senior Center Month, and

Whereas, the Colchester Senior Center will celebrate National Senior Center month on Wednesday September 22 honoring the many volunteers who have provided support to the center throughout the year; and

Whereas, many years ago a group of conscientious citizens identified a need to create services for the seniors in town thereby creating the first Colchester Commission on Aging in 1977; and

Whereas, services for seniors were then provided in the Grange Hall located on Hayward Avenue (presently home to Nu Nu's Bistro); and

Whereas, as the needs of the seniors outgrew the space at the Grange Hall, discussions began with the Board of Trustees of Bacon Academy for the use of the Arts and Science building as a suitable location for a senior center to be housed; and

Whereas, on September 22, 1980 (thirty years ago to the day) a ribbon cutting ceremony was held with town officials at the current location (95 Norwich Avenue) opening the new Colchester Senior Center; and

Whereas, the Colchester Senior Center has enriched the lives of countless seniors for over three decades, and continues to provide essential and comprehensive services designed to meet the evolving needs of older adults in the community,

Now, THEREFORE, the Board of Selectmen of the Town of Colchester, Connecticut, does hereby acknowledge September as National Senior Center Month.

Gregg Schuster
First Selectman

Senior Center Grant Approval Request

To: Board of Selectmen

From: Patti White, Director

Re: Second Tier Grant Approval Request

Date: 9/8/10

Grantor: The Brookdale Foundation Group

Requested Amount: \$3,000

Submission date: 9/30/10

Purpose: This grant would provide continuation funding to pay for part time recreational therapy staff that provides recreational therapeutic activities and support for family members of those individuals who come to the center who are facing early signs of dementia and/or cognitive limitations. The program is designed to increase this target population's ability to remain in the community, decrease their isolation and improve their overall cognitive functioning and well being. In this fiscal year we received \$7,500 from this foundation. We are eligible to apply for \$3,000 in continuation funding for fiscal year 2011.

Matching Requirements: There is a 100% match for this grant which will be met with existing costs in the senior center's annual budget, client donations and other grants as obtained. This will include a percentage of the director's salary and estimated 2011 phone, occupancy and utility costs.

Recommended Proposal:

That the Colchester Board of Selectman authorize Patti White, Senior Center Director, to submit an application to the Brookdale Foundation, for Second Tier funding in the amount of \$3,000, for its Making Memories program.

To: Gregg Schuster

From: Adam Turner

Re: Transmission of the Initial Draft of the Sidewalk Improvement Plan

Date: September 8, 2010

Memorandum

Throughout the spring and early summer of 2010, planning staff researched and developed a Sidewalk Capital Improvement Plan. The Plan was developed to implement the 2001 Plan of Conservation and Development goal of making the Town center more pedestrian friendly as well as preserving and enhancing the Public School Systems Safe Routes to School program.

The Plan identifies 10 specific projects and projects their capital costs.

The Plan also includes the new sidewalk improvement policy as adopted by the Planning and Zoning Commission as well as a separate proposed regulation on off-site fee in lieu sidewalk costs as developed by the Town Engineer.

Action – no action; review of the plan for future discussion and approval.

Sidewalk Improvement Plan (August 23, 2010)

Policy

Walkable communities are desirable places to live, work, learn, worship and play. Their desirability comes from two factors, walkable communities have goods (such as housing, offices, and retail) and services (such as transportation, schools, libraries) that a community resident or employee needs on a regular basis located within an easy and safe walk. In addition, by definition, walkable communities make pedestrian activity possible, thus expanding transportation options, and creating a streetscape that better serves a range of users -- pedestrians, bicyclists, transit riders, and automobiles.

Providing pedestrian access is a primary tool toward promoting "smart growth" and is also a major goal of the Colchester Plan of Conservation and Development. The Town Center has historically been the main commercial and service focal hub of Colchester. While areas outside the center experienced suburban scale residential growth, most of the non residential growth has been concentrated in the RT 85/Lebanon Ave/Old Hartford Road/RT 16 corridor. It is important to provide pedestrian opportunities to service these areas.

Colchester remains a primarily rural community whose character is represented by significant environmental assets and large expanses of open space. Placing sidewalks along open areas and rural subdivisions is not recommended as they do not connect to other sidewalks and diminish the natural landscape.

It is also important to offer "safe routes to school" Public schools in Colchester are concentrated along sites on Norwich Avenue so sidewalk routing can be done efficiently.

The specific Plan of Conservation and Development goals relating to pedestrian and bicycle access are identified below:

- Establish a series of trails as a key element in connecting open space and recreation areas into an integrated system
- Expand and maintain sidewalks in the town center and adjacent areas
- Establish pedestrian trails and bicycle trails in open space areas of Colchester and on open space greenways

In June 2010, the Planning and Zoning Commission revised and adopted a sidewalk policy that reflects those POCD goals and includes a requirement that provisions of sidewalks are mandatory. This requirement is coupled with increased flexibility in terms of meeting such provisions. Included is a voluntary option to offer funding for off-site sidewalk locations provided they were included in the Towns sidewalk plan and the amount of funding provided was equivalent to the proposed on-site spending for sidewalks.

The following maps graphically detail the existing sidewalk network.

Inventory of Existing Sidewalks



— Existing or Damaged

Existing Sidewalk Location Map

Prepared by the Town of Colchester
Planning and Zoning Department



The following identifies recent sidewalk improvements.

Recently Upgraded Sidewalks

(2008) Broadway Ave/Old Hartford Road – approximately 500 LF extension of sidewalk

(2008) Oak Farm Drive east side associated with White Oak Farm Subdivision

(2007-2008) sidewalks along south side of Route 16 (Lebanon Avenue between Goldberg Road and Lebanon Town Line) associated with the White Oak Farms Subdivision

(2007) sidewalks along east side of Route 85 (Amston Road north of Stollman Road) associated with Amston Village elderly housing project

(2006-2007) sidewalks along north side of Route 16 (Lebanon Avenue east of Elm Street) associated with Northwoods and Autumn Ridge Multi-family developments

(2006) Chestnut Hill Road between Multi-family housing and Norwich Ave. – approximately 360 LF extension of sidewalk

(2006) Windham Avenue south side (adjacent to Cousins Road) associated with Czarkowski's Cousins Road Subdivision

(2004/1993) Christy Lane east side associated with Fedus Subdivision

(2003-2004) sidewalks along north side of Route 16 (Lebanon Avenue east of Elm Street) associated with Goldi-locks mini storage facility

(2000-2002) Route 16 (Linwood Avenue)/Route 85/Cragin Court associated with town center intersection reconstruction and Cragin library reconstruction

(1999-2000) Route 16 (Lebanon Avenue), Windham Avenue, Mill Street and Pleasant Street sidewalks

(2000) Norwich Avenue/Broadway Ave sidewalks

The following sidewalk goals are consistent with the Plan of Conservation and Development and are consistent with smart growth principals and safe access to school themes

Sidewalk Goals

- Provide safe access to schools
 - Access to bus stops
 - Pathways to school
- Provide safe pedestrian movement in central areas
- Provide safe efficient routes for elderly residents

Future Sidewalk Improvements

the map illustrates the existing and future sidewalk network. Improvements were proposed based on the goals and are identified below.



- New or Repair
- Existing or Damaged

Sidewalk Improvement Location Map

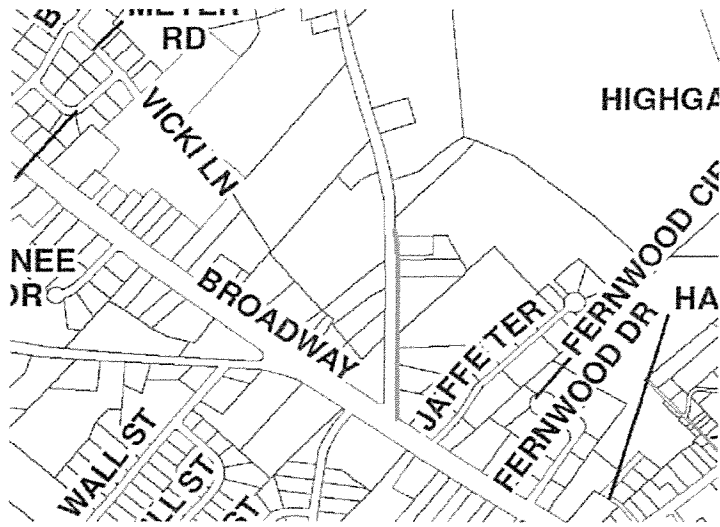
Prepared by the Town of Colchester
Planning and Zoning Department



Sidewalk improvements Listing

– including cost at 5' sections – priority improvements in bold

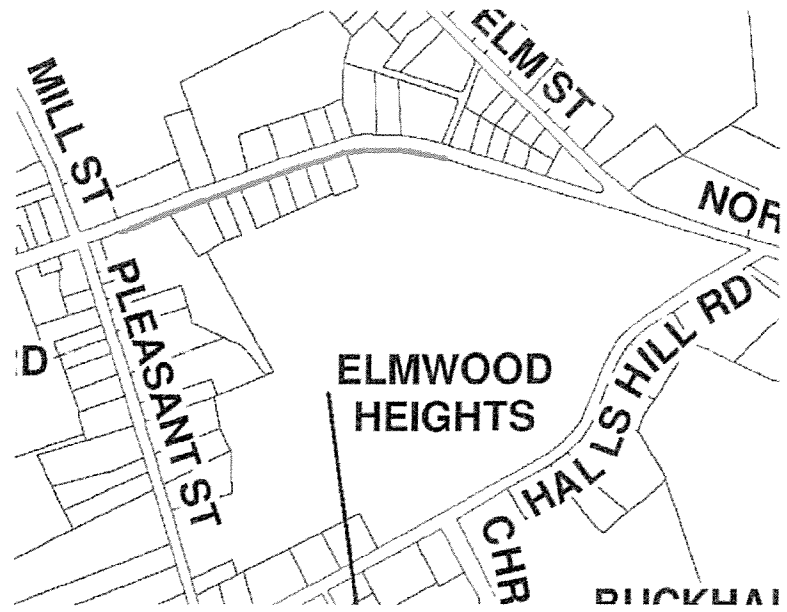
- Amston Road (SE side) from Village of Colchester to intersection of Broadway – linking several elderly developments to town center sidewalk network. Includes crosswalk improvements



- Broadway (east side) from Amston Road intersection to Fernwood Drive – link to town central sidewalks



- Norwich Avenue repairs (South Side) – Repair aging sidewalk from Pleasant Street to William Johnston School – heavily travelled routes to school



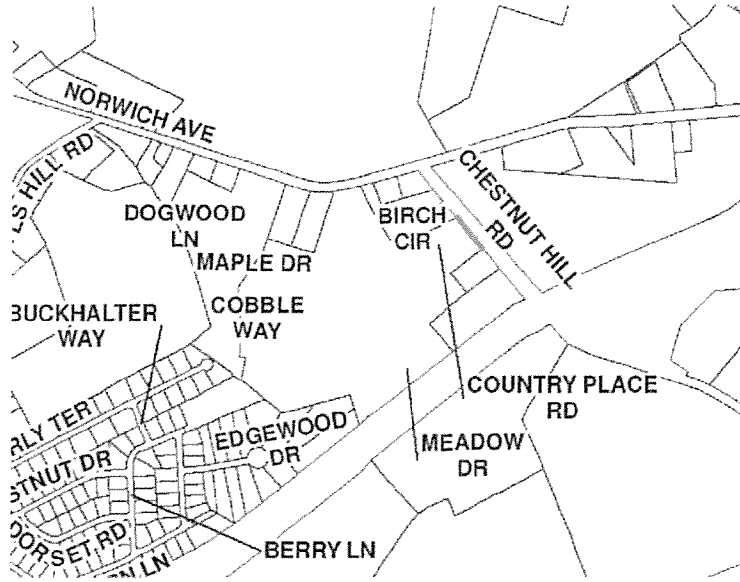
- Linwood Avenue (north side) - Mackey's and Gano frontage – complete route from RT 2 interchange into town center



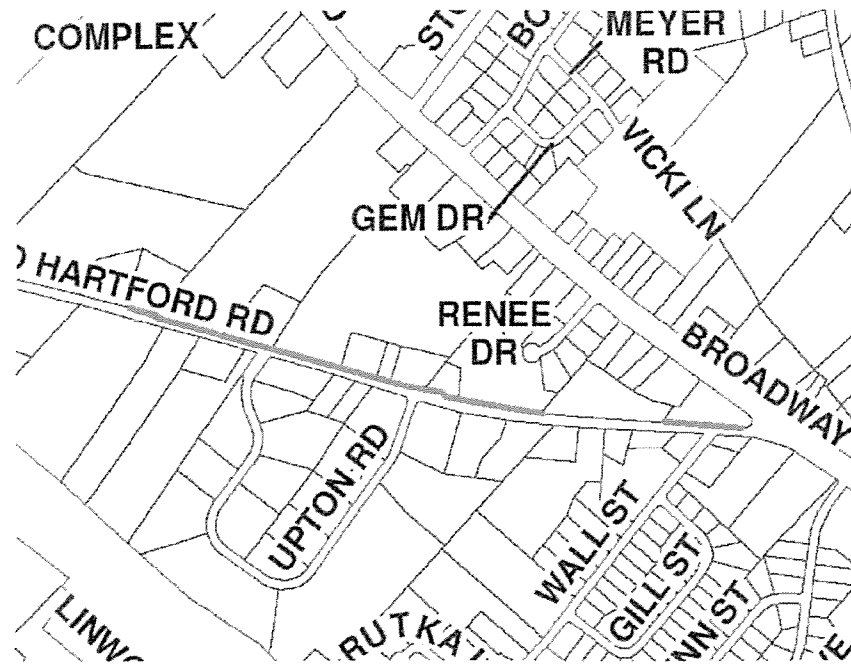
- Linwood Avenue (South Side) – former Stebbins Road to Church entrance driveway



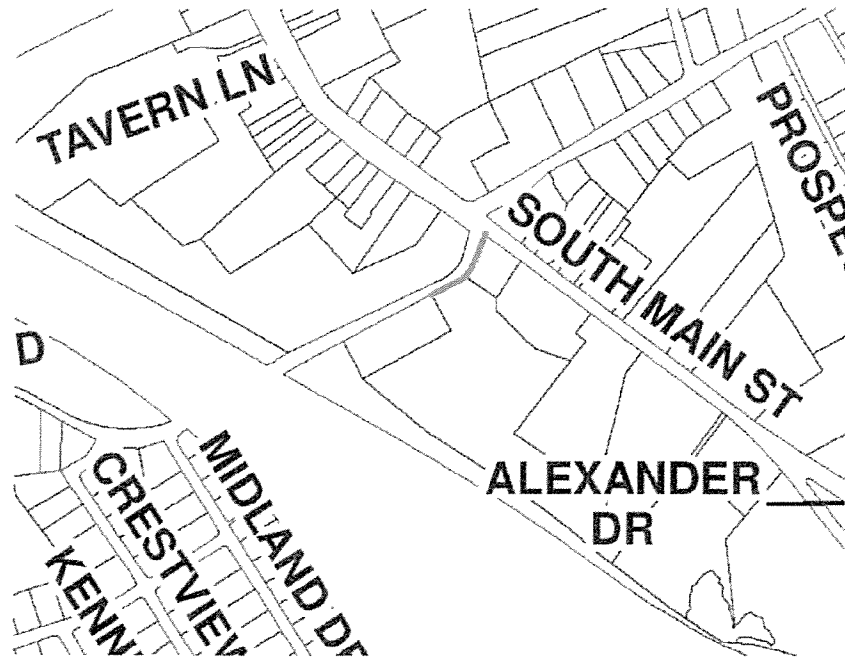
- Chestnut Hill and Halls Hill Road –link several multi family development to central sidewalk grid



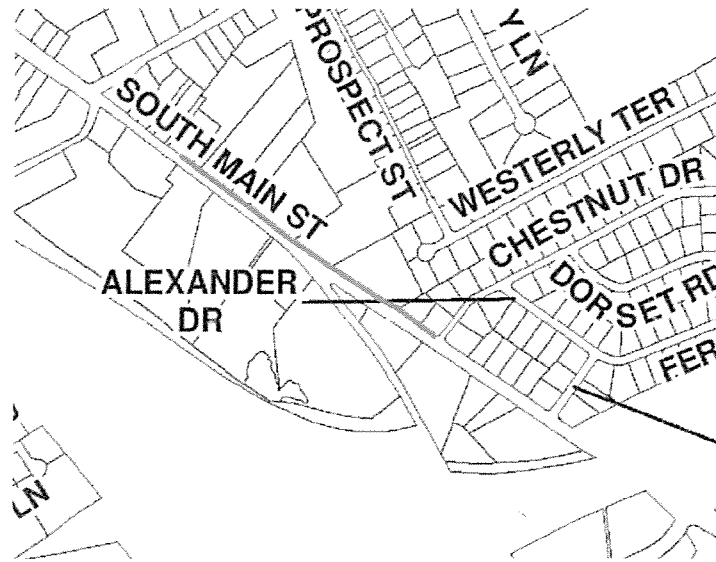
- Old Hartford Road (east side) – Galaxy Movie Theater to Toyota – complete route into town center



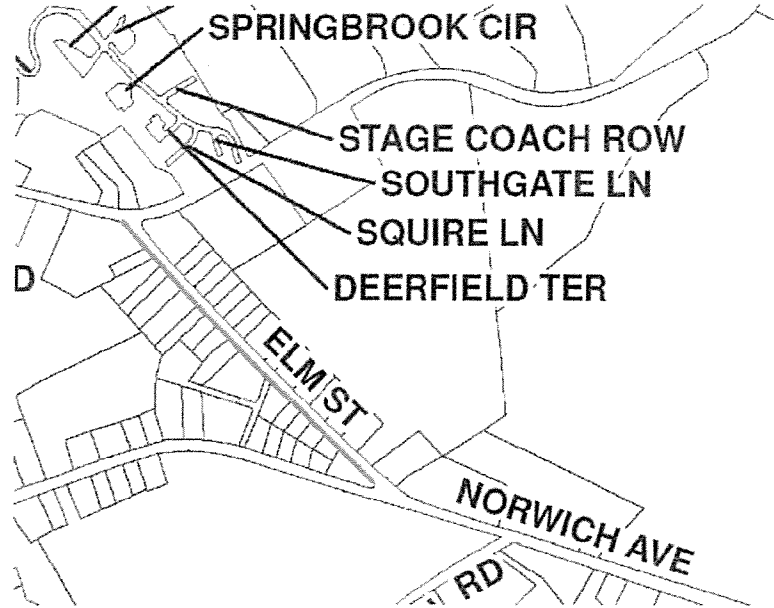
- Dr Foote Road (south side) from S Main Street to westerly terminus of existing sidewalks. Very steep section.



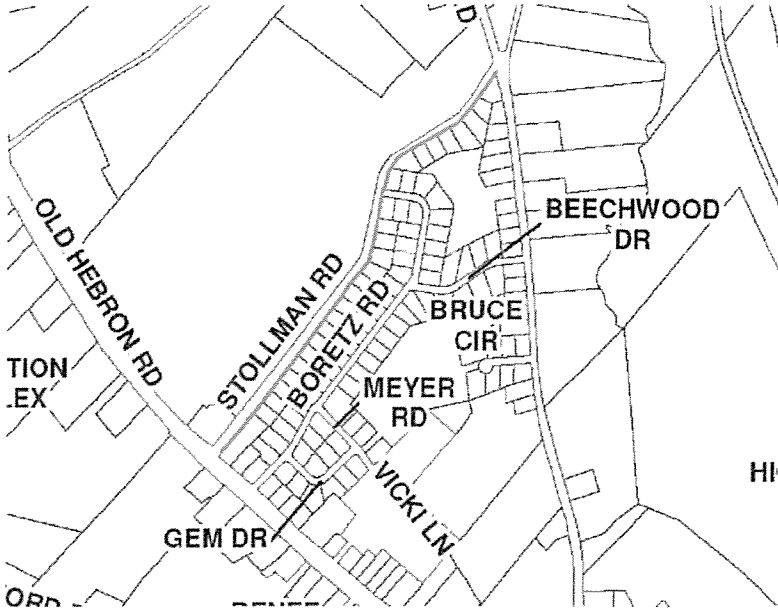
- S Main Street from MacDonald's (on east side) to intersection of Parum Road and Chestnut Drive linking southern neighborhoods to town central sidewalks



- Elm Street – entire roadway – dangerous roadway – heavily travelled from school



- Stollman Road (southern side) – entire road – provides service to many residences – loop if Amston Road is completed



New sidewalk to serve westerly terrace

Estimated Sidewalk Costs

Project	Cost (\$)
Amston Road (SE side) from Village of Colchester to intersection of Broadway – linking several elderly developments to town center sidewalk network. Includes crosswalk improvements. Based on 1100 lineal feet of sidewalk, preliminary cost estimate	63,250
Broadway (east side) from Amston Road intersection to Fernwood Drive – link to town central sidewalks. Based on 900 lineal feet of sidewalk	51,750
Norwich Avenue repairs (South Side) – Repair aging sidewalk from Pleasant Street to William Johnston School – heavily traveled routes to school. Based on 1300 lineal feet of sidewalk	74,750
Linwood Avenue (north side) – Mackey’s and Gano frontage – complete route from Rte 2 interchange into town center. Based on 300 lineal feet of sidewalk	17,250
Linwood Avenue (South side) – former Stebbins Road to Church entrance driveway. Based on 330 lineal feet of sidewalk	18,975
Chestnut Hill and Halls Hill Road – link several multi-family developments to central sidewalk grid. Based on 350 lineal feet of sidewalk	20,125
Old Hartford Road (east side) – Galaxy Movie Theater to Toyota dealership – complete route into town. Based on 2,800 lineal feet of sidewalk and necessary retaining wall section	218,500
Dr. Foote Road (south side) from S. Main Street to westerly terminus of existing sidewalks. Based on 350 lineal feet of sidewalk and necessary retaining wall section,	37,375
S. Main Street from MacDonald’s (on east side) to intersection of Parum Road and Chestnut Drive, linking southern neighborhoods to town central sidewalks. Based on 1,800 lineal feet of sidewalk and necessary retaining wall section	161,000
Elm Street – entire roadway – heavily travelled from school. Based on 2,000 lineal feet of sidewalk and necessary retaining wall section	138,000
Stollman Road (southern side) – entire road – provides service to many residences – loop if Amston Road is completed	195,500
Total	996,475

Sidewalk Policy – Zoning and Subdivision

The sidewalk policy requires that all developments provide sidewalks both externally and internally however there is flexibility in meeting this requirement. Developers are permitted to utilize trails in rural areas, as well as provide funding for development of sidewalks in populated areas to satisfy the sidewalk requirement.

Subdivision Section

It is Planning and Zoning Commission policy that all developed parcels offer some form of pedestrian access and that flexibility be given to applicants in meeting the requirement.

6.3.12 - Public pedestrian access is required by the Commission as established in this section. All forms of public pedestrian access shall be constructed per Section 7.7 of the Subdivision Regulations.

6.3.12.1 Sidewalks and trails: Every subdivision shall make provision for pedestrian accessibility and circulation. This requirement shall be met through one of the following options:

6.3.12.1.1 Provision for sidewalks on one side of the street on the land being subdivided. This requirement includes both roads/streets created as part of the subdivision or along existing Town Roads. The commission may require sidewalks on both sides of a created road/street should traffic or other conditions warrant as defined in Section 12.2.14 of the Colchester Zoning Regulation.

6.3.12.1.2 Sidewalks and or public trails unrelated to roads where pedestrian access to schools, shopping, or employment centers is possible.

6.3.12.1.3 Public trails constructed of material acceptable to the Commission within open space areas on the land being subdivided or, with the approval of the landowner and the Commission, on other open space areas in Colchester.

6.3.12.1.4 The payment of a fee for the development of sidewalk/public trail construction on other locations in Colchester as per Section 12.3.14 of the Zoning Regulations.

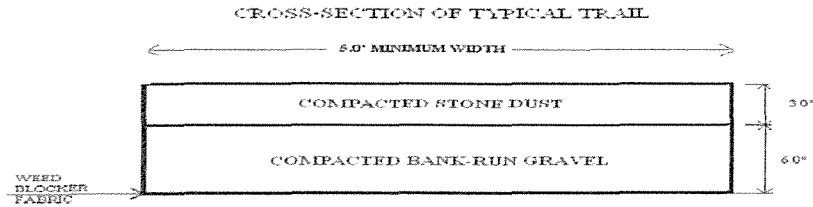
6.3.12.1.5 The Commission may waive the requirements of Section 6.12.1, per Section 1.2 of these Regulations, after finding that:

the applicant is requesting to subdivide a parcel for distribution to family member(s) per CGS 8-25. Such eligibility shall be evidenced by covenants, restrictions, contracts or together legally binding documents as the Commission may approve which documents shall be filed in the land records.

6.3.12.2 If an applicant chooses to satisfy the pedestrian access requirement with anything other than the construction of concrete sidewalks along side a public roadway as constructed consistent with section 7.7.6 of the Colchester Subdivision Regulations; they shall develop and have approved a regular maintenance plan. The maintenance plan shall detail the general condition of

the proposed public trial and detail the particular maintenance issues related to the continued use of the facility. Issues expected to be addressed include brush and debris removal, condition of the pathway and mechanism to ensure that the maintenance is continually completed.

- 7.7 Sidewalks - Sidewalks shall be provided in accordance with Section 6.3.12 above and shall have at least 4 feet of width unobstructed by utility poles, fire hydrants, trees, etc.
- 7.7.1 Sidewalks, where required, shall be Class "C" (4000 lb.) Portland Cement concrete, 5 inches in thickness, and laid over 8 inches of thoroughly compacted processed gravel approved by the First Selectman or his designee. There shall be 3/4" wide bituminous expansion joints across the sidewalk width every 15 feet apart longitudinally. Surfaces shall be "broom-finished".
- 7.7.2 Sidewalks shall be laid in the street right-of-way parallel to the existing street pavement where such exists and one foot from the street right-of-way line unless a different location is approved by the Commission and First Selectman. Sidewalks shall be extended to the curb at intersections and shall be continuous across driveways.
- 7.7.3 Sidewalks shall pitch one-fourth inch per foot towards the street; ground between the sidewalk and street shall pitch not less than one-half inch nor more than 2 inches per foot towards the street, and the curb at the street pavement shall be not more than 6 inches above the wearing surface of the road unless physical conditions indicate that a greater height is desirable and such height is approved by the Commission and/or the First Selectman.
- 7.7.4 Where a sidewalk crosses a private driveway, the concrete shall be reinforced with 6" x 6" mesh #10 over #10 reinforcing, 8 inches thick and laid over 12 inches of processed gravel, thoroughly compacted. Where it is necessary for water to cross the sidewalk at the driveway, the sidewalk shall pitch to a low point at the center (width) so storm water will drain across the driveway to the street and not along the sidewalks parallel to the street.
- 7.7.5 Cement for sidewalks shall be poured after inspection by the First Selectman or his designee of the gravel base. No less than a complete section between expansion joints shall be poured at one time.
- 7.7.6 Public Trails along private roadways shall be installed to the required line and grade to a minimum width of five (5) feet. A minimum cross section of three (3) inches of compacted "stone dust (or other material acceptable to the Commission) over a minimum of six (6) inches of bank run gravel with a weed blocker fabric on the sub-grade shall be provided. See detail below.



Zoning Code

12.3.14 All sidewalks/public trails shall be constructed in accordance with the provisions of Section 7.7 and 6.3.12 respectively of the Subdivision Regulations. Concrete Sidewalks shall be required in areas where expected pedestrian and/or vehicle traffic generated by high residential densities, commercial, industrial or institutional activities, as well as access to public schools make sidewalks necessary for public safety. Where the above conditions are determined not to exist, the applicant may, with the approval of the Commission, propose an alternative plan for pedestrian access or pay a fee for the offsite installation of sidewalks/public trails. Any fee for off-site sidewalk/public trail construction shall be placed in a fund established by the Town to be used for the construction of new and/or the repair of existing sidewalks/public trails or for acquiring additional land or easements for future sidewalks/public trails. The Planning and Public Works Departments shall prepare a priority improvement listing for sidewalk/public works repair/construction which shall be adopted by the Board of Selectman on an annual basis. As funds from the off-site pedestrian fee program are deposited with the Town and when a balance is reached that exceeds the top ranked project on the sidewalk priority improvement list, that project shall be constructed/repared/acquired using those funds.

The offsite fee shall be identified annually by the Town Engineer.

Off Site Improvement Fee Calculation

The fee for offsite sidewalk for the effective dates noted above shall be \$10.00 per square foot of required sidewalk. This fee base includes the following typical construction activity as determined by the Town Engineer.

- Clearing and grubbing
- Excavation and or fill
- Gravel fill/base
- Topsoil/seed/fertilize disturbed areas
- Compaction, formwork, wire mesh, expansion/contraction joints, broom finish surface
- ADA compliant tactile warning strips at ramps

This fee calculation will be reviewed and adjusted if necessary on July 1st of each year

August 6, 2010

Code Administration
Building Official
Fire Marshal
Wetlands Enforcement



Planning and Zoning
Planning Director
Zoning Enforcement
Town Engineer

To: Colchester Board of Selectmen
From: Salvatore A. Tassone P.E. – Town Engineer and *Sal Tassone*
Mark Decker P.E. – Public Works Director *MD*
Re: Request by State of Connecticut DEP Land Acquisition & Management for the Town to formally discontinue the old Prospect Hill Road located between the Southerly limit of Route 2 and the current Prospect Hill Road as shown on the attached 7/26/2010 letter and plans submitted to BOS by Elizabeth Brothers of DEP.

The old section of Prospect Hill Road in question is approximately 520 feet long and traverses two properties. One parcel is owned by “One Way Realty LLC.” and the other is owned by “Binder Alfred C. ETAL”. Formal discontinuance of this old road bed will revert the land back to these two properties. Although, as indicated in the referenced DEP letter, “This old roadway bed was never released and still exists west of the current travel way.”, the town’s long ago abandonment of maintenance activity for this old road bed has effectively accomplished the discontinuance of the old road bed as a public travel way.

The proposed DEP request does not appear to have any adverse impact to the Town, therefore it is recommended that the town formally take action to discontinue this old section of Prospect Hill Road.

Prior to taking action to discontinue this old road bed, it is recommended that the Board of Selectmen send notification to the two abutting property owners directly impacted by such action to afford them the opportunity to comment on the proposed road bed discontinuance. The two property owners are as follows:

ASSESSOR LOT 33, MAP 6-10

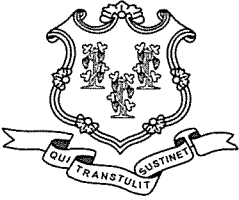
Owner – One Way Realty LLC.
Robert G. Siegel ESQ./Day Berry
City Place 1
Hartford, CT. 06103-3499

ASSESSOR LOT 44, MAP 5-12

Owner – Binder Alfred C. ETAL
15 Old Clark Hill Road
East Hampton, CT. 06424

The BOS will need to Notice a BOS Public Hearing for “Discussion and possible formal discontinuance of old abandoned section of Prospect Hill Road”. **The Recommended Motion is as follows: “Motion to discontinue the old abandoned portion of Prospect Hill Road located between the Southerly limit of Route 2 and the current Prospect Hill Road.”**

Please notify Mark Decker or I of the Date that this item will be on the BOS agenda so we can plan to attend to respond to any questions. Also, please notify the DEP in the event they wish to have someone present at the meeting. Please note that neither Mark or I will be available for the August 19, 2010 BOS meeting.



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



10-07-28P02:49 RCVD

July 26, 2010

Board of Selectmen
c/o Salvatore A. Tassone
Town Engineer
127 Norwich Avenue
Colchester, CT 06415

8/4/2010 SAoke w/ Brian Florck of DEP @ 860-424-3040

RE: Discontinuance of Old Roadway Running Westerly of Current Prospect Hill Road

He will e-mail revised/corrected letter

Dear Mr. Tassone:

? southerly

southerly

SA-7

Please consider the discontinuance of the abandoned portion of Prospect Hill Road which runs from the easterly highway limit of Route 2 easterly approximately 520 feet to the current lay-out of the roadway. The State of Connecticut Department of Transportation (DOT) realigned Prospect Hill Road during the construction of the now existing bridge over Route 2. In doing this realignment, DOT reconstructed Prospect Hill Road more perpendicular to Route 2 and subsequently deviated away from the old roadway bed. This old roadway bed was never released and still exists west of the current travel way. A search of the Town Meeting Minutes confirmed no legal action was taken after the current Prospect Hill Road was opened for public travel. Please see the included mapping of Prospect Hill Road.

The State of Connecticut Department of Environmental Protection (DEP) is interested in acquiring the abutting property currently owned by One Way Realty, LLC. Legal public access into the property has come into question because of this old roadway bed. Inasmuch as the old roadway is not in use and Public access into a potential DEP property is in question, please take this proposed discontinuance under advisement.

Sincerely,

Beth

Elizabeth Brothers
Assistant Director
Land Acquisition & Management

EAB:BF:jra

TO: Gregg Schuster
FROM: Adam Turner
SUBJECT: 9.2 Acres of Open Space Land located within the White Oak Farm Conservation Subdivision.
DATE: August 12, 2010

MEMO

The Town has been offered a 9.2 acre parcel of land located within the White Oak Farm Subdivision. The parcel, located within an un-developed phase of the subdivision, is completely subject to a Conservation Easement. The owners, Sarah Mazur, Etta Isenberg, Ada Nidzon, and Faye Peltz originally retained the parcel to dedicate it to a passed family member, entitling the parcel with signage, "Jack Nidzon Preserve". The family now offers the land to the town.

On August 9, 2010, the proposed purchase was reviewed and recommended by the Open Space Committee. The Colchester Conservation Commission unanimously recommended the acceptance of the land and the Conservation Easement as proposed in the above referenced subdivision on August 11, 2010 with a condition that the entire parcel be marked with Conservation Easement markers (As stated within the Quit claim Deed) prior to the acceptance from the Town.

Attached are the Quit Claim Deed and a map highlighting the parcel.

The property transfer requires Planning and Zoning review under Ct 8-24 although the eventual transfer of the property as proposed in the this application is consistent with the subdivision approval for White Oak Farms as well as review by the Board of Finance even though there are no costs to this purchase. Once those reviews are completed the final actions on the transfer can take place.

Recommended Motion – Move to forward the proposed property transfer to the Planning and Zoning Commission and Finance Board for their review.

QUIT CLAIM DEED

Know All Men By These Presents,

That, **PONSETT RIDGE, LLC**, a Connecticut Limited Liability Company, having an office in the Town of Chester, County of Middlesex, and State of Connecticut, for divers good causes and considerations thereunto moving, especially for NO CONSIDERATION received to its full satisfaction of **SARAH MAZUR** of Deerfield Beach, Florida, **ETTA ISENBERG** of Swan Lake, New York, **ADA NIDZON** of Swan Lake, New York, and **FAYE PELTZ** of Woodsburgh, New York, has remised, released, and forever quitclaimed, and does by these presents, for itself and its successors and assigns, justly and absolutely remise, release, and forever, QUIT CLAIM unto the said Releasees, their heirs and assigns, forever, as tenants-in-common, all such right and title as the said Releasor has or ought to have in and to a certain piece or parcel of land, together with all improvements thereon, situated off the southerly side of Lebanon Avenue (Conn. Route 16) in the Town of Colchester, County of New London and State of Connecticut, being shown and designated as "Parcel A Area = 399,936 S.F.± = 9.2 Ac.±" on a map entitled "Open Space Conservation Area Plan Property of Sarah Mazur - Etta Isenberg - Izhak Nidzon - Faye Peltz Lebanon Avenue - Conn. Route 16 Colchester, Connecticut Date: August 26, 2005 Scale 1" = 100' Angus McDonald/Gary Sharpe & Associates, Inc." which map is to be filed in the Colchester Town Clerk's office, to which map reference is hereby made and may be had for a more particular description of said premises, being bounded and described as follows:

Beginning at a point a distance of 2,753.51 feet from a Connecticut Highway Department monument on Connecticut Route 16, when measured along a course of S 01°50'01" E, which monument is the northwest corner of premises conveyed by the Grantees herein to the Grantor herein on even date herewith; proceed thence the following courses and distances along other land conveyed on even date herewith by the Grantees to the Grantor herein:

- S 71°38'57" E, 97.91 feet;
- S 43°53'37" W, 157.83 feet;
- S 47°46'00" E, 262.27 feet;
- S 56°36'50" E, 222.51 feet;
- S 56°20'25" E, 159.80 feet;
- S 38°47'33" E, 152.01 feet;
- S 76°06'49" E, 159.57 feet;
- S 04°48'54" E, 26.09 feet;

"No Conveyance Tax collected"

Nancy A. Bray

Town Clerk of Colchester

NANCY A. BRAY
TOWN CLERK

Nancy A. Bray

05 AUG 31 PM 5:01

RECEIVED
COLCHESTER, CT

Thence along the arc of a curve extending in a general southerly direction, having a radius of 375.00 feet, a distance of 147.98 feet to a point; thence

- N 72°12'16" W, 229.37 feet;
- S 62°20'28" W, 106.39 feet;
- S 62°20'28" W, 157.88 feet;

#3312

Easement as defined in Connecticut General Statutes Section 47-42a through 47-42c, as amended, for the purposes and under the terms and conditions set forth herein, as follows:

PURPOSES

1. To have the premises herein conveyed (hereinafter referred to as the "Conservation Easement Area") remain in a natural and open condition in order for it to fulfill its present historic, scenic, vegetative, wildlife and/or hydrologic functions, subject to the Exceptions hereinafter set forth, and, subject to the approval of the Town of Colchester or any agency thereof to whom the authority and jurisdiction over subdivision open space dedication is assigned, to be known in perpetuity as the "Jack Nidzon Preserve".
2. To permit the Grantor, the Town of Colchester or any agency thereof to whom the authority and jurisdiction hereunder is assigned, or to any governmental body, charitable corporation or trust whose purposes include conservation of land or water areas, or preservation of buildings or sites of historical significance, to whom the Grantor or the Town of Colchester may assign this right, to enforce by proceeding in equity, pursuant to Connecticut General Statutes Sections 47-42b and 47-42c, as amended, the covenants hereinafter set forth, including but not limited to, the right to require the restoration of the Conservation Easement Area to the condition at the time of this grant, except as modified by rights reserved under Exceptions. Any costs incurred in enforcing the terms of this easement against any violator including without limitation, costs of suit and attorneys' fees, shall be borne by the violator.
3. To enable the Grantor, the Town of Colchester or any agency thereof to whom the authority and jurisdiction over subdivision open space is assigned, or to any governmental body, charitable corporation or trust whose purposes include conservation of land or water areas, or preservation of buildings or sites of historical significance, to whom the Grantor or the Town of Colchester may assign this right, to enter the Conservation Easement Area at all reasonable times for the purpose of inspecting the Conservation Easement Area to determine if the Grantee, their heirs, successors and assigns, are complying with the covenants and purposes of this grant.
4. To effectuate the provisions of any approval issued to the Grantor by the Zoning and Planning Commission of the Town of Colchester with respect to the subdivision of property of the Grantor within which the premises herein described are located.

7. There shall be no dumping or placing of trash, ashes, leaves, waste, rubbish, garbage, soil or junk upon the Conservation Easement Area. In the event that such materials are placed on the Conservation Easement Area, the owner of said portion of the Conservation Easement Area upon notice from the Grantor, the Town of Colchester or any agency thereof to whom the authority and jurisdiction over subdivision open space is assigned, or to any governmental body, charitable corporation or trust whose purposes include conservation of land or water areas, or preservation of buildings or sites of historical significance to whom the Town of Colchester may assign this right, shall remove said materials within thirty (30) days of such notice.
8. There shall be no storage or placement of any equipment, natural or man-made materials or substances upon the Conservation Easement Area.

The Grantor, or its successors or assigns, does not waive or forfeit the right to take action as may be necessary or required in order to insure compliance with said covenants and/or the purposes of this grant by any prior failure to act.

The Grantor, or its successors or assigns, shall have the right, but not the obligation, to enter upon the Conservation Easement Area for the purpose of pruning and thinning of live trees, removal of dead trees and brush, planting of trees, shrubs, or other vegetation for the purpose of enhancing wildlife or aesthetic quality.

EXCEPTIONS

The Grantor, its successors and assigns may enter upon the Conservation Easement Area to conduct such activities as authorized by the Town of Colchester or its Zoning and Planning Commission in connection with the subdivision of the of the property of the Grantor within which the premises herein described are located, specifically including but not limited to the construction, repair, replacement and maintenance of detention basins and stormwater management facilities, sloping easements for adjacent roadways and such trails, walking paths and like facilities which the Town of Colchester or any agency thereof to whom the authority and jurisdiction hereunder is assigned, or to any governmental body, charitable corporation or trust whose purposes include conservation of land or water areas, or preservation of buildings or sites of historical significance, to whom the Grantor or the Town of Colchester may assign this right, may wish to construct repair, replace or maintain on the Property consistent with its open space purposes.

The Grantor or the Grantees with the written consent of the Town of Colchester, acting by and through its designated Commission or Agent, or the Town of Colchester or any agency thereof to whom the authority and jurisdiction hereunder is assigned, or to any governmental body, charitable corporation or trust whose purposes include conservation of land or water areas, or preservation of buildings or sites of historical significance, to whom the Grantor or the Town of Colchester may assign this right, may enter upon the Conservation Easement Area to conduct the following activities:

Preserve and contain a dedication from the family in permanent engraved letters as permitted by the by the Town of Colchester or its Zoning and Planning Commission

3. Said placards shall be placed along each area of frontage on a town road with clear, unobstructed visibility, as may be approved in connection with the subdivision of the property of the Grantor, within which the premises herein described are located, which premises shall be maintained in a good, neat and clean condition at all times.

LIMITATION ON RIGHT TO AMEND

If circumstances arise under which an amendment to or modification of this easement would be appropriate, the Grantor and the Town of Colchester or any agency thereof to whom the authority and jurisdiction hereunder is assigned, or to any governmental body, charitable corporation or trust whose purposes include conservation of land or water areas, or preservation of buildings or sites of historical significance to whom the Town of Colchester may assign this right, and Grantee may jointly amend this easement, provided that no amendment shall be allowed that will affect the qualification of this easement or the status of the Town of Colchester under any applicable laws including Sections 47-42a through 47-42c of the Connecticut General Statutes, as amended, or Section 170(h) of the Internal Revenue Code of 1986, as amended; and any amendment shall be consistent with the purpose of this easement and shall not affect its perpetual duration. Any such amendment shall be recorded in the land records of the Town of Colchester, Connecticut.

CONDEMNATION

If the Conservation Easement Area, or any part thereof, shall be taken by condemnation, then this easement shall automatically terminate as to that portion of the Conservation Easement area taken.

SUCCESSORS


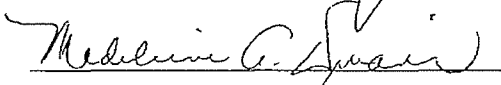
The terms "Grantor" and "Grantee" shall at all times in this instrument be deemed to include the term, "its successors and assigns."

Reserving unto the Grantor, its successors and assigns the right to enter upon the Conservation Easement Area and to conduct thereon such activities as authorized by the Town of Colchester or its Zoning and Planning Commission in connection with the subdivision of the of the property of the Grantor within which the premises herein described are located, specifically including but not limited to the construction, repair, replacement and maintenance of detention basins and stormwater management facilities, sloping easements for adjacent roadways and such trails, walking paths and like facilities

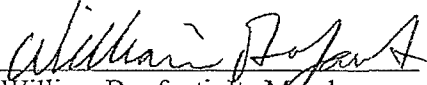
To Have and to Hold the premises unto the said Releasees and to their heirs and assigns, to the only use and behoof of the said Releasees, their heirs and assigns forever, subject, however, to the CONDITION SUBSEQUENT and REVERTER provisions set forth herein; so that neither the Releasor nor any other person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every of them shall by these presents be excluded and forever barred, except as expressly set forth herein.

In Witness Whereof, the Releasor has hereunto set its name and seal this 30th day of August in the year of our Lord two thousand and five.

Signed, Sealed and Delivered in the presence of:

PONSETT RIDGE, LLC

By 
William Bonfanti, Its Member

STATE OF CONNECTICUT)

ss. Old Saybrook

COUNTY OF MIDDLESEX)

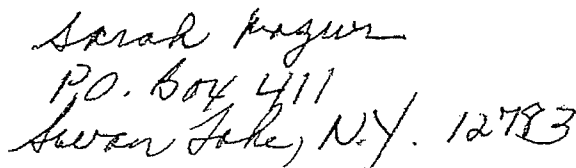
On this the 30th day of August, 2005, before me, the undersigned officer, personally appeared William Bonfanti, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed and the free act and deed of Ponsett Ridge, LLC.

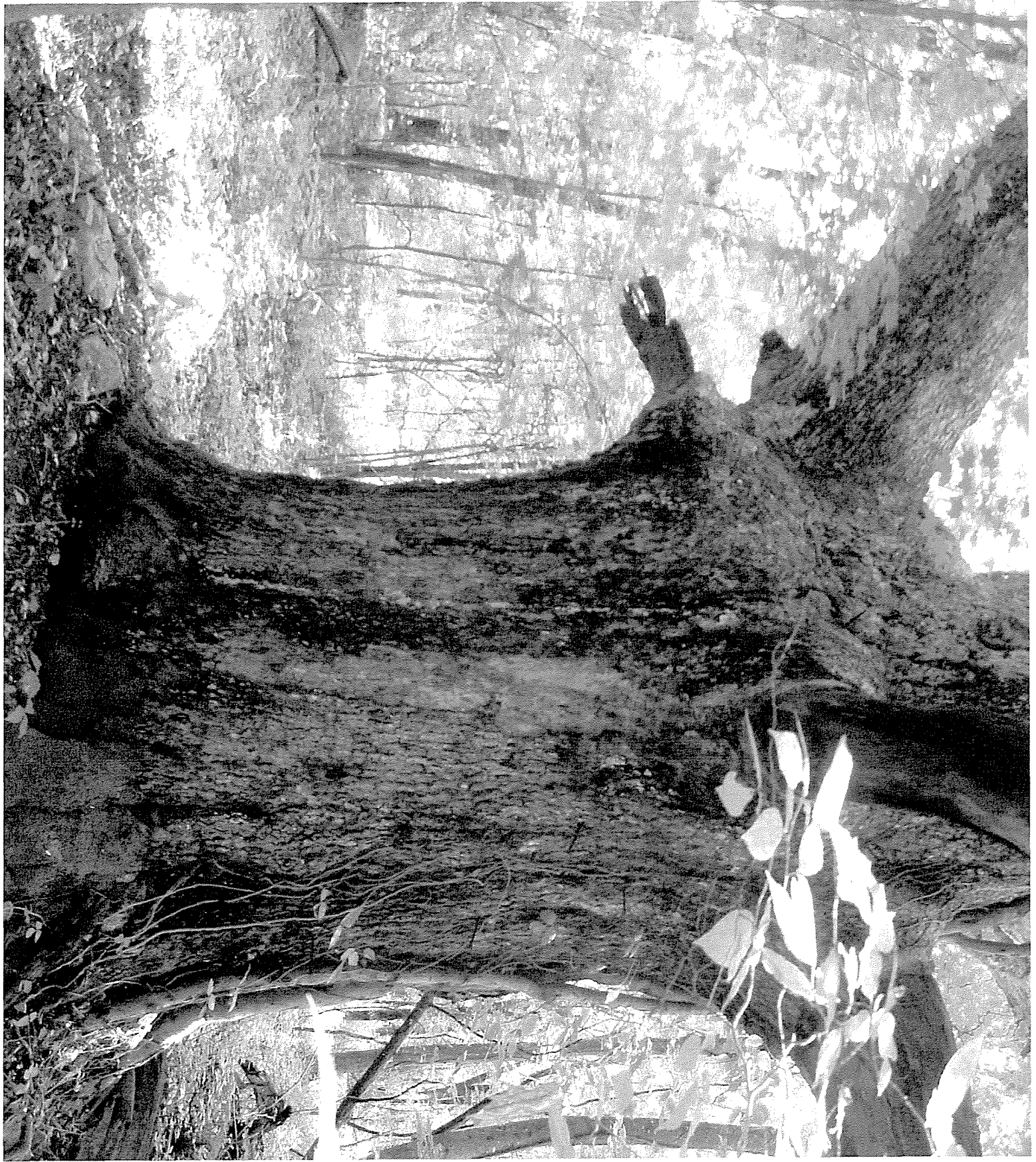
In Witness Whereof, I hereunto set my hand and official seal.



Commissioner of the Superior Court
Notary Public

Latest address of Grantee:

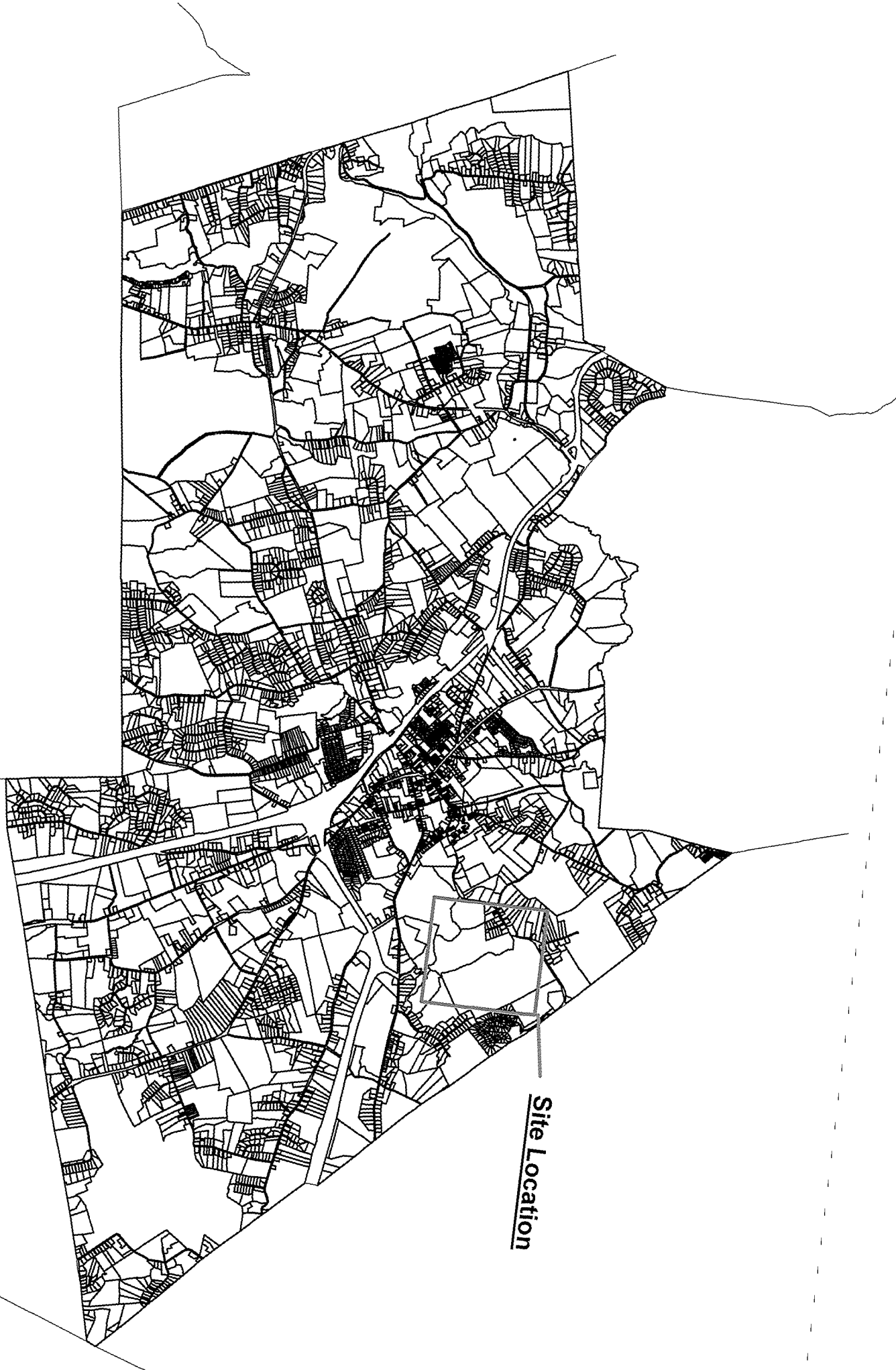

Sarah Pagur
P.O. Box 411
Swan Lake, N.Y. 12783



White Oak Farm SubDivision



Site Location



CODE OF THE TOWN OF COLCHESTER

Chapter 92, OPEN SPACE PRESERVATION FUND

§ 92-4. Process for approval of acquisitions for open space purposes.

- A. The Conservation Commission is hereby designated to act on behalf of the Town for the purpose of reviewing and recommending to the Board of Selectmen acquisitions for open space purposes. Any person, including other agencies and departments of the Town, may propose possible acquisitions to the Conservation Commission for review. The Conservation Commission shall request input on possible acquisitions from other agencies and departments of the Town (such as the Parks and Recreation Department and the Zoning and Planning Commission), as appropriate in each circumstance.
- B. The Conservation Commission shall recommend to the Board of Selectmen the acquisition of any parcel or interest therein to be used for open space purposes ("proposed acquisition"). The recommendation shall describe the proposed use and include a comprehensive statement of the Conservation Commission's evaluation of the proposed acquisition.
- C. If the Board of Selectmen approves a proposed acquisition, it shall forward the Conservation Commission's recommendation for the proposed acquisition to the Zoning and Planning Commission for a report pursuant to Connecticut General Statutes § 8-24, and to the Board of Finance.
- D. Following action by the Board of Finance and the issuance of the Zoning and Planning Commission's report, pursuant to Connecticut General Statutes § 8-24, final action on the proposed acquisition shall be taken by the Board of Selectmen or, if required by Town Charter, by the Town Meeting.

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, August 11, 2010
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT Falk von Plachecki, Chairman; Moe Epstein, Sue Bruening, and Darrell York (arrived at 7:06 p.m.); Alternate: Andrew George; Jim Ford, Board of Selectmen Liaison; Staff: Wetlands Enforcement Officer: Jay Gigliotti and Clerk: Gail Therian

MEMBERS ABSENT: Kurt Frantzen; Alternate: Mary Bylone

1. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular meeting to order at 7:02 p.m. A. George was seated as a voting member.

2. ADDITIONS TO AGENDA None

J. Gigliotti asked that the following items be added to the agenda: W2010-2929 – RMD Land Development, LLC under #5 -New Applications"; Item A., White Oak Farm Subdivision Wetlands Permit #W2005-2809 and Item B Westchester Woods, Lebanon Avenue, Paving in Rear under "#7- New Business"; Item A White Oaks Farm Subdivision Open Space, under #10 - Conservation.

Motion by M. Epstein, seconded by S. Bruening to accept the additions to the agenda. **Motion carried unanimously.**

3. APPROVAL OF MINUTES – 7/14/2010 Regular Meeting

M. Epstein said that under W2010-2927, the fourth sentence should read: "He met with Mr. & Mrs. Nowakowski and they decided to submit an application to keep the pipe in place. A. George said that the third sentence under W2010-2926, page 1 should read: "The new location of the driveway on the west side puts it in the Upland Review Area." Also, the motion for this application should read "Motion by K. Frantzen, seconded by M. Epstein to accept W2010-2926. Motion carried unanimously."

Motion by D. York, seconded by M. Epstein to approve the minutes of the July 14, 2010 regular meeting as amended. **Motion carried unanimously.**

4. PUBLIC COMMENT – None

5. NEW APPLICATIONS

- A. W2010-2928-** Gas Development LLC Applicant, Drake Petroleum Company Inc, 332 South Main Street, Assessor's Map 13 Lot 10, Former Sunoco Station. Demolition of Pumps, Store, Kiosk and Garage and construction of new facility within 100' Upland review Area *DRD 10.15.10*

J. Gigliotti told the Commission that this application is for the redevelopment of the existing Sunoco station on South Main Street. He explained the impacts, topography and existing culvert using the proposed plan.

Joel Norwood, Robinson and Cole, LLP, representing Gas Development LLC told the Commission that Ken Staff, Project Manager and Dean Gustafson, Wetlands Consultant of VHB – Vanasse Hangen Brustlin, Inc. would present the proposed redevelopment of this gas station.

Ken Staff, Project Manager, presented the proposed plan. He explained that the new gas station will consist of 5 fueling dispensers and a kiosk. He spoke about the topography of the land and said the proposed western access will be one way to address the Planning and Zoning Commission and ConnDot's comments. He explained the location of the wetlands on the property and the proposed drainage system.

Dean Gustafson, Wetlands Consultant, explained the existing characteristics of the wetlands system. He said that the increased impervious surface will be approximately 2,000 feet. He said that there will be improvements to the storm water system and there will not be any adverse impact to the wetlands. He also spoke about the erosion and sediment controls that will be used. Discussion followed regarding the origin of the wetlands and the existing easement rights.

Motion by M. Epstein, seconded by D. York to accept W2010-2918. **Motion carried unanimously.**

- B. W2010-2929-** RMD land Development LLC Applicant, 746 Middletown Road, Assessor's Map 3-19 Lot 60, Construction of SFR, Well, septic system and driveway within Upland Review Area *DRD 10.15.10*

RECEIVED
COLCHESTER, CT
2010 AUG 13 PM 2:08
NANCY ABRAY
TOWN CLERK

J. Gigliotti told the Commission that this application was received on Tuesday, August 10th and had not been reviewed. He said that the applicant purchased this piece of property that was created as a utility easement and now would like to construct a single family residence with the building, well, septic system and driveway within the Upland Review area. This application is also before the Zoning Board of Appeals for a variance to the minimum lot size and will need a report from this Commission. Chairman von Plachecki stated that the Commission wants to ensure that all applications follow the checklist with the application so that the Commission does not get into any trouble with Statutory Time Requirements. J. Gigliotti told the Commission that there are discrepancies in the size of the wetlands between a plan done in the 1990's and the plan that was submitted with this application. Discussion took place about the location of the site and the date of the original subdivision. J. Gigliotti will research the original subdivision information.

Motion by D. York, seconded by S. Bruening to accept application W2010-2929. Motion carried unanimously.

6. PENDING APPLICATIONS

- A. **W2010-2926**- Arthur Clauson Applicant, New London Rd, just north of Homonick Rd, Assessor's Map 2-8 Lot # 44-1, Driveway Construction for single family residence within URA. *DRD 9.17.10*

J. Gigliotti reviewed the history of this application and reminded the Commission that the new location of the driveway is in the Upland Review Area.

Motion by D. York seconded by A. George to approve W2010-2926. Motion carried unanimously

- B. **W2010-2927**- Andrzej & Vivian Nowakowski, Westchester Road (RTE 149), Assessor's Map 3-19 Lot 1, Pipe Replacement/Installation within URA, application is response to Notice of Violation *DRD 9.17.10*

J. Gigliotti told the Commission that the applicant has removed the pipe in response to the Notice of Violation instead of continuing with the application to install the pipe. He told the applicants that he would need a letter withdrawing this application, but has not received this as of this time. He said that he believes that two neighbors want to fix the drainage within the area and are aware that an application will need to be submitted for the work. Discussion followed regarding the action on this application.

Motion by M. Epstein, seconded by S. Bruening to deny without prejudice W2010-2927. Motion carried unanimously.

- C. **W2010-2925**- Mr. Lawrence Darling, Darling Estates LLC, 148 Westchester Rd (RTE 149), Assessor's Map 5-14 Lot # 71, Gravel Excavation with Grading in the Upland Review Area

J. Gigliotti told the Commission that a 65-day extension letter was received from the applicant. A preliminary set of revised plans have been submitted to S. Tassone, Town Engineer and J. Gigliotti, Wetlands Enforcement Officer. He said that the revised plans will address the Town Engineer's comments. The required notes will also be incorporated into the plans. A soil boring contractor has been hired and the boring information will be submitted at the next meeting. Discussion followed.

Motion by M. Epstein, seconded by S. Bruening to table W2010-2925. Motion carried unanimously.

7. NEW BUSINESS

- A. **White Oak Farm Subdivision Wetlands Permit #W2005-2809**

J. Gigliotti told the Commission that he has discovered that the Wetlands Permit on W2005-2809 expired on April 13, 2010. He explained both the Connecticut State Statute and the Wetlands Regulation governing expirations of wetlands permits. He said that presently the contractor is not working within the regulated area. A discussion took place about how this expiration can be handled including if a new application and fees will need to be submitted. A suggestion was made to ask the Owner to contact his attorney for an opinion as it is the applicant's responsibility to submit a request for an extension to a wetlands permit in accordance with the Wetlands Regulations.

- B. **Westchester Woods, Lebanon Avenue, Paving in the back**

J. Gigliotti told the Commission that this property is for sale and the potential buyers would like to pave an area in the back for additional parking. He said that he has walked the site and it appears that the area to be paved falls within the 75' Upland Review area. He said that there is no site plans on file for this property.

Dennis Meyers, one of the potential buyers of this property, said that he feels the area to be paved for a 40' x 45' turn around area was disturbed wetlands and should not need to go through the application process. A discussion followed regarding the possible drainage issues that could be created and the delineation of the wetlands.

The Commission said that a Soil Scientist will need to determine if there are wetlands on the property and if so, the Commission will require an application, a site plan with the wetlands included, and drainage calculations. Chairman von Plachecki mentioned that Mr. Meyers should determine the Planning and Zoning Commission requirements.

8. OLD BUSINESS

A. Baldi Farm Pond

J. Gigliotti told the Commission that the pond is finished and showed pictures of the completed pond.

9. ENFORCEMENTS - None

10 CONSERVATION

A. White Oaks Farm Subdivision Open Space

J. Gigliotti told the Commission that in the White Oaks Farm Subdivision there is a 9.2 acre piece of property that is covered by a Conservation Easement and that was going to be designated as a nature preserve by the deceased landowner's family. The family has now decided to give the area to the Town. The Open Space Advisory Committee at their August 10, 2010 meeting decided to recommend that the Conservation Commission endorse this action and forward it to the Planning & Zoning Commission. Discussion followed regarding the Town's responsibility of upkeep on this land.

Motion by D. York, seconded by S. Bruening to recommend to the Planning and Zoning Commission that the Town of Colchester accepts the gift of 9.2 acres of Open Space. **Motion carried unanimously.**

11. CORRESPONDENCE

A. Suggested Regulation Changes

Chairman von Plachecki asked the Commission members to think about possible Regulation changes. He said that he would like to suggest a Regulation that requires Conservation Commission decisions be filed on the land records. He would like to address Regulation changes in the fall of this year.

12. ADJOURNMENT

Motion by M. Epstein, seconded by S. Bruening to adjourn the meeting at 8:28 p.m.

Respectfully submitted,

Gail N. Therian, Clerk

To: Gregg Schuster
From: Adam Turner
Re: Off Site Directional Signage
Date: September 8, 2010

MEMORANDUM

As per request of several businesses that need off site directional signage:

We propose that the Town construct a directional signage post at the corner of Old Amston and Hartford Road just south of the fire station. Local businesses (must be in Colchester) can have their business represented on these signage posts. No trademark or advertising shall be permitted on any signage posts, simply the business name and direction.

Each post should be 4" X 4" X 12' pressure treated or cedar for durability. The edges beveled with a white pvc or copper cap.

The post would be 3' into the ground leaving 10' above grade. There should be 1' from the top of the post to the top of the topmost sign, and a minimum of 4' of clearance from grade to the bottom of the lowest sign leaving 4' for signage.

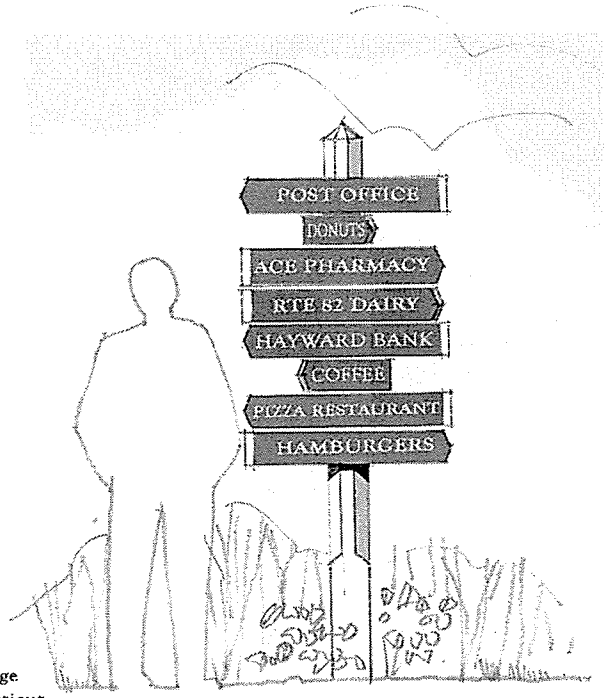
Signs to be a standardized size of 6" X 2' poplar painted dark green (enamel or epoxy paint) with white lettering routed into the surface no more than 1/2" wide, 1/2" deep.

There will be a maximum of 6 signs per post. All signs to be installed with brass screws.

Town directional signs will be issued on a first come first served basis (with permit, no fee but for record keeping). Each business will be limited to one sign per business. Each business will be charged a fee of \$8/month to utilize the town directional signage with the fees being collected to be used to defray the cost of the signage posts and other hardware and maintenance of the directional signage posts.

The approximate costs of the posts and signage is \$700.

Motion: Move to permit off-street directional signage as proposed by the Town Planner and to permit private business owners to utilize such signage at a cost of 8/month.



Prototype Directional Signage
Town of Colchester Connecticut
August 2010

Code Administration
Building Official
Fire Marshal
Wetlands Enforcement



Planning and Zoning
Planning Director
Zoning Enforcement
Town Engineer

Memorandum

To: Board of Selectmen

From: Jay Gigliotti, Wetlands Enforcement Officer *JRG*

Subj: Fee schedule

Date: June 11, 2010

Recommended Proposal: To approve the proposed inland wetland fee schedule as recommended by the Colchester Conservation Commission.

On Wednesday June 9th, 2010, The Colchester Conservation Commission voted to send a revised fee schedule to the Board of Selectman for approval.

The fee schedule was revised to correct inconsistencies with the existing schedule. The new proposed fees have been established by comparison to other towns similar in size, population and potential development. Amount of time required to review applications was also considered.

Attached please find the current fee schedule as well as the new proposed one.

INLAND WETLAND FEES

**EFFECTIVE
MAY 18, 2009**

SERVICE	FEES
BASE ADMINSTRATIVE FEE	\$200.00
+ PUBLIC HEARING FEE	\$200.00
Wetlands Agent Approval	\$50.00
Application for Non Significant Activity	\$100.00
Application for Significant Activity	\$155 plus \$1/1,000 sf of wetlands or fraction thereof on application property and \$10/1,000 sf of wetlands or fraction thereof disturbed or created
Subdivision no municipal improvements	\$50. Review fee; \$155 if involving a significant activity; and an additional fee of \$55/lot for technical review/assessment and/or monitoring compliance
Application for subdivision with municipal improvements	\$50.00 review fee; \$155 for significant activity; \$65/lot plus \$1/1,000 s.f. or fraction thereof on the application property; \$10/1,000 s.f. of wetlands or fraction thereof disturbed or created
Regulation or Watercourse Map changes	\$200.00
State fee pursuant to CGS 22a-27j	\$30.00

FEE STRUCTURE FOR
INLAND WETLAND AND WATERCOURSE APPLICATIONS

Effective Pending BOS Approval

1. **Permitted as of Right and Non-regulated uses:** \$75 if review needed fee.
2. **Renew, Transfer or Amend Permit:** \$100
3. **Base Administrative fee:** \$200
4. **Wetland Agent Approval:** \$50.
5. **Public Hearing Fee:** \$200
6. **Non-significant activity:** \$100.
7. **Significant activity:** \$200 plus \$1 for each 1000 square feet of wetlands or fraction thereof on the application property and \$10 for each 1,000 square feet of wetlands or fraction thereof disturbed or created.
8. **Subdivision with no municipal improvements:** \$50.00 (\$200 if significant) plus \$55 per lot.
9. **Subdivision with municipal improvements:** \$50.00 (\$200 if significant) plus \$1 for each 1000 square feet of wetlands or fraction thereof on the application property and \$10 for each 1,000 square feet of wetlands or fraction thereof disturbed or created, to a maximum \$2000
10. **Commercial Development:** \$400 plus \$50.00 (\$200 if significant) plus \$1 for each 1000 square feet of wetlands or fraction thereof on the application property and \$10 for each 1,000 square feet of wetlands or fraction thereof disturbed or created
11. **Petitions for Changes in Regulations or the Wetlands Map:** \$155.00
9. **A State fee** of \$60.00 must be added to all of the above fees pursuant CGS 22a-27j.
10. In addition to the above, for permitted construction projects which require **environmental site monitoring**, the cost of such monitoring shall be at the expense of the applicant.

Please speak with the Wetlands Enforcement Officer to determine the fee for any application to the Conservation Commission.

The full text of the Ordinance is available from the Wetlands Enforcement Officer or in the Town Clerk's office