

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, April 13, 2011
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Moe Epstein, Kurt Frantzen and Sue Bruening Alternate: Andrew George; Jim Ford, Board of Selectmen Liaison (arrived at 8:22 p.m.); Staff: Wetlands Enforcement Officer: Jay Gigliotti and Clerk: Gail Therian

MEMBERS ABSENT: Darrell York

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular meeting to order at 7:00 p.m. Alternate A. George was seated as a voting member.

B. ADDITIONS TO AGENDA- None

C. APPROVAL OF MINUTES – March 9, 2011 Regular Meeting

Motion by M. Epstein, seconded by S. Bruening to approve the minutes of the March 9, 2011 meeting as presented.
Abstentions: K. Frantzen and A. George All others in favor **Motion carried.**

D. PUBLIC COMMENT – None

E. NEW APPLICATIONS

- A. W2011-2934, Jozef Kubacka, Pickerel Lake Road, Assessor's Map # 2-20 Lot #1, SFR Build out & Driveway Construction, Expired Wetlands Permit #'s W2003-2764 & W2007-2863; For SFR Build out and Driveway Construction within URA. No new structures, Existing CMP Culverts do not require replacement. DRD 6.17.11**

M. Epstein recused himself from this application.

J. Gigliotti told the Commission that this application is construction of a driveway only as the single family house is out of the Upland review area and will be built at a later date. The applicant renewed Wetlands Permits W2003-2704 but let W2007-2863 expire. Therefore, he is making a new application. He said that he inspected the site and the three culverts have been installed and are working properly.

Chairman von Plachecki said that the permit extension expired in 2009 and this was a significantly long time to submit an application for a renewal. He also stated that one of the conditions of approval was that the driveway met all of the driveway requirements including the grade being under 10%. He feels that an as-built plan should be required showing that the driveway meets the driveway regulations and especially that it is under 10% grade as the driveway is shown at a 9.8% grade on the plot plan. Discussion followed.

Motion by S. Bruening, seconded by K. Frantzen, table the application W2011-2934 to the next meeting. **Motion carried unanimously**

F. PENDING APPLICATIONS

- A. W2011-2933, New England Retail Properties Inc., Assessor's Map 3-9 Lot 18, Construction of Tractor Supply Building and smaller retail building with parking, Proposed Direct Wetland Impact & Mitigation, Plans prepared by Hallisey, Pearson and Cassidy Civil Engineers and Land Surveyors, Dated 2.10.11. DRD 5.13.11**

Moe Epstein recused himself from this application.

J. Gigliotti told the Commission that Staff feels the applicant has addressed all the outstanding comments and are only waiting for revised plans.

Jim Cassidy, Hallisey, Pearson and Cassidy, told the Commission that due to a clerical error, the corrected pages of the plans were not included in the revised plans submitted this week and so, the Town Engineer was unable to review the changes made to address his comments. He did review the plan with the Commission explaining the location of the site He explained that after meeting with the Planning & Zoning Commission it was determined that sidewalks will need to be included on the plans. He showed where the proposed sidewalks will be located on New London Road and within the site and explained the wetlands impacts. He went on to explain that the number of parking spaces has been reduced and some spaces will be

deferred for later use. He also explained that the Colchester Fire Department is requiring an emergency access which will be an 18' wide gravel driveway with a locked gate. Discussion followed regarding the drainage from the sidewalks.

Motion by S. Bruening, seconded by K. Frantzen, to table application W2011-2933, New England Retail Properties, Inc. to the next meeting to allow time for completed plans to be submitted. **Motion carried unanimously**

Moe Epstein returned as a voting member.

G. NEW BUSINESS –

A. Town of Colchester Public Works Department, Long-Term Road Maintenance Plan

J. Gigliotti told the Commission that a memo from S. Tassone, Town Engineer had been included in their packets. This memo was in regards to the Drainage Improvements associated with the Town's ongoing Long-Term Road Maintenance Plan. The Town is preparing to resurface and reclaim/repave several existing paved roads and will need to replace existing damaged or deteriorated storm drain pipe and catch basin structures. As the budget process moves forward, the roads scheduled for maintenance may change. As in the past, the Conservation Commission is asked to accept this letter as a request for a general approval to perform the necessary drainage improvement/maintenance activity associated with this work.

Motion by M. Epstein, seconded by S. Bruening to approve the Drainage Improvements associated with the Town's ongoing Long-term Road Maintenance Plan. **Motion carried unanimously.**

H. OLD BUSINESS - None

I. ENFORCEMENTS – None

J. CONSERVATION –

A. Habitat

J. Gigliotti distributed copies of the "Habitat" newsletter to anyone who did not receive it.

K. CORRESPONDENCE

J. Gigliotti said that he has information and registration forms for Department of Environmental Protection IWW Commissioner training segments. He told the Commission if anyone was interested to please contact him.

K. ADJOURNMENT

Motion by M. Epstein, seconded by K. Frantzen to adjourn the meeting at 7:22 p.m.

Gail N. Therian, Clerk