

Received for record at Colchester, Conn.
on October 13, 2011 at 2:28pm W

Attest, Nancy A. Bray, Town Clerk

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, October 12, 2011
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Moe Epstein, Sue Bruening, Kurt Frantzen and (arrived 7:08 p.m.);
Alternate: Andrew George; Jim Ford, Board of Selectmen Liaison (arrived at 7:08 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 7:02p.m. A. George was seated as a voting member.

B ADDITIONS TO AGENDA -

J. Gigliotti asked that under Item E. New Applications "Item A – **W2011-2938 Colchester Constructions, LLC**, Parum Road, Construction of Commercial Building be added and under Item H, Item A, Colchester Construction, Parum Road, Amend Permit be removed from the agenda.

So Moved, by M. Epstein, seconded by S. Bruening. **Motion carried unanimously.**

C. APPROVAL OF MINUTES – July 13, 2011 Regular Meeting

Motion by A. George, seconded by M. Epstein to approve the minutes of the July 13, 2011 meeting as presented.

Abstentions: S. Bruening All others in favor **Motion carried.***

D. PUBLIC COMMENT – None

E. NEW APPLICATIONS

A. W2011-2938, Colchester Construction, LLC, Parum Road, Construction of a Commercial Building.

J. Gigliotti told the Commission that this application was received at approximately 4:30 p.m. on the day of this meeting. Staff did not have a chance to review this application. He explained that this application is for a karate studio on the property located on Parum Road and Route 85 that was previously was approved for a self-storage facility. He explained that the building will be smaller than originally approved for the self storage and there are changes in the handling of drainage from the site. He showed the location of the wetlands on the property.

Brandon Handfield, Anchor Engineering, presented the proposed plans. He explained the location of the property, elevations and the location of the wetlands on the property. He presented the proposed plan and indicated the access and egress drives on the site. He explained the proposed handling of storm water runoff and the differences from the original approved plans. He said that two (2) of the proposed parking spaces were encroaching in the Upland Review Area. Discussion followed regarding the location of the two parking spaces in the URA and the topography of the site.

Motion by S. Bruening, seconded by K. Frantzen to accept application W2011-2938 and to table this application for Statutory requirements. **Motion carried unanimously.**

F. PENDING APPLICATIONS - None

G. NEW BUSINESS

A. 2012 MEETING SCHEDULE

Motion by A. George, seconded by M. Epstein to accept the 2012 Meeting Schedule as presented. **Motion carried unanimously.**

H. OLD BUSINESS – None

I. ENFORCEMENTS

A. Ralph Govoni, 95 Cirillo Drive

J. Gigliotti said he visited the site and the work has been completed to his satisfaction. The site is stable and there are no signs of erosion and the work was completed prior to the October 31, 2011 deadline set by the Commission as a condition of approval of the Pond Restoration plan. J. Gigliotti sent a letter thanking Mr. Govani for this work and rescinding the Notice of Violation. He presented pictures showing the work completed to the Commissioners.

J. CONSERVATION –

J. Gigliotti updated and presented pictures of two current construction projects which included the large wetland crossing at Mackey's on Linwood Avenue and the construction of the gas station on South Main Street.

A. George told the Commission that the Norwich Public Utilities, the Town of Colchester, and the Colchester Land Trust are interested in buying the large piece of property on Brainard Road which is currently for sale. He also mentioned that the Colchester Land Trust is interested in the possibility of purchasing a piece of the property on McDonald Road that is going to be subdivided in the near future.

J. Ford told the Commission that the Zoning Regulations are being revised and updated and spoke about regulation changes regarding Open Space.

K. CORRESPONDENCE -

A. 2011 CACIWC Annual Conference

J. Gigliotti told the Commission that the Annual Conference would be held Mountain Ridge on November 12, 2011 and if any of the Commissioners were interested in attending, please contact him.

B. CT DEEP Commissioner Training Segment #3

J. Gigliotti told the Commissioners that the application form for the CT DEEP Training Segment #3 was included in their packets. If anyone is interested in attending, please contact him.

L. ADJOURNMENT

Motion by S. Bruening, seconded by M. Epstein to adjourn the meeting at 7:37 p.m.

Gail N. Therian, Clerk