

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, November 9, 2011
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

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

MEMBERS ABSENT: Darrell York; Alternate: Andrew George

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular meeting to order at 7:00 p.m. .

Received for record at Colchester, Conn.
on NOV 10, 2011 at 2:00 p.m.

B. ADDITIONS TO AGENDA - None

Attest, Nancy A. Bray, Town Clerk

C. APPROVAL OF MINUTES - October 12, 2011 Regular Meeting

K. Frantzen said that in the first line of Member's Present the words "and (arrived at 7:08 p.m.)" should be deleted.

Motion by M. Epstein, seconded by K. Frantzen to approve the minutes of the October 12, 2011 meeting as amended.
Motion carried unanimously

D. PUBLIC COMMENT -- None

E. NEW APPLICATIONS

- A. W2011-2939 - Caring Community of CT; 84 Waterhole Road, Assessor's Map #3-20 Lot #17-1A, Building, Parking Lot and Stormwater Basin Construction with URA Impacts..**

J. Gigliotti told the Commission that this application is for demolition and reconstruction of one building, parking lot and driveway improvements, and the storm water improvements including rain garden construction. He said that there are no directed impacts to the wetlands but significant activity in the Upland Review Area. He explained the location of the proposed work and gave a brief history of the site. Chairman von Plachecki asked for a swale along side of the driveway to catch salt and sand that would come off driveway during snow removal. Wes Wentworth said he would add this to the revised plans.

Wes Wentworth, of Wentworth Engineering, spoke on behalf of the applicant. He explained the location of the property and proposed work including the handling of the storm water runoff and the construction of a rain garden and said there would be a no increase in the peak runoff. He said that one of the comments from both the Town Engineer and Zoning Enforcement Officer was that the driveway would need to be increased to 24' wide to meet the current Zoning standards. He would like to seek a waiver for reduction to this requirement to approximately 18'. Discussion followed regarding the handling of snow and its storage, the reduction of the driveway width and the possibility of relocating this driveway. Chairman von Plachecki asked W. Wentworth to explore the option of the driveway entering off of Stone Ridge Road.

Motion by S. Bruening, seconded by K. Frantzen to table W2011-2939 for statutory requirements and for staff comments.
Motion carried unanimously.

- B. W2011-2938 - Joseph Piechta, McDonald and Homonick Road, Assessor's Map #2-8, Lots #21 & #3, Proposed 7-Lot Subdivision with Open Space**

J. Gigliotti told the Commission that this is application is for a 7-lot subdivision with four (4) lots on McDonald Road and three (3) lots on Homonick Road. He said that the property is 103 acres and the applicant is proposing 51 ½ acres of Open Space. He stated that there was a lot of wetlands throughout the parcel. The proposed Open Space did have some nice uplands. J. Gigliotti told the Conservation Commission that they would have to make a recommendation to the Planning and Zoning Commission about the final disposition of the Open Space. He explained that the three (3) lots on Homonick would access the property on a common driveway and three (4) of the four lots on McDonald Road would share a common driveway. He offered to schedule a site walk of the property for the Commission members.

Matthew White, Angus McDonald Gary Shape and Associates, presented the plan to the Commission. He said unlike the previous subdivision application for this site, there is no proposed construction of a town road. He compared this application with the previous application and explained the few regulated activities being proposed, including the construction of the storm water basin and fire pond requested by the Colchester Fire Dept. Discussion followed regarding the size of the proposed fire pond and the possibility of Conservation Easements on several of the lots.

Motion by M. Epstein, seconded by K. Frantzen to table W2011-2938 for statutory requirements. **Motion carried unanimously.**

F. PENDING APPLICATIONS -

A. W2011-2938, Bob Gagnon, Colchester Construction, LLC; 116 Parum Road, Assessor's Map #13 #Lot 1A, Commercial Building, Parking Lot and Stormwater basin construction with URA impacts. .

M. Epstein recused himself.

J. Gigliotti told the Commission that revised plans had been received on Tuesday morning, November 8, 2011 and he had not had time to review these plans, but that S. Tassone, Town Engineer had completed his review of the revised plans.

Brandon Handfield, Anchor Engineering, told the Commission that the revised plans reflected the reduction of parking spaces from 35 spaces to 33 spaces as suggested at the last meeting. He said that the property had been surveyed to address staff's comments due to the fact that Route 354 had been repaved and soils testing had been conducted with J. Gigliotti and S. Tassone present for this testing. He said that the access to the site has been reconfigured to consist of the addition of a one-way lane for circulation outside the buffer regulated area. This was revision was to address the elimination of two driveway cuts proposed in the original plan. Revised drainage calculations have also been submitted. He reviewed the Town Engineer's outstanding comments and how these were addressed in the plans. He also said that the stone wall on Route 85 will be preserved. A discussion followed.

Motion by S. Bruening, seconded by K. Frantzen to table W2011-2938 for staff review.

Before the vote was called for Chairman von Plachecki explained to the applicant and his engineer that the Commission relies on Staff member's reviews and comments to make their decision.

Motion carried unanimously.

M. Epstein returned as a voting member.

G. NEW BUSINESS - None

H. OLD BUSINESS – None

I. ENFORCEMENTS - None

J. CONSERVATION –

Chairman Von Plachecki congratulated Mr. Ford on his re-election to the Board of Selectmen. He also said that he wanted Mr. Ford to be aware that this Commission is not adverse to the necessary tree trimming that may need to occur to prevent future power outages such as the ones the Town has endured in the last two months.

K. CORRESPONDENCE - None

L. ADJOURNMENT

Motion by M. Epstein, seconded by S. Bruening to adjourn the meeting at 8:06 p.m.

Gail N. Therian, Clerk