

**COLCHESTER CONSERVATION COMMISSION**  
**Regular Meeting Wednesday, December 14, 2011**  
**Town Hall, 127 Norwich Avenue, Room 1**  
**Minutes of Meeting**

**MEMBERS PRESENT:** Falk von Plachecki, Chairman; Moe Epstein, Kurt Frantzen, Darrell York; and Sue Bruening (arrived 7:03 p.m.); Jim Ford, Board of Selectmen Liaison Staff; Wetlands Enforcement Officer: Jay Gigliotti and Clerk: Gail Therian

**MEMBERS ABSENT:** Alternate: Andrew George

**A. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular meeting to order at 7:00 p.m. J. Gigliotti introduced Alicia Schmidt, a Mitchell College student who is the intern presently working with him.

**B. ADDITIONS TO AGENDA -**

G. Gigliotti told the Commission that there was one addition to the agenda, Item A, under New Applications- W2011-2941, George Perkins, 192 Carli Blvd., 3-lot Re-Subdivision.

Chairman von Plachecki asked for a vote to add W2011-2941, George Perkins, 192 Carli Blvd., 3-lot Re-Subdivision to the agenda as Item A under New Applications.

**So moved, by M. Epstein, seconded by K. Frantzen. Motion carried unanimously**

**C. APPROVAL OF MINUTES -- November 9, 2011 Regular Meeting**

From  
**Motion** by M. Epstein seconded by K. Frantzen to approve the minutes of the November 9, 2011 meeting as presented.  
Abstentions: D. York All others in favor **Motion carried.**

**D. PUBLIC COMMENT -- None**

**E. NEW APPLICATIONS**

**A. W2011-2941, George Perkins, 192 Carli Blvd., 3-lot Re-Subdivision**

J. Gigliotti told the Commission that this is a 3-lot re-subdivision at 192 Carli Blvd. of which 2.6 acres will be designated as a Conservation Easement. He said that the flagging of the wetlands had been recently redone and there is a significant amount of wetlands on the property; however, there will be minimal impacts to the wetlands which includes the upgrading of the existing culvert and the driveway. The plan was submitted earlier in the week and no Staff reviews have been completed at this time.

Mark Reynolds, representing the applicant, explained the location of the re-subdivision, the proposed site drainage and the proposed activities in the buffer area. Drainage will be handled by rain gardens or retention basins. He explained that the existing 6" pvc pipe will be replaced with a 15" HDPE pipe.

**Motion** by M. Epstein, seconded by K. Frantzen to accept the application. **Motion carried unanimously.**

**F. PENDING 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..**

Jay Gigliotti said that the Town Engineer's, the Zoning Enforcement Officer's and his comments have been addressed, as well as the comments from the Public Works Director and Chatham Health District. There are no outstanding issues.

**Motion** by K. Frantzen, seconded by S. Bruening to approve W2011-2939. **Motion carried unanimously.**

**B. W2011-2938 -- Joseph Piechta, McDonald and Homonick Road, Assessor's Map #2-8, Lots #21 & 13, Proposed 7-Lot Subdivision with Open Space**

J. Gigliotti read the Commission an email from the applicant, requesting that the Conservation Commission table the application at this meeting in order to address comments from staff and provide revised plans.

RECEIVED  
COLCHESTER, CT  
2011 DEC 15 AM 8:55  
NANCY A. BRAY  
TOWN CLERK  
*Nancy A. Bray*

**Motion** by K. Frantzen, seconded by M. Epstein to table application W2011-2939. **Motion carried unanimously**

**C. 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 after four (4) reviews all of the Town Engineer's comments have been addressed. The Zoning Enforcement Officer still has a few minuscule outstanding comments pertaining to Zoning.

**Motion** by D. York seconded by S. Bruening to approve W2011-2938. **Motion carried unanimously**  
**Motion carried unanimously.**

M. Epstein returned as a voting member.

**G. NEW BUSINESS** - None

**H. OLD BUSINESS** - None

**I. ENFORCEMENTS** - None

**J. CONSERVATION** -

J. Gigliotti told the Commission about the proposed rehabilitation of a large White Oak tree located open space portion of the White Oak subdivision. This White Oak is the fourth (4<sup>th</sup>) largest White Oak in the State of Connecticut. He said that the tree had been in serious decline over the past few years and it was in need of rehabilitation. He explained the rehabilitation process which includes a GIS plan, and analysis from the Arborist. This process will be presented to the Open Space Advisory Committee for their recommendation to the Board of Selectmen. There is a local company in Colchester who would like to help fund this rehabilitation. Mr. Gigliotti also told the Commission that Alicia Schmidt the intern working with him did a lot of the work regarding this rehabilitation.

**K. CORRESPONDENCE** -

**A. Election of Officers**

Chairman von Plachecki opened the floor for nominations for Chairman and stepped down as Chairman for this election. K. Frantzen took over as Chairman.

**Motion** by K. Frantzen, seconded by M. Epstein to nominate Falk von Plachecki as Chairman.  
**Motion** by K. Frantzen, seconded by M. Epstein to close nominations. **Motion carried unanimously.**  
**Motion** to elect Falk von Plachecki as Chairman **carried unanimously.**

Chairman von Plachecki returned as Chairman and opened the floor for nominations for Vice Chairman.

**Motion** by M. Epstein, seconded by D. York to nominate Kurt Frantzen as Vice Chairman.  
**Motion** by M. Epstein, seconded by D. York to close nominations. **Motion carried unanimously**  
**Motion** to elect K. Frantzen as Vice Chairman **carried.** K. Frantzen abstained.

**L. ADJOURNMENT**

**Motion** by M. Epstein, seconded by S. Bruening to adjourn the meeting at 7:24 p.m.

Gail N. Therian, Clerk