

COLCHESTER CONSERVATION COMMISSION  
Regular Meeting Wednesday, January 11, 2012  
Town Hall, 127 Norwich Avenue, Room 1  
Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Moe Epstein, Kurt Frantzen, Darrell York; and Sue Branning (arrived 7:04 p.m.); Staff: Wetlands Enforcement Officer: Jay Gigliotti and Clerk: Gail Therian

MEMBERS ABSENT: Alternate: Andrew George; Jim Ford, Board of Selectmen Liaison

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular meeting to order at 7:02 p.m.

B. ADDITIONS TO AGENDA -

J. Gigliotti told the Commission that there was a addition to the agenda, Item B, under Correspondence- "State of Connecticut Department of Transportation Bridge Construction and a renumbering of the agenda: Item E – New Applications would now be placed after Pending Applications (existing Item F).

Chairman von Plachecki asked for a vote to add Item B under Correspondence – "State of Connecticut Department of Transportation Bridge Construction" and the renumbering of the agenda switching Item E with Item F.

Motion by M. Epstein, seconded by K. Frantzen to add Item B under Correspondence and change the order of the agenda.  
Motion carried unanimously

C. APPROVAL OF MINUTES – December 14, 2011

Motion by K. Frantzen seconded by M. Epstein to approve the minutes of the December 14, 2011 meeting as presented.  
Motion carried unanimously .

D. PUBLIC COMMENT – None

E. PENDING APPLICATIONS

A. **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 all Staff reviews have been received and there are no outstanding issues. Staff recommends approval of this 7-lot subdivision and recommends that the Open Space be given to the Colchester Land Trust. He stated that the Commission would need to state in the motion their recommendation to give the Open Space to the Colchester Land trust to the Planning and Zoning Commission and the Board of Selectmen.

Matthew White, of Angus McDonald Gary Sharpe & Associates, Inc. explained the configuration of Lot #6 in answer to a question from a Commission member.

Motion by M. Epstein, seconded by D. York to approve W2011-2938. Motion carried unanimously

Motion by K. Frantzen, seconded by D. York to assign the proposed Open Space to the Colchester Land Trust and to forward the recommendation of this approval to the Planning and Zoning Commission and the Board of Selectmen. Motion carried unanimously

B. **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 consisting of one existing lot and the creation of two (2) new lots. Access to the two new lots will be via the existing driveway. The Applicant is proposing 2.6 acres of Conservation land to satisfy the Open Space Requirements. There will be minimal impacts to the wetlands which includes the upgrading of the existing culvert, the creation of a rain garden and the upgrading and installation of the driveway. The upgrading of the woods road and the existing driveway to meet the Town of Colchester's common driveway standards, as well as the installation of the rain garden construction will take place within the Upland Review Area. The existing 6" PVC pipe will be replaced with a 15" pipe. Discussion followed regarding the replacement of the 6" pipe.

Mark Reynolds, representing the applicant, explained the need for the replacement of the culvert's 6" pipe to a 15" pipe. He also explained the location of the rain garden.

Motion by D. York seconded by M. Epstein to table application W2011-2941 for staff review. Motion carried unanimously.

RECEIVED  
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2012 JAN 13 PM 12:00  
NANCY A. BRAY  
TOWN CLERK  
Nancy A. Bray

**F. NEW APPLICATIONS -**

- A. W2011-2942 – Stanley Woronik, 123 Scott Hill Road, Assessor's Map #2-2 Lot #10, As-of-Right Timber Harvest, Existing Crossing with No Impacts. Plans prepared by Joe Theroux, Certified Soil Scientist..**

J. Gigliotti said that this is an As-of-Right Timber Harvest but he wanted the Commission to be aware of the work. He explained the location of the property and that the objective of the Timber Harvest. Proper paperwork has been submitted. He inspected the site and explained where the three (3) existing wetlands crossing which will be utilized to access the timber are located and said there will be no wetlands impacts. J. Gigliotti showed pictures of culverts and stated that they are in good shape and will support logging operations Discussion followed.

**Motion** by K. Frantzen, seconded by S. Bruening to approve W2011-2942, Stanley Woronik, 123 Scott Hill Road, Assessor's Map #2-2 Lot #10, As-of-Right Timber Harvest. . **Motion carried unanimously.**

**G. NEW BUSINESS - None**

**H. OLD BUSINESS – None**

**I. ENFORCEMENTS - None**

**J. CONSERVATION – None**

**K. CORRESPONDENCE -**

**A. Colchester Land Trust Gateway Property**

J. Gigliotti told the Commission that he was made aware of this Timber Harvest through a newspaper article about this Crop Tree Release on the Colchester Land Trust's Gateway Property located on Bull Hill Road. After email and phone conversations with Will Hochholzer, he met with him on site on Friday, January 6, 2012. He explained the proposed worked and said there will be very little wetlands impact, due to the equipment that will be used and the type of harvest.

**B. State of Connecticut Department of Transportation Bridge Replacement**

J. Gigliotti told the Commission that G. Schuster, First Selectman received a letter dated December 22, 2011 from the State of Connecticut Department of Transportation informing the Town of Colchester of the bridge replacement of the bridge on Norwich Avenue near Caverly Mill Road. This bridge is over an unnamed tributary of the Sherman Brook. The State Department of Transportation asked to be notified of any special concerns the Town may have regarding this bridge replacement. Discussion followed and there were no concerns expressed.

**L. ADJOURNMENT**

**Motion** by M. Epstein, seconded by K. Frantzen to adjourn the meeting at 7:36 p.m.

Gail N. Therian, Clerk