

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, February 8, 2012
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Moe Epstein, Kurt Frantzen, Darrell York (arrived 7:03 p.m.); and Sue Bruening (arrived 7:10 p.m.); Alternate: Andrew George; Jim Ford, Board of Selectmen Liaison Staff; Wetlands Enforcement Officer: Jay Gigliotti and Clerk: Gail Therian

MEMBERS ABSENT - None

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular meeting to order at 7:01 p.m. A. George was seated as a voting member.

B ADDITIONS TO AGENDA -

J. Gigliotti told the Commission that there were two (2) additions to the agenda, under Item K- Correspondence: A. "Letter of Concern about a recently approved Wetlands application for a subdivision" and B "The Habitat"

Chairman von Plachecki asked for a vote to add the two items A & B under Correspondence – "Letter of concern about a recently approved subdivision and "The Habitat".

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

C. APPROVAL OF MINUTES – January 11, 2012

Motion by K. Frantzen seconded by M. Epstein to approve the minutes of the Wednesday, January 11, 2012 meeting as presented. **Motion carried unanimously.**

D. PUBLIC COMMENT –

Merja Lehtinen, 39 Hominick Road, suggested that the Commission always notify the abutting property owners when there is a any application involving wetlands appearance or disappearance before them. She said that the Conservation Commission used to notify abutters on all applications. Chairman von Plachecki explained the procedure the Commission follows according to the State Statutes. He said that the Commission would take her suggestion under advisement.

E. PENDING APPLICATIONS

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

S. Bruening arrived and A. George stepped down as a voting member.

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. The Applicant is proposing a 2.6 acre Conservation Easement to meet the Open Space Requirements. The only impacts to the Upland Review area will be the upgrading of the woods road and existing driveway to meet the Town of Colchester's common driveway standards as well as the installation of the rain gardens. There will be minimal impacts to the wetlands due to the upgrading of the existing culvert. All outstanding Staff comments have been addressed. Discussion followed regarding the proposed Conservation Easement to meet the Open Space requirement.

Motion by K. Frantzen, seconded by F. von Plachecki to approve W2011-2941, George Perkins, 192 Blvd., 3-lot Re-subdivision with the proposed Conservation Easement with the provisions outlined. Abstentions: M. Epstein and S. Bruening, All others in favor Motion carried.

Motion by K. Frantzen, seconded by F. von Plachecki to send the Commission's recommendation to the Planning and Zoning Commission for acceptance of the Conservation Easement to meet the Open Space requirement. Abstentions: M. Epstein and S. Bruening, All others in favor Motion carried.

F. NEW APPLICATIONS -

A. W2012-2943 Victor Battaglioli, 61 West Road Assessor's Map #3-9 Lot #39, 2-Lot Resubdivision, No Wetlands or URA activity, Plans Prepared by McMinn and Associates dated 1-10-12

J. Gigliotti told the Commission that this is an existing lot being re-subdivided into two (2) lots with a very small piece of wetlands on the property. He explained the location of the property and showed the small area of wetlands, the location of the proposed rain garden and septic on the map. He said that the applicant will submit a Waiver Request for the Open Space

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requirement to the Planning and Zoning Commission because this is a family Resubdivision. He said reviews have been completed by the Town Engineer, Zoning Enforcement Officer and himself and there a few minor housekeeping items to be addressed.

Motion by K. Frantzen, seconded by S. Bruening to .table W2012-2943, Victor Battaglioli, 61 West Road for statutory requirements. **Motion carried unanimously.**

- B. W2012-2944** Ryan Sherry, Reservoir Rd, Assessor Map #2-2 Lot #10, SFR construction and culvert replacement, URA and Direct wetland impacts. Plans prepared by Wentworth Civil Engineers dated 1-16-12.

J. Gigliotti told the Commission that this property was recently before them for a logging operation. This application is for a lot split. He said there were two wetlands impacts that consisted of the culvert replacement at the entrance to the property and the proposed house and septic system are in the Upland Review Area. He said that the Zoning Enforcement Officer has concerns about the grade of the driveway meeting the Zoning Regulations. He said this was a lot split and therefore, no Open Space is required.

Wes Wentworth, Wentworth Civil Engineers, showed the location of the property and said that the property is 30 acres of which only four (4) acres will be split off for a family member. He explained that a sediment basin will be provided to catch the runoff from the driveway. Discussion followed and the Commission told Mr. Wentworth that all the wetlands and topography should be shown on the plans.

Motion by K. Frantzen, seconded by S. Bruening to table W2012-2944, Ryan Sherry, Reservoir Rd, Assessor Map #2-2 Lot #10, SFR construction and culvert replacement for statutory requirements and Staff review. **Motion carried unanimously.**

G. NEW BUSINESS - None

H. OLD BUSINESS – None

I. ENFORCEMENTS - None

J. CONSERVATION – None

K. CORRESPONDENCE -

- A.** Letter of concern about a recently approved Wetlands application for a subdivision

Chairman von Plachecki read the letter of concern from Merja Helen Lehtinen, 39 Homonick Road, dated January 23, 2011 and received in the Town Clerk's office on January 24, 2012 at 11:39 a.m. about the recently approved Wetlands application for a Subdivision application W2011-2940. The subdivision property is located on McDonald Road and abuts her property.

Ms. Lehtinen told the Commission that she believes erroneous information was provided on the approved plans. She explained in detail her concerns about the wetlands impacts to the area and her property. Chairman von Plachecki explained the Conservation Commission's process regarding subdivision applications and said that any boundary disputes would be handled as a civil matter. Discussion followed.

- B.** "The Habitat"

J. Gigliotti distributed copies of "The Habitat". Chairman von Plachecki mentioned told the Commission that Inland Wetlands training is now on line.

L. ADJOURNMENT

Motion by K. Frantzen, seconded by D. York to adjourn the meeting at 8:10 p.m.

Gail N. Therian, Clerk