

**COLCHESTER CONSERVATION COMMISSION**  
**Regular Meeting Wednesday, June 13, 2012**  
**Town Hall, 127 Norwich Avenue, Suite 201**  
**Minutes of Meeting**

**MEMBERS PRESENT:** Falk von Plachecki, Chairman; Kurt Frantzen; Moe Epstein, and Sue Bruening; Alternate: Andrew George Staff: Wetlands Enforcement Officer: Jay Gigliotti; and Clerk: Gail Therian; of Selectmen

**MEMBERS ABSENT** – Darrell York; Jim Ford, Board Liaison

**A. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:05 p.m. A. George was seated as a voting member.

**B ADDITIONS TO AGENDA -**

J. Gigliotti asked the Commission to add under "Item J, Conservation" – "A. Norwich Public Utilities Open Space Purchase of 88 Brainard Road."

**Motion** by K. Frantzen, seconded by S. Bruening to add to the Agenda Item A under "Conservation" the discussion of the purchase of 88 Brainard Road property as Open Space. **Motion carried unanimously.**

**C APPROVAL OF MINUTES – Meeting Minutes of May 9, 2012**

**Motion** by A. George, seconded by K. Frantzen to approve the Minutes of the May 9, 2012 meeting as presented. **Motion carried unanimously.**

**D. PUBLIC COMMENT – None**

**E. PENDING APPLICATIONS - None**

**F. NEW APPLICATIONS**

- A. W2012-2948- 203 Amston Rd, Steve Fedus, Assessor's Map 21 Lot # 3, Construction of 14 new housing units, parking and storm water facilities within upland review area. No Direct wetland Impacts. *DRD 8.17.12***

J. Gigliotti explained that this application is for a 14 unit multi-family housing development that has no direct wetlands impacts. He said that the application was submitted on Thursday, June 7, 2012 but both he and the Town Engineer have not completed their reviews. He explained the handling of the storm water runoff. There will be no footing drains or foundations constructed. He explained that this property is located in the Aquifer Protection Zone and the Flood Plain.

Mark Reynolds, representing the applicant, explained the location of the wetlands and the proposed drainage system. He showed the Commission the location of the sewer and water lines and explained the proposed buffering to be planted. Discussion followed regarding the former use of the land as a nursery and the drainage system. Mark Reynolds will submit Permeability Data information at the next meeting.

**Motion** by K. Frantzen, seconded by S. Bruening to accept W2012-2948, 203 Amston Road, Assessor's Map 21 Lot # 3, Construction of 14 new housing units and to table for statutory requirements. **Motion carried unanimously.**

- B. W2012-2949- Gillette Lane, Andrew Mastronunzio, Assessors Map 3-13 Lot # 1, Application to cross wetlands with residential driveway, Minimal Direct and URA impacts. *DRD 8.17.12***

J. Gigliotti told the Commission that this application is for the crossing of wetlands for a single lot on Gillette Lane. He explained the location of the lot and the history of the lot line revision of the lot. He said this driveway will service a single family house. He said there is a very small drainage swale which will be filled in and the driveway constructed. There will be no wetlands impacts associated with the construction of the house or septic system.

Charlie Dutch, representing the applicant, explained the drainage from the lot onto Gillette Lane.

**Motion** by K. Frantzen, seconded by M. Epstein to accept W2012-2949, Gillette Lane, Andrew Mastronunzio and to table for statutory requirements. **Motion carried unanimously.**

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**G. NEW BUSINESS -**

**A. Amston Lake District**

J. Gigliotti told the Commission that the Amston Lake District has made application to both Lebanon and Hebron to dredge the south western portion of the lake. There is a small portion of the lake in Colchester and he has been contacted regarding the need for a Wetlands permit from the Town of Colchester. The project will be overseen by the CT DEEP. Discussion followed and the Commission concurred that this Wetlands permit can be handled administratively.

**H. OLD BUSINESS - None**

**I. ENFORCEMENTS - None**

**J. CONSERVATION**

**A. Discussion of the Purchase by Norwich Public Utilities of 88 Brainard Road property as Open Space**

J. Gigliotti read a memo from Adam Turner, Town Planner to the Commission regarding the Norwich Public Utility purchase of the property located at 88 Brainard Road as Open Space. Discussion followed regarding acreage and the value of this land as open space.

**Motion** by A. George, seconded by S. Bruening that the Conservation Commission recommends that the Town support the Norwich Utility Purchase of 88 Brainard Road and correspond to the State regarding our support. **Motion carried unanimously.**

**K. CORRESPONDENCE -**

K. Frantzen reviewed material he received at the DEEP training seminar. Copies were distributed to Commission members.

**L. ADJOURNMENT**

**Motion** by K. Frantzen, seconded by A. George to adjourn the meeting at 8:27 p.m.

Gail N. Therian, Clerk