

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, December 12, 2012
Town Hall, 127 Norwich Avenue, Room 3
Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Moe Epstein, and Darrell York Alternate: Andrew George; Staff: Wetlands Enforcement Officer: Jay Gigliotti; A. Turner, Town Planner and Clerk: Gail Therian;

MEMBERS ABSENT Kurt Frantzen, Vice Chairman; Sue Bruening and Erika Fuery; Jim Ford, Board of Selectmen Liaison

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:00 p.m. A. George was seated as voting member.

B ADDITIONS TO AGENDA -

J. Gigliotti asked the Commission to reorder the items and add a new item under Item G - "Pat Young – 8 Mile Watershed". The new order would be as follows: Item A "Preliminary Discussion – Peter Donahue for Nunzio Galatro, Old Amston Road; Item B - "Pat Young – 8 Mile Watershed"; and Item C – "Town Planner, Adam Turner – Zoning Code Revision".

So moved, by A. George, seconded by M. Epstein. **Motion carried unanimously.**

C APPROVAL OF MINUTES – Meeting Minutes of October 10, 2012

Motion by M. Epstein, seconded by A. George to approve the Minutes of the October 10, 2012 meeting as presented.
Abstentions: D. York All others in favor. **Motion carried.**

D. PUBLIC COMMENT – None

E. PENDING APPLICATIONS - None

F NEW APPLICATIONS-

- A. W2012-2953 –** Nate Gosselin, PermaTreat Corp., 105 Harbor Road, Assessor's Map #5-2 Lot #001-000, Elton Knowles property owner. Application for Timber Harvest of 50 acres on 82 acre parcel. Harvest shall include 1 stream crossing & 1 wetland crossing. As-of-right Activity

J. Gigliotti explained the location of the property and size this is an 82 acre parcel of land and 50 acres are subject to the timber harvest. He showed a map and indicated the location of the stream crossing and the wetland crossing. Discussion followed regarding these crossing and the proposed erosion and sediment control.

Nate Gosselin, PermaTreat Corp. said that he would like to begin work as early as December 27, 2012. Chairman von Plachecki asked that J. Gigliotti be contacted when the work begins.

Motion by D. York, seconded by A. George to approve W2012-2953, Application for Timber Harvest of 50 acres on 82 acre parcel, an As-of-right Activity. **Motion carried unanimously.**

G. NEW BUSINESS –

A. Preliminary Discussion – Peter Donahue for Nunzio Galatro, Old Amston Road

J. Gigliotti told the Commission that he has been working with Peter Donahue and Nunzio Galatro regarding the cleanup of the Colchester Auto Parts on Old Amston Road and he applauded them for their cooperation. He said that he received information and new wetlands delineation of the property today and has not reviewed this information. He presented a map of the property indicating the wetlands, the buffer area and the location of the vehicles.

Clint Webb, Wetland Scientist, said that the proposal is to get the cars out of the wetlands and the buffer area. He explained the changes in the wetlands over the years. He distributed a copy of the Wetlands Delineation Report for Colchester Auto Parts to the Commission members. He stated that because of the unique wetlands on the property, it appears that the cars could be accessed by machinery.

Kimberly Clark, Environmental Scientist, presented a Summary document and said that Phase 1 would include the removal of the vehicles. She said that this a permitted salvage operation and there is a variance still in effect for the property. She also

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stated that she has made recommendations for additional testing in targeted areas. Discussion followed regarding complaints received, the removal of the vehicles and the proposed erosion and sediment controls.

Pete Donahue, representing Mr. Galatro, presented a picture of the property taken in 1980. He said that they are willing to work with the town to rectify the violations.

Nunzio Galatro, explained the history of the site and the change in the pipe sizes of the culvert near his property.

Discussion and questions followed. Mr. Webb said he had received enough direction from the Commission for a future application.

B. Pat Young – 8 Mile Watershed

Pat Young updated the Commission on the work she is doing as the Coordinator of the 8 Mile Watershed. She presented maps showing the towns and indicating the designated Open Space in the 8 Mile Watershed. She also presented a map of the Stormwater Outlet Map of East Haddam. She mentioned that it is her goal to create similar maps for the Salmon River Watershed. She also updated the Commission on the work being done for the Salmon River Watershed. She outlined a few of the upcoming projects for the Commission.

A. Turner reminded the Commission that Colchester has three watershed areas: the 8 Mile Watershed, the Salmon River Watershed and the Thames River Watershed. He talked about the work being done with the surrounding towns for the Salmon River Watershed.

C. Town Planner, Adam Turner- Zoning Code Revision

A. Turner, Town Planner, discussed the proposed format for the Regulations. He reviewed the proposed Zoning Districts, Use and Design Standards and the process. He said that the three focuses of these new proposed Land Use Regulations is to: 1) retain the character of the Town; 2) make the Regulations reliable and predictable and 3) preserve agriculture and natural resources. He reminded the Commissioners that the Draft Regulations were available on the website provided to them and asked that they review these draft Regulations and forward their comments or questions to him. He reviewed the timeline for presenting the proposed Land Use Regulations to other Commissions and the public.

H. OLD BUSINESS –

A. Request of Fee/Return/Waiver

Chairman von Plachecki told the Commission the Request of Fee/Return Waiver for Stephen Fedus was not granted by the Board of Selectmen.

I. ENFORCEMENTS –

J. Gigliotti told the Commission that today he was made aware of two enforcement issues, 43 Red Schoolhouse Road and 11 Skinner Road. Both involved clearing of land in the Wetlands and/or the Upland Review Area. Discussion followed regarding the issuance of Notice of Violations noting that the homeowner is subject to fines and will be required to appear before the Commission to explain the reason for the work that was performed.

He also told the Commission about the work being done on the Comstock Bridge Box Culvert.

J. CONSERVATION -

A. Habitat

J. Gigliotti will distribute the latest copy of the Habitat to Commission members before the next meeting.

B. Conservation Easement

J. Gigliotti told the Commission that the Board of Selectmen approved the acceptance of the Conservation Easement on the proposed Tractor Supply property at their December 6, 2012 meeting.

K. CORRESPONDENCE -

A. Resumes

Chairman von Plachecki asked the Commission members to forward their updated resumes to J. Gigliotti if there have been any changes in their resumes..

B. Election of Officers

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

Motion by M. Epstein, seconded by A. George to open the floor for nominations for Chairman. **Motion carried unanimously**

Motion by M. Epstein, seconded by A. George to nominate Falk von Plachecki as Chairman.

Motion by M. Epstein, seconded by A. George M. Epstein to close nominations. **Motion carried unanimously**

Motion by M. Epstein, seconded by A. George to elect Falk von Plachecki as Chairman **Motion carried unanimously.**

Chairman von Plachecki returned as Chairman and opened the floor for nominations for Vice Chairman. He told the Commission that K. Frantzen sent a letter stating that if nominated, he would be willing to remain as Vice Chairman of the Commission.

Motion by A. George, seconded by D. York to nominate Kurt Frantzen as Vice Chairman.

Motion by M. Epstein, seconded by A. George to close nominations. **Motion carried unanimously**

Motion by M. Epstein, seconded by A. George to elect K. Frantzen as Vice Chairman. **Motion carried unanimously.**

C. Habitat

J. Gigliotti will distribute the latest copy of the Habitat to Commission members before the next meeting

D. Adopted 2013 Meeting Schedule

J. Gigliotti told the Commission members that the Adopted 2013 Meeting Schedule was included in their packets for their information.

L. ADJOURNMENT

Motion by M. Epstein, seconded by D. York to adjourn the meeting at 8:43 p.m.

Respectfully Submitted,

Gail N. Therian, Clerk .