

COLCHESTER CONSERVATION COMMISSION
SPECIAL Meeting Wednesday, April 17, 2012
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting
AMENDED

MEMBERS PRESENT: Falk von Plachecki, Chairman (arrived at 6:40 p.m.); Kurt Frantzen (arrived at 6:27 p.m.) Moe Epstein, and Darrell York; Alternate: Andrew George (left at 6:50 p.m.); Staff: Wetlands Enforcement Officer: Jay Gigliotti; Town Planner: A. Turner and Clerk: Gail Therian; Jim Ford, Board of Selectmen Liaison

MEMBERS ABSENT – Sue Bruening

A. CALL REGULAR MEETING TO ORDER

Acting Chairman M. Epstein called the Special Meeting to order at 6:06 p.m.

B ADDITIONS TO AGENDA -

J. Gigliotti asked the Commission to consider reordering the Agenda to allow Item J, Conservation A. Open Space Purchase to be heard as Item C.

Motion by A. George, seconded by D. York to reorder the agenda to move the Open Space Purchase to Item C on the Colchester Conservation Commission agenda. **Motion carried unanimously**

C. CONSERVATION

A. Open Space Purchase

A. Turner gave a power point presentation regarding the purchase of the Slembeck property located at 110 Prospect Hill Road. He explained the importance of acquiring the property in order to preserve the 800 acres of green area within the corridor bordered by Westchester Road and Route 2. He said this property is 75.60 acres with an ATT Easement and spoke about the purchase price, the appraised value and the build-out analysis. He said that once the property is bought an Agricultural Easement, which is presently being developed, will be placed on the property so that the Open Space and farm land will be protected. An RFP will be developed for the sale of the existing house and property. He also explained the ranking system that was used.

J. Gigliotti used the power point slides to explain the topography of the land. Discussion followed regarding the assessed and ecological value of the land, the future uses of the land and the procedure to move forward on the purchase of the land.

K. Frantzen took over as Acting Chairman.

Motion by D. York, seconded by M. Epstein to recommend that the Commission approve and encourage the Town to proceed with the purchase of said property to be utilized for agricultural uses for perpetuity. **Motion carried unanimously.**

F. Von Plachecki, Chairman, arrived at 6:40 p.m. K. Frantzen stepped down as Acting Chairman. J. Ford, Board of Selectmen liaison left the meeting at 6:48 p.m.

D APPROVAL OF MINUTES – March 14, 2012

Motion by K. Frantzen, seconded by M. Epstein. York to approve the minutes of the Wednesday, March 14, 2012 meeting as presented. **Motion carried unanimously.**

E. PUBLIC COMMENT – None

F. PENDING APPLICATIONS None

G.. NEW APPLICATIONS

A. W2012-2946 – Rodney Goldberg, Phase 2 Goldi-Locks Self Storage, Lebanon Avenue, Assessor's Map 5-6 Lot 21-2, Construction of new retention basin, larger in size. No direct wetland impacts, URA Only.

J. Gigliotti told the Commission that this is Phase 2 of Goldi Locks Self Storage located on Lebanon Avenue. He said that there are no direct wetland impacts but the construction of a new larger retention basin will be located in the Upland Review Area. He explained his concern regarding the significant grading involved regarding the construction of the new retention basin and the new building. Discussion followed regarding the increase in size of the basin and the use of materials already on site. Chairman von Plachecki stated that an easement will be needed for the spillway located on the adjoining piece of the applicant's property.

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Motion by K. Frantzen, seconded by M. Epstein to table W2012-2946, Rodney Goldberg, Phase 2 Goldi-Locks Storage, Lebanon Avenue for the time being to allow for additional review, other comments needed and review and to revisit this application at the next meeting. **Motion carried unanimously.**

A. George left the meeting at 6:50 p.m.

H. NEW BUSINESS -

A. Fireside Supply Preliminary Application

J. Gigliotti told the Commission that this preliminary application was for clearing of trees within a wetland to allow visibility from Route 2 for the Fireside Supply property located at 489 Old Hartford Road.

John Tarquinio, Fireside Investments, presented a plan showing the delineated wetlands on the property and the area that he was requesting permission from the Commission to perform selective tree and brush pruning to allow him the opportunity to have his business visible from Route 2. He said that no clear cutting would occur in the wetland area and tree and brush would be removed manually. There would be no stumping done. He said he feels it is critical to his business to have a sight line from Route 2. He plans to hold flea markets and other events on the property in the future. Discussion followed regarding the possible sedimentation problems caused by the clearing, the effects on wildlife, and the overall ecology effect on the land. The Commission suggested that Mr. Tarquinio provide them with a report from a Soil Scientist and Biologist and some options to enhance the wetlands if this clearing is allowed. Chairman von Plachecki told Mr. Tarquinio to get a Soil Scientist and J. Gigliotti and Chairman von Plachecki will walk the site with Mr. Tarquinio to view the wetlands area and discuss options for Mr. Tarquinio to achieve his goals.

I. **OLD BUSINESS** – None

J. ENFORCEMENTS –

A. 488 Parum Road – Property of Michael Damiata

J. Gigliotti told the Commission that the property owner has contracted with James Sipperly, Certified Soil Scientist. J. Gigliotti has been in contact with Mr. Sipperly who has issued a report which was distributed to Commission members. He said that the property owner has complied with the request for erosion and sediment control to be in place and he has hired professionals. He said that the wetlands have been flagged and the encroachment into the wetlands only occurred in one (1) or two (2) areas, with the rest of the encroachment in the Upland Review Area.

Michael Damiata, property owner, said that he did hire a professional and has stabilized the site in accordance with the Commission's request. He also presented a letter from Joan Nichols, Government Relations Specialist, Connecticut Farm Bureau, which Chairman von Plachecki read into the record.

James Sipperly, Certified Soil Scientist, reported on his findings regarding the impact wetland analysis. He said that he found there had been no clearing of vegetation in the wetlands area other than one (1) or two (2) live trees and a couple of dead ones. Mr. Sipperly also stated that he had delineated the wetlands. He read the third (3rd) paragraph of his report into the record. He reviewed the soil types on the property and said that Mr. Damiata would like to farm the property, which he would accomplish by stumping and seeding the area to create a pasture area for cattle. Mr. Sipperly reported that soils were of good quality for agricultural use and Mr. Damiata would also like to grow crops. He said an A-2 survey will be completed.

Discussion followed regarding buffering of the wetlands from the pasture area, the effects on the wildlife because of the clearing and the need for the Cease and Desist order to remain in effect. Chairman von Plachecki stated the Mr. Damiata should complete the plan and submit an application and fees to allow for stumping and seeding.

Motion by D. York, seconded by M. Epstein to leave the Cease and Desist in effect, and to provide the Commission with a plan and application to allow for stumping and seeding of the property. **Motion carried unanimously.**

Motion by K. Frantzen, seconded by M. Epstein to return to Item G -- New Business as the applicant was now present. **Motion carried unanimously.**

K. CORRESPONDENCE -

J. Gigliotti distributed copies of the Habitat for Humanity and the Board and Commission Handbook.

L. ADJOURNMENT

Motion by K. Frantzen, seconded by D. York to adjourn the meeting at 7:50 p.m.

Gail N. Therian, Clerk