

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, August 14, 2013
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

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

MEMBERS ABSENT: Darrell York and Sue Bruening; Alternate: Erika Fuery and Jim Ford, Board of Selectmen Liaison

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 - None

C APPROVAL OF MINUTES – Meeting Minutes of July 10, 2013

A. George noted that under Item E – New Applications, the word “crossing” in the second sentence should be changed to “crossings”.

Motion by K. Frantzen, seconded by A. George to approve the minutes of the July 10, 2013 Regular Meeting as amended. **Motion carried unanimously.**

D. PUBLIC COMMENT – None

E. NEW APPLICATIONS-

- A. **W2013-2959** – Falk von Plachecki applicant, Nancy Wasniewski property owner, 4 & 6 River Rd, Assessor's Map 6-12 Lot #29, 2-Lot Subdivision, No proposed Construction, No Wetlands or URA on Property

F. von Plachecki stepped down as Chairman and left the room. K. Frantzen, Vice Chairman took over as Chairman.

J. Gigliotti told the Commission that this is a 2 Lot Subdivision on River Road. Currently there are two structures on one piece of property. This subdivision will create two separate lots with one dwelling unit on each lot. The proposed subdivision shall correct the existing Zoning non-conformity. A variance from the Zoning Board of Appeals has been granted. The two parcels will share one driveway. The subdivision shall not include any construction as the houses and driveways are existing and shall remain the same. Additionally, the property does not contain any wetlands, water courses, or Upland Review Areas. The applicant submitted a Soil Scientist report by Mark Sullivan that certifies the absence of wetlands.

Motion by A. George, seconded by M. Epstein to accept and table application W2013-2959. **Motion carried unanimously.**

F. von Plachecki returned as Chairman.

F PENDING APPLICATIONS None

G. NEW BUSINESS – None

H. OLD BUSINESS –

- A. **Withdrawn Subdivision Application W2013-2957 – Estate of Barbra Standish, Usher Swamp Road, Assessor's Map #2-14 Lot #7-4, Proposed 6-Lot Subdivision**

J. Gigliotti explained the Commission's past procedures for the withdrawal of an application. Based on his research of other applications withdrawn, he said that no action is needed when a letter of withdrawal is received. The request for a refund of the application fees will need to be addressed by the applicant to the Board of Selectmen.

J. Gigliotti said that applicant plans on submitting a new 7-lot Subdivision application. He said that at the time of the submittal of the revised plans he will work with the applicant to address the Open Space requirement.

Gordon Sime, representing the applicant, explained to the Commission the error and the history of the original subdivision plans that was for a six (6) lot subdivision instead of a seven (7) lot subdivision. He said that the wetlands have been marked.

The Commission asked J. Gigliotti to continue working with Mr. Sime regarding the procedure for a refund of fees through the Board of Selectmen.

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B. Continued Discussions of Proposed Revisions to Inland Wetland & Watercourse Regulations

K. Frantzen reviewed the process that he and E. Fuery followed to revise the Inland Wetland & Watercourse Regulations. All Commission members and staff had received a copy of the final draft of these Revisions on Tuesday, August 13, 2013 via email.

Discussion followed regarding the next steps to adopting these updated Inland Wetland & Watercourse Regulations. J. Gigliotti told the Commission that a copy needs to be reviewed by the CT Department of Energy and Environmental Protection. The Public Hearing will be held at the October 9, 2013 meeting.

Motion by A. George, seconded by K. Frantzen to accept the draft Regulations and to forward them to the CT DEEP and any other required agencies for their review. **Motion carried unanimously.**

I. ENFORCEMENTS –

A. 13 Rudden Lane

J. Gigliotti updated the Commission on this enforcement action. He said that the home owner is working with an engineer, Don Aubrey of Towne Engineering Co., and it looks like the best option is to fill in the pond. An application for this work should be forthcoming. He said that he has inspected the site and the area has been stabilized. He showed the Commission pictures of the stabilization to the area completed at this time. J. Gigliotti told the Commission members that Wetlands are protected and he will focus his efforts to get Mr. Fanielle to submit an application for removal.

J. Gigliotti told the Commission that a new home on Chestnut Hill has cleared in the Conservation Easement and the driveway turnaround is also located in the Conservation Easement. The home owner will be required to restore trees and other vegetation in the Conservation Easement and the driveway turnaround will need to be eliminated.

J. CONSERVATION -

A. George told the Commission that the Colchester Land Trust was contacted about possibly buying a portion of the Stanley Moroch property on McDonald Road. This is a 12 acre piece that connects to the Ruby Cohen property. A. Turner walked the site with A. George and A. Turner will continue researching the feasibility of the Town purchasing this property.

K. CORRESPONDENCE

A. UCONN Tree removal Initiative.

F. von Plachecki told the Commission about a new initiative by UCONN students regarding the clearing and trimming of trees. Trees will be cleared or trimmed 100' from the road to decrease storm damage and power outages. He will have a copy of a brochure regarding this at the next meeting.

B. Tractor Supply

J. Gigliotti updated the Commission on the work at the Tractor Supply site. He provided a few key photos.

J. Gigliotti told the Commission that a payment has been made to CT Association of Conservation & Inland Wetlands Commissions, Inc. (CACIWC) and the Commissioners will be receiving the Habitat publication on a regular basis.

J. Gigliotti told the Commission that a few years ago Kyle McCormack created trails within the Ruby Cohen property for his Eagle Scout project. This has been completed and K. McCormack has designed trail maps which are now on the website. J. Gigliotti will be checking the accuracy of the maps, and if they are correct these maps will be used in the Kiosk at the Ruby Cohen property.

L. ADJOURNMENT

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

Respectfully Submitted,

Gail N. Therian, Clerk