

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, February 11, 2015
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Moe Epstein, Darrell York, and Sue Bruening (arrived at 7:35 p.m.); Alternates: Erika Fuery and Rebecca Meyer; Wetlands Enforcement Officer: Jay Gigliotti Staff: Gail Therian, Clerk;

MEMBERS ABSENT: Andrew George; Kurt Frantzen, Board of Selectmen Liaison;

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:05 p.m. R. Meyer and E. Fuery were seated as voting members.

B ADDITIONS TO AGENDA –

Chairman von Plachecki asked for a motion to add the following to the agenda under Item F – New Applications: "**W2015-2986-** Goldi-Locks Mini Storage, LLC-Applicant/ owner, 359 Lebanon Avenue, Assessor's Map 06-06 Lot #021-002, Application for Construction of Storage Building #5 located in the rear of the property, closest to the Northern Property Line, Proposed construction includes minimal Upland Review Area Impacts- DRD 4/17/05

So moved, by M. Epstein, seconded by E. Fuery. **Motion carried unanimously.**

C. APPROVAL OF MINUTES – Meeting Minutes of January 14, 2015.

Motion by D. York, seconded by M. Epstein to approve the minutes of the Colchester Conservation Commission Regular meeting of January 14, 2015 as written. **Abstentions:** E. Fuery All others in favor **Motion carried.**

D. PUBLIC COMMENT – None

E. PENDING APPLICATIONS -

- A. W2015-2983-**Jeffery P. Naples-Applicant, Saint Andrew's Church, 124 Norwich Avenue, Assessor's Map 17-00 Lot # 002, Reconstruction of Northwestern portion of the existing Parking Lot, Activity within URA DRD-3/20/15

J. Gigliotti said that this application had been table for the 30 Day Statutory Requirement. He said that revised plans were received on February 11, 2015 and the Town Engineer and he had reviewed the plans and all outstanding Staff comments have been addressed.

Motion by D. York, seconded by E. Fuery to approve W2015-2983 based on the revised plans. **Motion carried unanimously.**

- B. W2015-2984-** Stella Lake, LLC-Applicant, 140 Acres on Red Schoolhouse Road, Assessor's Map 03-15 Lot # 041, Application for the construction of 1 principle SFR within the URA and improvement of existing dirt path for driveway to proposed SFR, The improvements to path shall include x2 stream crossing and multiple grading & Clearing activities within the URA DRD-3/20/15

J. Gigliotti said that he has receive in writing a request from the applicant asking that this application be table in order to allow time to address the outstanding Staff comments.

Motion by E. Fuery, seconded by R. Meyer to table application W2015-2984. **Motion carried unanimously.**

- C. W2015-2985-**Rodney Goldberg-Applicant, 214 Bull Hill Road, Assessor's Map 05-19 Lot# 008-000, Proposed 11-Lot Subdivision with municipal Improvements and activity within the URA DRD-3/20/15

S. Bruening arrived at 7:12 p.m. She said she would not vote on this application as she had arrived late.

J. Gigliotti told the Commission that this subdivision application had been approved by the Commission many years ago. He said there are no direct impacts to the wetlands and there will be minimal clearing within the Uplands Review Area. He said that the Open Space Advisory Commission is recommending fee in lieu instead of Open Space. Discussion followed

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regarding the future use of the land marked as "Open Space" and Preservation Area" on the plans. The Commission felt that a recommendation should be sent to the Planning and Zoning Commission that a Conservation Easement be placed on the land designated as Open Space and Preservation Area on the plans to prevent clear cutting the land in the future. The consensus was that clear cutting this area would directly impact the intermittent water course.

Motion by D. York, seconded by E. Fuery to recommend to the Planning and Zoning Commission a fee in lieu instead of Open Space and that the Conservation Commission would also recommend that a Conservation Easement be placed on the area designated as Open Space and Preservation area. The reason for this recommendation is that the Conservation Easement would conserve the steep slopes and the intermittent watercourses as indicated on the mapping. **Motion carried unanimously.**

Motion by E. Fuery, seconded by R. Meyer to approve W2015-2985, Rodney Goldberg, Applicant; 214 Bull Hill Road, proposed 11-lot Subdivision with the condition that an additional building lot is created the applicant will be required to return to the Conservation Commission for approval. **Motion carried unanimously.**

F. NEW APPLICATIONS –

- A. **W2015-2986**- Goldi-Locks Mini Storage, LLC-Applicant/ owner, 359 Lebanon Avenue, Assessor's Map 06-06 Lot #021-002, Application for Construction of Storage Building #5 located in the rear of the property, closest to the Northern Property Line, Proposed construction includes minimal Upland Review Area Impacts- *DRD 4/17/05*

J. Gigliotti told the Commission that he had received a written request by the applicant to table this application.

Motion by E. Fuery, seconded by D. York to accept and table W2015-2986, Goldi-Locks Mini Storage. **Motion carried unanimously.**

G. OLD BUSINESS – None

H. NEW BUSINESS – None

I. ENFORCEMENTS –

- A. Updates - None

J. CONSERVATION – None

K. CORRESPONDENCE

- A. Construction, Projects & Issued Permit Updates – None

J. Gigliotti distributed copies of the "Habitat" to Commission members.

L. ADJOURNMENT

Motion by M. Epstein, seconded by D. York to adjourn the meeting at 7:36 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk