

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

MEMBERS PRESENT: Falk von Plachecki, Chairman; Moe Epstein, Sue Bruening, Darrell York, and Andrew George;
Alternates: Erika Fuery and Rebecca Meyer; Wetlands Enforcement Officer: Jay Gigliotti Staff: Gail Therian, Clerk;

MEMBERS ABSENT: Kurt Frantzen, Board of Selectmen Liaison;

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:03 p.m.

B ADDITIONS TO AGENDA –

J. Gigliotti asked that the following be added under "Item H – New Business" - "Institution of the new Application Procedure".
Chairman von Plachecki asked for a motion to add "Item H – New Business"- "Institution of the new Application Procedure."

So moved, by M. Epstein, seconded by S. Bruening. **Motion carried unanimously.**

A. George asked that the following item be added under "Item J – Conservation – "Land Acquisition"

So moved by S. Bruening, seconded by A. George. **Motion carried unanimously**

C. APPROVAL OF MINUTES – Meeting Minutes of February 11, 2015.

Motion by D. York, seconded by M. Epstein to approve the minutes of the Colchester Conservation Commission regular meeting of February 11, 2015 as written. **Abstentions:** A. George All others in favor **Motion carried.**

D. PUBLIC COMMENT – None

E. PENDING APPLICATIONS -

- A. **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 the outstanding comments from the Town Engineer have been addressed on the revised plans submitted on 3/4/2015. He said that the improvements to the dirt path will require (2) stream crossings and grading. One crossing is a small crossing over an unnamed stream. The other crossing will be over the Standish Brook. J. Gigliotti said that the erosion and sediment controls will be to the Department of Energy and Environmental Protection (DEEP) standards.

Charles Dutch, representing the applicant, said that he has addressed the Town Engineer's concern about the wall and he has included the sequence of construction in the notes on the plans. Discussion followed regarding the access to the property.

Motion by D. York to approve W2015-2984 with the caveats that the approval be for only a single family access and does not allow for the widening of the driveway and is only valid for two years. This motion was not seconded. Discussion followed.

J. Gigliotti asked for clarification from the Commission. He asked if when the building permit is submitted for the single family residence if the applicant would need to appear before the Commission again. Chairman von Plachecki stated yes because the Commission had not seen the house plans and grading.

Charles Dutch, representing the applicant, stated that the proposed house and grading were on page three (3) of the plans. The Commission concurred that the house and grading were part of the application. Chairman von Plachecki said that the permit would not allow further widening of the access to allow future development.

J. Gigliotti stated that the decision letter would need to be filed in the land records.

Motion by D. York, seconded by A. George to approve W2015-2984 for the plans submitted on 12/23/2014 and revised on 3/4/2015. The permit is good for two (2) years and only applies to access for a single family residence. **Abstentions:** M. Epstein All others in favor **Motion carried.**

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- B. 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*

Chairman von Plachecki read a letter from Charles Dutch, Dutch and Associates dated March 11, 2015 requesting application W2015-2986 be tabled at tonight's meeting.

Motion by S. Bruening, seconded by A. George to table application W2015-2986 per the applicant's request. **Motion carried unanimously.**

F. NEW APPLICATIONS –

- A. W2015-2987 Robert Gustafson – Applicant/Owner, 151 Taylor Road, Assessor's Map 02-14 Lot 003-002, Proposed 2-Lot Resubdivision, Minimal Upland Review Area Impacts only *DRD 5/15/2015*

J. Gigliotti told the Commission that this is a 2 lot Resubdivision located at 151 Taylor Road. He said that this plan was received on March 5, 2015 and there were no staff reviews at this time. He said that this is a family resubdivision and that the applicant will be asking for an Open Space waiver. The resubdivision is being requested in order to construct a single family residence. There are minimal impacts to the Upland Review Area. This application would need to be tabled for statutory requirements.

Motion by M. Epstein, seconded by D. York to table W2015-2987 for statutory requirements. **Motion carried unanimously.**

G. OLD BUSINESS – None

H. NEW BUSINESS – None

A. **Institution of the new Application Procedure**

J. Gigliotti told the Commission that Staff is considering a new policy for professionals requesting information regarding properties which have wetlands. He explained that Staff is sometimes required to do lengthy research on the possible uses of a property and Staff would like to have a policy in place regarding these types of inquiries. The Commission consensus was that they did not feel that they needed to take action on this as it is an office procedure and does not involve the Commission.

I. ENFORCEMENTS –

A. **Updates** –

J. Gigliotti updated the Commission on the enforcement action on Rudden Lane. He said that on his last inspection he found that no work had begun on remediation of the pond. He said that the permit expires in March and the applicant did not adhere to the requirement of a request for an extension which must be submitted 65-day prior to the expiration date. Discussion followed regarding placing a lien on the property for the cost of remediation and the revoking of the permit.

Motion by M. Epstein, seconded by A. George to revoke the permit for Rudden Lane. **Motion carried unanimously.**

J. Gigliotti updated the Commission on the enforcement action on Dr. Foote Road. He recently visited the site with the Caretaker of Nova Electronics building.

Motion by M. Epstein, seconded by S. Bruening to have staff send a Cease and Desist Order. **Motion carried unanimously.**

J. Gigliotti told the Commission that with the melting of the snow, he will be monitoring the erosion and sediment controls on several projects including the Caring Community project and the gravel operation on Westchester Road.

J. CONSERVATION –

A. **Land Acquisition**

A. George told the Commission that the State has purchased 60 acres on Route 149 which will be incorporated into the Day Pond property.

A. George told the Commission that the State purchased 160 acres on Prospect Hill Road that will be open to the Public as Open Space.

K. CORRESPONDENCE

A. Construction, Projects & Issued Permit Updates –

J. Gigliotti said that the Clark Road and the Usher Swamp Road logging operations have been completed.

J. Gigliotti told the Commission that the new Zoning Regulations are in effect and include regulations regarding properties located in the Eight Mile River District (Section 7.5). He presented a map which indicates the properties involved. He told the Commission that the towns in the Salmon River Watershed district are in the process of formalizing the group in order to apply for funding. He said that the Connecticut Parks and Recreation Association has designated the Ruby Cohen property as a stop on the local parks tour. He also reminded the Commission members that there is training available by the CT Department of Energy and Environment and CT Association of Conservation and Inland Wetlands Commissions, Inc. (CACIWC). Any training costs will be covered by the Town.

He told the Commission that the draft Plan of Conservation and Development is available on the Town's website and the Public Hearing on this document is scheduled for May 20, 2015.

L. ADJOURNMENT

Motion by S. Bruening, seconded by D. York to adjourn the meeting at 8:28 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk