

**COLCHESTER CONSERVATION COMMISSION**  
**Regular Meeting Wednesday, May 13, 2015**  
**Town Hall, 127 Norwich Avenue, Room 1**  
**Minutes of Meeting**

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

**MEMBERS ABSENT:** Sue Bruening, and Board of Selectmen Liaison; Kurt Frantzen.

**A. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:08 p.m.

**B. ADDITIONS TO AGENDA –** A. George requested to letter D under correspondence- Colchester Land Trust Celebration Day

**C. APPROVAL OF MINUTES –** Meeting Minutes of April 8, 2015.

The minutes of the April 8, 2015 CCC Meeting were tabled for discussion due to the lack of members present at the April Meeting, so no vote could be taken.

**D. PUBLIC COMMENT –** None

**E. PENDING 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 there had not been any revised plan submitted by the applicant since the last meeting. He explained the proposed location of the detention basin for the new stormwater run-off vs. the location of the wetlands that exist on the abutting property. He also indicated that he had not received any new comments from staff and that the last comments received from the town engineer, had multiple outstanding comments.

Discussion followed as to the outstanding comments and the potential impacts associated with the proposed.

Chairman F. Plachecki stated that the remaining items appear to be minimal and there appears to be no significant impact that shall occur from the development activities.

J. Gigliotti stated that in most cases, the Commission would wait until all staff comments that relate to the wetlands have been addressed before the Commission votes on an application. He said that the Commission did not have to make a decision on this application until next month and that he was hopeful that by that time the applicant would be able to address all staff comments. Discussion followed regarding the potential approval of the application and what the impacts would be.

**Motion** by Darrell York, seconded by A. George to approve W2015-2986 providing no significant impacts are discovered in further review by town staff. Moe Epstein Abstained **Motion carried unanimously**

- 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 application had reached its "Decision Required Date" and the CCC had to either make a decision or request the applicant to provide a 65 day extension. He also explained that he had not received revised plans that depict the drainage easement or the conservation easement.

The applicant, Mr. Rob Gustafson, provided the commission with two letters. The first was a letter from the abutting property owner, indicating that the increase in run-off from the proposed resubdivision on to her land was acceptable. The second was a letter indicating the acceptance of a conservation easement to be placed on the new lot.

Discussion followed regarding the location of the conservation easement, the language for the conservation easement, the drainage easement and the location of the easement to be revised and shown on a revised set of plans.

RECEIVED  
COLCHESTER, CT  
2015 MAY 20 PM 2:31

**Motion** made by Darrell York, Seconded by Erika Fuery, to approve application W2015-2987, providing revised plans are submitted to staff that show the conservation easement with the associated language and all other staff comments are addressed. **Motion carried unanimously.**

**F. NEW APPLICATIONS**

**G. OLD BUSINESS – None**

**A. Consideration of Endorsement for Updated Plan of Conservation and Development**

Motion Made by Andy George, Seconded by Darrell York, The Conservation Commission has received, reviewed and commented on the updated 2014 Colchester Plan of Conservation & Development and Endorses the final Draft set for Public Hearing on May 20, 2015, 7pm, at the Colchester Town Hall. **Motion Carried**

**H. NEW BUSINESS – None**

**I. ENFORCEMENTS –**

**A. Updates –**

J. Gigliotti updated the Commission that the pond a 13 Rudden lane was moving towards completing the work. The Land Surveyor who did the plans for the enforcement, told staff that he has been contacted by the sister of the property owner who wanted to resolve the issue.

**J. CONSERVATION – None**

**K. CORRESPONDENCE - None**

**A. Construction, Projects & Issued Permit Updates –**

**B. Habitat**

**C. CT DEEP-I.W.A. CEU Workshop**

**D. Colchester Land Trust Celebration Day (added from above)**

Andy George told the Commission that all were invited to the Colchester Land Trust Celebration Day- June 20, 2015, 12pm- 4pm

**L. ADJOURNMENT**

**Motion** by Mo Epstein , seconded by Andy George to adjourn the meeting at 7:47p.m. **Motion Carried Unanimously**

Submitted-  
Jay Gigliotti