

**COLCHESTER CONSERVATION COMMISSION**  
**Regular Meeting Wednesday, September 9, 2015**  
**Town Hall, 127 Norwich Avenue, Room 2**  
**Minutes of Meeting**

**MEMBERS PRESENT:** Chairman Falk von Plachecki, Darrell York, Moe Epstein, Sue Bruening; Alternate: Rebecca Meyer; Staff: Jay Gigliotti, Wetlands Enforcement officer and Gail Therian, Clerk;

**MEMBERS ABSENT:** Andrew George; Alternate: Erika Fuery; Board of Selectmen Liaison; Kurt Frantzen

**A. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:00 p.m.

**B ADDITIONS TO AGENDA –**

J. Gigliotti asked that the following items be added to the agenda: 1) Under Enforcements- "Item B - 82 Davidson Road", Under Correspondence, "tem B - Eagle Scout Project".

**So moved** by M. Epstein, seconded by S. Bruening. **Motion Carried Unanimously**

Chairman von Plachecki asked that the agenda items be moved to allow Item IA– "Enforcements –Cease and Desist Order- 11 Broadway – Assessor's Map 16-00 Lot 086-001' be moved to come before Item C – Approval of Minutes.

**So moved** by S. Bruening, seconded by M. Epstein. **Motion Carried Unanimously**

**C. APPROVAL OF MINUTES – Meeting Minutes of August 12, 2015.**

Chairman von Plachecki said that the Commission members did not receive their packets with the Minutes included prior to the meeting. He asked that the approval of the Minutes be tabled to the next regularly scheduled meeting.

**Motion** by M. Epstein, seconded by S. Bruening to table the approval of the Meeting Minutes of August 12, 2015 to the next regularly scheduled meeting. **Motion Carried Unanimously**

**D. PUBLIC COMMENT – None**

**E. PENDING APPLICATIONS -**

- A. W2015-2991- "Park Place" Park Place Holdings, LLC. Old Hebron Road, Assessor's Map 06-08 Lot 001-001- Application for a proposed 17 lot Subdivision of residential duplex lots, with proposed new road to require a wetland crossing consisting of approx. 11,135 sq. ft. direct wetland impact**

D. York recused himself.

J. Gigliotti said that two (2) revisions to the plan have been submitted since the last meeting. He said that there are no longer proposing the use of pipes, but instead are proposing boxed culverts. He said there have been some revisions to the erosion and sediment controls. He distributed copies of the analysis of two wetland crossings. He said that S. Tassone, Town Engineer, had two (2) or three (3) outstanding comments and no final review has been received from him.

Ellen Bartlett, CLA Engineers, Inc. explained the revisions to the plan to include boxed culverts vs. the original piping. She said that she addressed S. Tassone, Town Engineer's last two (2) comments. Discussion followed regarding the boxed culverts.

Robert Russo, Certified Soil Scientist, reviewed the choice of location of the crossing by comparing both the upper and lower wetlands and the impact on the existing wetlands. He showed historic aerial photos of both wetland areas. He discussed the mitigation process. Discussion followed regarding the impact of the mitigation on the abutting property and the need for Conservation Easements on the property. A revised plan will need to be submitted addressing the mitigation.

**Motion** by S. Bruening, seconded by M. Epstein to table W2015-2991 to the next regularly scheduled meeting. **Motion Carried Unanimously**

D. York returned as a voting member.

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- B. W2015-2992- Zagray Farm Museum- Applicant- Colchester Historical Society- Property Owner, 544 Amston Road, Assessor's Map 06-06 Lot 038-000, Proposed installation of utility trench for electrical supply to a new building in Hebron, Utility Trench proposes to cut through wetlands on property *DRD 10/16/15*

J. Gigliotti told the Commission that this application is for the installation of a utility trench for electrical supply to a new building on the Zagray Farm Museum property. He said at the last meeting the Commission asked the applicant to explore alternatives to limit the impact on the wetlands.

Ned Tewksbury, Quinebaug Valley Engineers Association, said that he did inquire with Eversource alternatives to limit the impact on the wetlands. The representative from Eversource suggested that the trench be relocated to the pole next to the site shown on the original plan. He said that he was told that Eversource advised that the conduit could not go under the bridge because it would not meet Code.

Discussion followed regarding the size and location of the trench.

**Motion** by S. Bruening, seconded by R. Meyer to approve W2015-2992 noting that the utility trench will run from the pole indicated on the map by the applicant at this meeting and not as shown on the map originally submitted. **Motion Carried Unanimously**

F. NEW APPLICATIONS – None

G. OLD BUSINESS – None

H. NEW BUSINESS – None

I. ENFORCEMENTS –

A. **Cease and Desist Order – 11 Broadway – Assessor's Map 16-00 Lot 086-001**

This item was taken earlier in the agenda before Item C – "Approval of Minutes".

J. Gigliotti said that since the last meeting the millings had been removed and mounded closer to the library. This requirement was part of the plan of correction.

M. Tarbell thanked the Commission for reordering the agenda so that he could do his presentation earlier. He presented a plan from 2013 showing the fill was located on the property prior to 2013. He said that the problem was the placement of the millings, which have since been removed. He said that the long range plan is to move forward with a modification to the site plan. Applications with a phased plan will be submitted to both the Conservation Commission and the Planning and Zoning Commission.

Chairman von Plachecki said that the Commission could decide to remove the Cease and Desist Order and expect a modified site plan and application to be submitted to the Commission.

**Motion** by D. York, seconded by R. Meyer to remove the Cease and Desist Order for 11 Broadway. **Motion Carried Unanimously**

B. **82 Davidson Road**

J. Gigliotti said that he received a complaint from the abutting property owner that the pond at 82 Davidson Road was being filled in without a permit. On inspection, J. Gigliotti found that the pond was not being filled in, but the homeowners were trying to build up the edges of the pond to prevent flooding of their yard. He wanted the Commission's direction on how to handle the enforcement.

Mary Hatch, 82 Davidson Road, gave a brief history of the existing problems between the abutting neighbor. She said that they were not doing any clearing or excavation of the pond.

Heather Hatch explained further the problems with the abutting neighbor.

The consensus of the Commission was that J. Gigliotti could handle this on an administrative level as there is no activity within the wetlands or watercourse. .

J. CONSERVATION – None

K. CORRESPONDENCE -

**A. Construction, Projects and/or Issued Permit Updates**

Chairman von Plachecki had copies of an article in the Habitat entitled "Motions to Approve or Deny Wetlands Application: What to Include and Why." He asked the Commission members to take the time to read this article.

Chairman von Plachecki reminded the Commission that there are classes and seminars available if they would like to attend. If anyone would like to attend any training or seminars, please let J. Gigliotti know and it will be arranged through the office.

**B. Eagle Scout Project**

J. Gigliotti asked for the Commission's direction on the proposed map for a trail with seven (7) wetlands crossing. The Commission told him that the plan should be revised to limit wetlands impacts.

**L. ADJOURNMENT**

**Motion** by D. York seconded by M. Epstein to adjourn the meeting at 8:26 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk