

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, October 14, 2015
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

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

MEMBERS ABSENT: Darrell York; 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 7:12 p.m. R. Meyer was seated as a voting member.

B ADDITIONS TO AGENDA –

J. Gigliotti asked that the following items be added to the agenda: 1) Under New Applications- A "**W2015-2993** - James Noel, Applicant, 11 Broadway, Assessor's Map 16-00 Lot 086-001, Proposed 4,100 square feet of fill into existing stormwater basin; B) "**W2015-2994** – Tyler Keller – Applicant, Ruby and Elizabeth Cohen Woodlands, McDonald/Dutton Road, Proposed development of walking trail on recently acquired Town land; and under New Business Item B –Draft of 2016 Meeting Schedule.

So moved by A. George, seconded by S. Bruening. **Motion Carried Unanimously**

C. APPROVAL OF MINUTES – Meeting Minutes of September 9, 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.

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**

J. Gigliotti told the Commission that revised plans have been submitted to address the relocation of the mitigation.

Robert Russo, Certified Soil Scientist, showed the revised plan regarding the relocation of the mitigation based on the Commission's comments at the September 9, 2015 meeting. He said that the mitigation has been pulled back from the neighboring property. He explained the proposed wetlands restoration on Lot 2. He said that there will be only one pipe crossing. He said this will reduce the wetlands impact to 10,690 square feet.

Discussion followed regarding the area of excavation. Chairman von Plachecki questioned the location of the proposed duplex on Lot 2 and the wetlands buffer.

Ellen Bartlett, CLA Engineers, Inc. redlined the plan and said that the location of the house could be moved and a single family home constructed instead of the proposed duplex.

Motion by S. Bruening, seconded by R. Meyer to approve W2015-2991 with the following condition:

1. House to be a single family residence outside the Uplands Review Area of created wetlands on Lot 2 and the driveway access on the easterly side of the Uplands Review Area.

Motion Carried Unanimously

F. NEW APPLICATIONS –

- A. W2015-2993 - James Noel, Applicant, 11 Broadway, Assessor's Map 16-00 Lot 086-001, Proposed 4,100 square feet of fill into existing stormwater basin**

Mike Tarbell, Tarbell and Heintz, presented a plan to address the activity that took place behind Noel's Plaza during the last few months. He said that the original approved site plans were to construct a commercial building and fill the detention basin in and instead use underground galleys. The applicant would like to move forward on Phase 1 of the original approval. Discussion followed regarding the time frame of the project and the proposed drainage from the development of the property.

RECEIVED
COLCHESTER, CT
2015 OCT 16 PM 1:30
GAIL FURMAN
TOWN CLERK

The material presently on site.

Motion by A. George, seconded by S. Bruening to table W2015-2993 to the next regularly scheduled meeting. **Motion Carried Unanimously**

- B** W2015-2994 – Tyler Keller – Applicant, Ruby and Elizabeth Cohen Woodlands, McDonald/Dutton Road, Proposed development of walking trail on recently acquired Town land.

Tyler Keller, Boy Scout Troop 109, told the Commission that he would like to extend the existing trail system on the Ruby and Elizabeth Cohen Woodland Park Property on McDonald Road for his Eagle Scout Project. He said that the trail will extend .6 miles from the blue trail. He presented pictures of his proposed project. The trail will cross over two streams, in which bridges will be placed for people to cross. The bridges will mirror the existing bridge located on the Yellow Trail.

J. Gigliotti said that the permit will be for the activity in the Upland Review Area and the stream crossing. Discussion followed regarding the size of the bridges.

Motion by A. George, seconded by M. Epstein to accept and table W2015-2994 to the next regularly scheduled meeting. **Motion Carried Unanimously**

G. OLD BUSINESS – None

H. NEW BUSINESS –

- A.** Jay Fellows- Miles Standish/ Carrier Road

Jay Fellows told the Commission that he owns 11.7 acres on Miles Standish/Carrier Road. He would like to construct at least a barn on the property and perhaps a single family home in the future. He has contacted the State of CT regarding obtaining a right of way to cross over State land to access his property on Miles Standish Road. If he cannot obtain permission from the State for his driveway on Miles Standish Road, he would need to construct the driveway through wetlands. He was before the Commission to ask if a letter could be sent to the State endorsing the right of way on Miles Standish Road. Discussion followed regarding a possible access from Carrier Road through wetlands.

The Commission suggested to Mr. Fellows that he has a Soil Scientist flag the wetlands and present this information together with a proposed plan for the property so that they could access the wetlands impacts before considering sending a letter to the State regarding the access.

- B.** Draft of the 2016 Meeting Schedule

Motion by A. George, seconded by S. Bruening to approve the 2016 Meeting Schedule. **Motion Carried Unanimously**

I. ENFORCEMENTS – None

J. CONSERVATION – None

K. CORRESPONDENCE -

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

J. Gigliotti gave updates using a power point presentation on the Rudden Lane pond violation and the electrical trench work at the Zagray Farm.

Chairman von Plachecki asked J. Gigliotti to email agenda, minutes and packet information to Commission members along with mailing the items, as it seems the packets are not arriving in a timely manner.

L. ADJOURNMENT

Motion by S. Bruening seconded by A. George to adjourn the meeting at 8:27 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk