

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, February 10, 2016
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT; Darrell York, Vice Chairman; Moe Epstein, and Andrew George; Alternates: Rebecca Meyer and Ericka Fuery; Board of Selectmen Liaison, John Jones; Staff: Wetlands Enforcement Officer: Jay Gigliotti; Gail Therian, Clerk;

MEMBERS ABSENT: Falk von Plachecki, Chairman and Sue Bruening

A. CALL REGULAR MEETING TO ORDER

Vice Chairman York called the Regular Meeting to order at 7:02 p.m. R. Meyer and E. Fuery were seated as voting members.

B. ADDITIONS TO AGENDA – None.

C. APPROVAL OF MINUTES – Meeting Minutes of January 13, 2016.

Motion by M. Epstein, seconded by R. Meyer to approve the minutes of the regular meeting of January 13, 2016 as written.
Abstentions: E. Fuery **Motion carried.**

D. PUBLIC COMMENT –

Brian Mandeville, 68 Mill Lane West, stated that this was his second time speaking at the Conservation Commission meeting regarding 82 Davidson Road. He presented maps and testimony about his views on drainage issues from 82 Davidson Road.

E. PENDING APPLICATIONS - None

F. NEW APPLICATIONS –

- A** **W2016-2997**- Alpha-Q, Inc.-87 Upton Road, Assessor's Map 09-00 Lot 008-004, Proposed Expansion of Alpha-Q Facility to include 24,000 sq ft of building addition, a new 25,000 sq ft building and 100 new parking spaces with associated drainage facilities.
DRD 4/15/16

J. Gigliotti distributed copies of the proposed plan to the Commission members. He told the members that this application is for the addition to two buildings and the construction of a new 25,000 square foot building with a new parking lot for 100 cars. He explain the location of the existing and proposed drainage systems.

Robert Russo, Soil Scientist from CLA Engineers, Inc. spoke about the existing conditions on the site. He told the Commission that S. Tassone, Town Engineer, did not want activity in the Town's drainage easement. He said that there will be work in the Uplands Review Area, but no work in the wetlands.

Ellen Bartlett, Engineer from CLA Engineers, spoke about the additions and new building. She also reviewed the proposed drainage systems. Discussion followed regarding the proposed truck road, the proposed parking lot and the proposed drainage system.

Motion by M. Epstein, seconded by A. George to table W2016-2997. **Motion Carried Unanimously**

- B. W2016-2998**-Fireside Investments, LLC- 489 Old Hartford Road, Assessor's Map 05-10 Lot 025-000- Proposed thinning of understory for Route 2 visibility. *DRD 4/15/16*

J. Gigliotti told the Commission that this application was to selectively thin an area within the wetlands that is 350' x275'. The applicant would like to thin the small saplings, brush and trees within this area from 4" diameter and smaller along with the branches up to 20' high from the wetlands floor. He is proposing to have the brush remain to provide refuse for small animals and wildlife. This work would be accomplished using brush cutters, axes and pruners as not to disrupt the wetlands floor. J. Gigliotti told the Commission that the applicant has a permit from the Planning and Zoning Commission to hold flea markets on the property where Fireside Supply is located. The applicant would also like to construct a sign in the cleared area to increase the attendance at the flea market and to help the visibility of his business. Discussion followed regarding the effects of clearing these wetlands. The Commission would like an environmental review be conducted for this work.

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TOWN ENGINEER
JOHN JONES

Motion by M. Epstein, seconded by R. Meyer to table W2016-2998. **Motion Carried Unanimously**

C **W2016-2999-** Park Place Holdings, LLC- 309 Old Hebron Road, Assessor's Map 06-08 Lot 001-001-
Proposed Modification to original permit #W2015-2991

J. Gigliotti explained to the Commission that this modification to a condition placed on the approved application W2015-2991. This condition was for lot 2 and required that the unit constructed on this lot be a single family residence. This was to insure that the unit and driveway remain completely outside the wetlands buffer area. The developer has redesigned the plan to make the proposed unit on lot 2 a two story duplex and moved the driveway to keep all development outside the wetlands buffer area. He said he would recommend that this modification to the plan be approved.

Motion by R. Meyer, seconded by M. Epstein to approve W2016-2999 to revise the original condition associated with W2015-2991 so that the construction of the unit and driveway of Lot #2 shall be located outside of the URA. **Motion Carried Unanimously**

G. OLD BUSINESS –

A. Jay Fellows – Miles Standish Road

J. Gigliotti told the Commission that Mr. Fellows asked that this discussion be tabled to next month's meeting as he is still working on the preparation of the plan.

H. NEW BUSINESS – None

I. ENFORCEMENTS – None

J. CONSERVATION –

J. Gigliotti told the Commission that he had received the 2013-2015 Baseline Water Quality report from the Salmon River Watershed which he will send to the Commission members.

R. Meyer asked about the Norton Dam project. J. Jones, Board of Selectmen liaison gave a brief description of the presentation that was presented to the Board of Selectmen by J. Paggioli, Public Works Director and J. Gigliotti.

K. CORRESPONDENCE – None

A. Construction, Projects & Issued Permit Updates – None

L. ADJOURNMENT

Motion by M. Epstein, seconded by E. Fuery to adjourn the meeting at 8:03 p.m. **Motion Carried Unanimously**