

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, May 11, 2016
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Darrell York, Vice Chairman; Moe Epstein and Sue Bruening (arrived at 7:08 p.m.) Ericka Fuery and Rebecca Meyer, Alternates; Board of Selectmen Liaison, John Jones; Staff: Wetlands Enforcement Officer: Jay Gigliotti; R. Benson, Planning Director; Gail Therian, Clerk;

MEMBERS ABSENT: Andrew George

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:00 p.m. E. Fuery and R. Meyer were seated as voting members.

B ADDITIONS TO AGENDA –

J. Gigliotti asked to the Commission to add the following to the agenda: Under Item F – “New Applications”-Item B - W2016-3003- Colchester Fish and Game Club and under Item H – “New Business” – Item A Prospect Hill Road Lot #44.

Motion by M. Epstein, seconded by E. Fuery to add the items to the agenda. **Motion Carried Unanimously**

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

M. Epstein said that under Item A of Pending applications the words “to A. George” should be removed from the motion.

Motion by M. Epstein, seconded by E. Fuery to approve the minutes of the regular meeting of April 13, 2016 as amended
Abstentions: D. York and R. Meyer All others in favor **Motion carried.**

D. PUBLIC COMMENT – None

E. PENDING APPLICATIONS -

- A. **W2016-3001**- Stella Lake, LLC- 199 Red Schoolhouse Road- Assessor's Map 03-15 Lot 041, Application for improvements to existing pathway on the Northwest end of Lake Elaine. DRD 6/17/16

J. Gigliotti said that revised plans were received on May 9, 2016. He distributed copies of S. Tassone, Town Engineer's comments. Applicant will need to address these comments. Discussion followed regarding these comments.

Motion by E. Fuery, seconded by D. York to table W2016-3001 to the next meeting pending their submittal of the revised design. **Motion Carried Unanimously.**

S. Bruening arrived. E. Fuery stepped down as a voting member.

F. NEW APPLICATIONS –

- A. **W2016-3002**- Skip Starks- 9 Old Rod Road- Assessor's Map 03-07 Lot # 035-038, Application for proposed construction of small, year-round Dock at edge of pond for recreational purposes. DRD 7/15/16

J. Gigliotti explained the location of the property and the location of the proposed year-round dock. He said that the proposed dock has a 4' x 20' walkway to the actual dock in the water which is 8' x 12' and will be an access to the pond for recreational purposes. Only 5' of the dock will be in the water. He said that the footings will be piles driven into the ground. The only impact to the pond will be the posts on the 8' x 12' dock. He says that this will not encroach into the Town's Drainage easement. Discussion followed regarding a permanent dock versus a seasonal dock and the DEEP regulations regarding pilings.

Motion by. D. York, seconded by S. Bruening to accept and table W2016-3002, Skip Starks, 9 Old Rod Road **Motion Carried Unanimously**

RECEIVED
COLCHESTER, CT
2016 MAY 13 PM 1:33
WETLANDS ENFORCEMENT CLERK
JAY GIGLIOTTI

- B. **W2016-3003-** Colchester Fish & Game Club- 14 Paper Mill Road, Lot # 17 & Lot # 18- Assessor's Map 06-12 Lot #'s 15, 17 & 18- Proposed improvements to existing woods road in order to access an area for proposed trap and skeet shooting fields. Improvements to woods road include two (2) wetland crossings in access road *DRD 7/15/16*

J. Gigliotti distributed copies of a report from Robert C. Russo, Certified Soil Scientist. He said that last year the Colchester Fish and Game Club was requested by the CT Department of Energy and Environment to discontinue the use of the property on Old Amston Road for skeet and trap shooting. He said that the Fish and Game Club owns three (3) properties on Route 149 totaling about three hundred acres. He said that an old woods road would be improved and there would be two (2) wetland crossings. He explained the location of the two crossings and the skeet shooting area. Discussion followed regarding the town road and Town bridge and the repairs to be completed and the effect of the noise on neighboring property owners.

Bob Russo, Certified Soil Scientist, explained the location of the skeet/trap range and said that the orientation of the range is so that spent shot will not fall into wetlands or watercourses. He said that location is so that the entire 900 foot safety zone falls on the property. He said that there will be two (2) areas of wetlands disturbance. He said that the plan calls for two (2) 18 inch culverts at the upper crossing and two (2) 15 inch culverts at the lower crossing to provide flow and maintain the wetland hydrology. He said a small parking lot of 22 spaces will be created. Discussion followed regarding the well on the property. Chairman von Plachecki asked about the water rights to the existing well.

Bruce Tolhurst, Colchester Fish and Game, told the Commission that there will be no construction close to the well. Discussion followed regarding a maintenance program and the Commission requested a copy of the proposed maintenance program for the next meeting.

Motion by D. York, seconded by R. Meyer to accept and table W2016-3003. **Motion Carried Unanimously**

G. **OLD BUSINESS** – None

H. **NEW BUSINESS** –

A. Prospect Hill Road Lot #44

J. Gigliotti told the Commission that this parcel is 4.4 acres located on Prospect Hill Road abutting the State DEEP property. He said that the owner of the property is here this evening to ask if the Commission would be receptive to an application for the construction of a single family on this property. He explained that any development of this property would be in the Upland Review Area. He will need to have a permit to cross the wetlands.

Kyle Stark, owner of the property, told the Commission that he would like to construct a house for his son on this property. He explained where he is proposing the house, septic and well. Discussion followed regarding the impact on the wetlands, including where the brook eventually flows into, the impact on the fish, the high ground water and the construction of a septic system, and other possible uses of the property. R. Benson, Planning Director and Zoning Enforcement Officer suggested an application to the Zoning Board of Appeals for a front yard setback variance may be in order. The consensus of the Commission was that the building of a house in the area indicated on the property may not be approved because of the impacts on the wetlands.

I. **ENFORCEMENTS** – None

J. **CONSERVATION** – None

K. **CORRESPONDENCE** –

J. Gigliotti told the Commission that he has received a letter from the Pickerel Lake Association requesting a letter for the draw down to the Lake for the winter of 2016 – 2017. He explained the process.

Motion by S. Bruening, seconded by M. Epstein that the Colchester Conservation Commission endorse the writing of a letter on behalf of the Pickerel Lake Association for the draw down of the Lake. **Motion Carried Unanimously**

J. Gigliotti showed pictures of the installation of the box culvert at the development on Old Hebron Road.

L. ADJOURNMENT

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

Gail N. Therian, Clerk