

COLCHESTER CONSERVATION COMMISSION
Regular Meeting Wednesday, June 8, 2016
Town Hall, 127 Norwich Avenue, Room 1
Minutes of Meeting

MEMBERS PRESENT: Darrell York, Vice Chairman; Moe Epstein, Sue Bruening, and Andrew George, Alternates: Ericka Fuery; Board of Selectmen Liaison, John Jones; Staff: Wetlands Enforcement Officer: Jay Gigliotti; R. Benson, Planning Director; Gail Therian, Clerk;

MEMBERS ABSENT: Falk von Plachecki, Chairman; Rebecca Meyer, Alternate

A. CALL REGULAR MEETING TO ORDER

Vice Chairman York called the Regular Meeting to order at 7:03 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 A - “W2016-3004 - William J. Johnson Middle School Renovation, Expansion, Building Addition and Associated parking and site improvements” and Item B – “W2016-3005 Scott Fellows Selective Time Harvest on Colchester Fish and Game Land”.

These two additions to the agenda were added by the consensus of the Commission.

C. APPROVAL OF MINUTES – Meeting Minutes of May 11, 2016.

Motion by M. Epstein, seconded by S. Bruening to approve the minutes of the regular meeting of May 11, 2016 as written.
Abstentions: A. George 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 told the Commission that this application had been in response to an enforcement action. The applicant had formalized the trails around Stella Lake and had installed pipes. Two (2) revised plans have been submitted since the last meeting. All the Town Engineer's comments have now been addressed. J. Gigliotti said that he felt the application was good and could be approved.

Motion by S. Bruening, seconded by E. Fuery to approve W2016-3001 Stella Lake, LLC. **Motion Carried Unanimously.**

- B. 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 told the Commission that the applicant was not able to attend this meeting, but had submitted revised plans for the dock. This application would need to be tabled to the next regularly scheduled meeting.

Motion by E. Fuery, seconded by A. George to table W2016-3002, Skip Starks, 9 Old Rod Road to the next regularly scheduled meeting to speak with the property owner. **Motion Carried Unanimously**

- C. 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 reviewed the application explaining the location of the two (2) crossing and the skeet shooting area. He said that the Town Engineer said that the existing woods road would need to be improved to meet the Colchester driveway standards. There will be a small parking lot of 22 spaces created at the end of the access road, next to the shooting fields. He said that the Town Engineer's comments have been met. He explained the research done about the existing water wells. He said that the water rights still exist, and the Colchester Fish and Game Club do not want to remove them.

RECEIVED
COLCHESTER, CT
2016 JUN 10 PM 1:55
TOWN CLERK
GAIL THERIAN

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 well next to the first wetlands crossing will not be dismantled and they will keep all other wells where they are located. Discussion followed regarding the maintenance program which has been submitted.

Bruce Tolhurst, Colchester Fish and Game, told the Commission that club members will be in charge of the maintenance program and will follow the EPA guidelines.

Motion by S. Bruening, seconded by E. Fuery to approve W2016-3003, Colchester Fish & Game Club. **Motion Carried Unanimously**

F. NEW APPLICATIONS –

- A. W2016-3004-** William J. Johnson Middle School Renovation, Expansion, Building Addition and Associated parking and site improvements- No Direct Wetland Impact, Activity within URA – *DRD 8/12/16*

J. Gigliotti told the Commission that this application is for renovations, expansion, an addition to the building and the associated parking and site improvements. He said that there will be no direct impacts to the wetlands and the activity will take place in the Uplands Review Area. He distributed copies of the Wetland Delineation Report and the Wetlands Impact and Alternatives Assessment. He said that the Town Engineer and Town Planner have completed their first review of the application today. He reminded the Commission that this application would need to be tabled to the next regularly scheduled meeting.

Kevin McGarry, PE, Fuss & O'Neil, representing the applicant, explained the location and the accesses to the property. He said that 109,000 square feet of the existing building will be demolished; 49,000 square feet of the existing building will be remodeled and a 73,000 square foot two-story building will be constructed. He explained the location of the proposed parking area and the proposed bus and car circulation within the parking area. He explained the proposed activity in the URA including the construction of a rain garden to help meet the water quality volume standards. He explained in detail the handling of the storm water runoff. He also explained the proposed erosion and sediment control plan.

Motion by A. George, seconded by E. Fuery to table W2016-3004 William J. Johnson Middle School Renovation, Expansion, Building Addition and Associated parking and site improvements to the next regularly scheduled meeting. **Motion Carried Unanimously**

- B. W2016-3005-** Scott Fellows-Selective Timber Harvest on Colchester Fish & Game Land along the Colchester/Hebron Town Line, located to the North and West of Mountain Road, Two (2) stream crossing with skid trails and harvest activities within the URA- As-of-Right Activity

J. Gigliotti told the Commission that this application is for a selective timber harvest off of Park Road. He explained the location of the property and said that the harvest shall require two (2) stream crossing with skid trails and harvest activities within the Upland Review Area. He said that the work is as-of right activity and would be accomplished in the summer. He said that there is a right of way on the property which will be used and all the legal documents for this right of way are included in the file.

Scott Fellows, applicant, explained the location of the crossings. He said the first crossing is from Park Road and the stream is dried up right now. He would complete the work during the summer while the stream is dried up. He said that second crossing has a small corduroy bridge that he will use.

Motion by M. Epstein, seconded by S. Bruening to recognize W2016-3005 Scott Fellows, Selective Timber Harvest on Colchester Fish and Game land as an As-of-Right Activity. **Motion Carried Unanimously**

G. OLD BUSINESS – None

H. NEW BUSINESS – None

I. ENFORCEMENTS – None

J. CONSERVATION – None

K. CORRESPONDENCE –

J. Gigliotti distributed copies of the "Habitat". He also distributed copies of an article regarding low-impact development that Chairman von Plachecki asked that he copy and distribute. He asked the Commission members to review this article for the next meeting. He also mentioned that if anyone was interested in the DEEP wetlands courses to contact him directly.

L. ADJOURNMENT

Motion by M. Epstein, seconded by E. Fuery to adjourn the meeting at 8:17 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk