

COLCHESTER CONSERVATION COMMISSION  
Regular Meeting Wednesday, February 8, 2017  
Town Hall, 127 Norwich Avenue, Room 1  
Minutes of Meeting

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**MEMBERS PRESENT:** Falk von Plachecki, Chairman Darrell York, Vice Chairman; Moe Epstein and Andrew George  
**Staff:** Jay Gigliotti, Wetlands Enforcement Officer; Randall Benson, Town Planner and Gail Therian, Clerk

**MEMBERS ABSENT:** Sue Bruening; Alternates: Rebecca Meyer and Ericka Fuery; Board of Selectmen Liaison, John Jones;

**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: Under "Item F – New Applications", Item B – "W2017-3008, Andrew Clark – Parum Road"; Item C – "W2017-3009 – RMD Land Development – Old Hartford Road/Miller Road"; and under "Item I – "Enforcements" – Item A – "199 Red Schoolhouse Road – Request for C.O".

**So moved**, by M. Epstein, seconded by D. York. **Motion carried unanimously**

**C. APPROVAL OF MINUTES – Meeting Minutes of January 11, 2017 Regular Meeting**

No action taken as there were not enough members present who attended this meeting. Approval of the Minutes of the January 11, 2017 Regular Meeting will be included on the March meeting agenda.

**D. PUBLIC COMMENT –**

Rick Smith, 17 Scofield Road, asked the Commission about the possibility of adding a shed to his property.

Rocco Nozzolini, 151 Pickerel Lake Road, asked the Commission about cleaning up the front of his property in the Wetlands.

Chairman von Plachecki explained to Mr. Smith and Mr. Nozzolini that the Commission could not answer their questions in this portion of the meeting.

**Motion** by M. Epstein, seconded by A. George open the "Additions to Agenda". **Motion carried unanimously.**

**Motion** by A. George, seconded by M. Epstein to add to the agenda under "New Business" Item A – "17 Scofield Road" and Item B "151 Pickerel Lake Road". **Motion carried unanimously.**

**E. PENDING APPLICATIONS - None**

**F. NEW APPLICATIONS –**

**A. W2017-3007- Joshua Stark- Prospect Hill Rd-Assessor's Map 05-12 Lot 44-000- Clearing within URA.**

J. Gigliotti told the Commission that this application was before them at last month's meeting as an enforcement action. Mr. Stark was told at that time to submit a permit application and he should work with Mr. Gigliotti regarding Erosion and Sediment control and remove the rocks from the stream. J. Gigliotti told the Commission that the rocks had been removed from the stream and he is satisfied with the Erosion and Sediment control that was installed. He said that Mr. Stark's intention is to construct a single family home in the future and that is why the clearing was done. He said this application was for an "as of right" determination.

Jim Sipperly, Wetlands Scientist, explained the location of the water course. He said no trees were cut in the wetlands and there was no excavation work performed. He said a site plan will be submitted in the near future.

**Motion** by D. York, seconded by A. George to recognize W2017-3007 as an as of right use. **Motion carried unanimously**

**Commission returned to this item before Item J – Conservation.**

Charles Dutch, Dutch and Associates, representing the applicant, presented options for the development of this lot. Discussion followed.

- B. W2017-3008-Andrew Clark- Parum Road (Route 354)- Assessor's Map 03-05 Lot 015-000-Proposed Selective Timber Harvest with two (2) wetlands crossings, request for declaratory ruling in accordance with sec. 4 of the Colchester IWWR.**

J. Gigliotti distributed copies of the "Description of Timber Harvest Activity" to the Commission members. He said that He said that the property is 61 acres located on Parum Road. He said that access to the property on Parum Road will be via the existing driveway that was established for an earlier harvest. He explained the two (2) wetlands crossing.

Andrew Clark, applicant, reviewed the "Description of Timber Harvest Activity" with the Commission and spoke about the existing log corduroy and the portable bridge installation. Discussion followed

**Motion by D. York, seconded by M. Epstein to recognize W2017-3008 as an as of right use. Motion carried unanimously**

- C. W2017-3009- RMD Land Development- Old Hartford/ Miller Road- Assessor's Map 05-10 Lot 26-000- Proposed 2-Lot Subdivision without any direct wetlands impact. DRD 4/14/17**

J. Gigliotti told the Commission that the application if for a two (2) lot subdivision on the corner of Miller and Old Hartford Road. He said that the application had recently been received and there were no Staff reviews completed at this time. He said that the application needed to be tabled for the statutory requirements.

**Motion by A. George, seconded by M. Epstein to table W2017-3009 for statutory purposes. Motion carried unanimously.**

**G. OLD BUSINESS – None**

**H. NEW BUSINESS –**

**A. 17 Scofield Road**

J. Gigliotti told the Commission that the owner of this property would like to construct a 12' x 24' shed on his property at 17 Scofield Road. He explained the topography of the lot and said that there is no as-built plan for the property and no wetlands delineation. He showed a GIS map of the property. He explained the location of the watercourse on the property. Discussion followed regarding Section 4.1(b) of the Inland Wetlands and Watercourses Regulations and the permitting process required.

Rick Smith, property owner, told the Commission that he would also like to regrade his yard and construct a garage on his property in the future. Discussion followed regarding the need for a survey being done for the property. J. Gigliotti will continue working with the property owner and looking for a subdivision map for this property.

**A. 151 Pickerel Lake Road**

J. Gigliotti told the Commission that Mr. & Mrs. Rocco Nozzolini of 151 Pickerel Lake Road would like to remove some of the vegetation and sediment that has taken over the front of his yard because Pickerel Lake was drawn down by the CT DEEP.

The Commission reviewed pictures of the area that Mr. Nozzolini wished to clear and realized that the area would be governed by the CT DEEP. Chairman von Plachecki told Mr. & Mrs. Nozzolini that they would have to contact the CT DEEP regarding the clean-up of the area.

No action was taken by the Commission.

**I. ENFORCEMENTS –**

**B. 199 Red Schoolhouse Road, Request for C.O.**

J. Gigliotti said that the Commission has issued in the past a permit for a single family residence and an accessory structure with two stream crossings for 199 Red Schoolhouse Road. He said that the construction of the accessory structure, a barn, has been completed and the home owner is asking for a Certificate of Occupancy on the barn. In the process of the Planning and Zoning Department Staff's review of the as-built plan, the Town Engineer discovered several issues with the driveway. He distributed copies of the Town Engineer's report. He said that the Commission should be concerned about the installation and size of pipes used in the culverts as they are not as approved on the plan.

Charles Dutch, Dutch and Associates, representing the property owner, discussed the situation regarding the issuance of the Certificate of Occupancy.

Discussion followed regarding the handling of this enforcement, mitigation and a plan of correction.

**Motion** by D. York, seconded by M. Epstein to require the applicant to return the installation of the pipes to the way it was permitted and to provide the Commission with a plan of how he intends to return the wetlands to the original state to the extent possible. **Motion carried unanimously.**

**Motion** by M. Epstein, seconded by A. George to return to the Agenda, Item A under New applications, W2017-3007. **Motion carried unanimously.**

J. CONSERVATION – None

K. CORRESPONDENCE – None

L. ADJOURNMENT

**Motion** by A. George, seconded by M. Epstein to adjourn the meeting at 8:54 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk