

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

**MEMBERS PRESENT:** Falk von Plachecki, Chairman; Moe Epstein and Sue Bruening; Alternate: Rebecca Meyer; Board of Selectmen Liaison, John Jones; Staff: Jay Gigliotti, Wetlands Enforcement Officer; Randall Benson, Town Planner and Gail Therian, Clerk;

**MEMBERS ABSENT:** Darrell York, Vice Chairman; Andrew George; and Alternate Ericka Fuery;

**A. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:00 p.m. .

**B. ADDITIONS TO AGENDA – None**

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

**Motion** by S. Bruening, seconded by M. Epstein to approve the Minutes of the January 11, 2017 meeting as written.  
**Motion Carried Unanimously**

February 8, 2017 Minutes

No action taken as there were not enough members present who attended this meeting. Approval of the Minutes of the February 8, 2017 regular Meeting will be included on the April meeting agenda.

**D. PUBLIC COMMENT – None**

**E. PENDING APPLICATIONS – None**

- A. 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 is for a two (2) lot subdivision on the corner of Miller and Old Hartford Road. He reviewed the location of the property and the proposed driveway access. He said that the applicant will be providing a fee in lieu fee for Open Space. Discussion followed.

**Motion** by S. Bruening, seconded by R. Meyer to approve W2017-3009 with the approval of fee in lieu of Open Space.  
**Motion carried unanimously.**

**F. NEW APPLICATIONS –**

- A. W2017-3010- Stephen Fedus- applicant/ owner- 203 Amston Road (Route 85), Assessor's Map 21-00 Lot #003-000- proposed residential apartment buildings, parking and drainage facilities, activity within wetlands URA. DRD 5/12/17**

J. Gigliotti distributed copies of the Town Planner's and Town Engineer's review and said that his review and other Staff members have not been completed. He also distributed a copy of a letter from an abutting property owner expressing his concerns regarding this development. He said that this was an application that was denied in September 2012 and has now been resubmitted as a 20 unit multi-family development. He explained the location of the wetlands including the Upland Review Area and the watercourse located on the property and said that the property is partially encumbered by the Flood Zone. The property is also located in the Colchester Aquifer Protection Zone. He showed where the retention basin will be located. He said that there is a passive recreation area included on the plan.

Mark Reynolds, Engineer for the applicant, explained that the passive recreation area will be used for activities such as hiking and picnicking. He also explained the drainage patterns on the site. He said there are no direct impacts to the wetlands. He also said that the erosion control plan is included on the proposed plan. He said that he will present a revised plan at the next meeting addressing all the Staff comments.

**Motion** by M. Epstein, seconded by R. Meyer to table W2017-3010. **Motion carried unanimously.**

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Gayle Furman  
TOWN CLERK

**G. OLD BUSINESS –**

**A. Prospect Hill Road – Lot Overview**

J. Gigliotti said that the property owner would like some guidance from the Commission before submitting plans for the construction of a single family dwelling. He said that issue is the crossing of a stream to gain access to the house. He said the property owner is considering the construction of a metal bridge over the stream and is currently working with a bridge engineer. He said that the house will be constructed in the Upland Review Area.

James Sipperly, Certified Soil and Wetlands Scientist, explained the constraints of the lands and its effects on the proposed locations of the house. He explained the construction of the bridge and said it would be best if the construction took place in the summer. He said there would be no impacts to the stream just the Upland Review Area.

Kyle Stark, property owner, explained the location of the septic tank and lines. Discussion followed regarding the test pits, impacts to the wetlands, grading and test pits for the footings of the bridge.

The Commission asked for a study of the environmental impacts on the development of the property.

**H. NEW BUSINESS – None**

**I. ENFORCEMENTS –**

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

J. Gigliotti told the Commission that the mitigation plan for this property is not completed, but should be presented at the April meeting. No Certificate of Occupancy for the barn will be issued until this enforcement is resolved.

**J. CONSERVATION – None**

**K. CORRESPONDENCE – None**

**L. ADJOURNMENT**

**Motion by M. Epstein, seconded by R. Meyer to adjourn the meeting at 8:02 p.m. Motion Carried Unanimously**

Gail N. Therian, Clerk