

COLCHESTER CONSERVATION COMMISSION  
PUBLIC HEARING  
Regular Meeting To Follow  
Wednesday, August 9, 2017  
Town Hall, 127 Norwich Avenue, Room 1  
Minutes of Meeting

**MEMBERS PRESENT;** Falk von Plachecki, Chairman; Moe Epstein, Sue Bruening and Andrew George, Alternates; Rebecca Meyer and Ericka Fuery; Board of Selectmen Liaison, John Jones; Staff: Jay Gigliotti, Wetlands Enforcement Officer; Gail Therian, Clerk;

**MEMBERS ABSENT:** Darrell York, Vice Chairman;

**A. OPEN PUBLIC HEARING**

- A. **W2017-3010**- Stephen Fedus- applicant/ owner- 203 Amston Road (Route 85), Assessor's Map 2B-000 Lot #003-000- proposed residential apartment buildings, parking and drainage facilities, activity within wetlands URA.

Chairman von Plachecki opened the continuation of the Public Hearing at 7:01 p.m. He said those seated for this Public Hearing were: M. Epstein, S. Bruening, A. George, R. Meyer and F. von Plachecki. He stated that he had listened to the audio portions of the Public Hearings prior to this evening.

J. Gigliotti read the additional items U – Z into the Public Hearing record.

J. Gigliotti told the Commission that the revised plans were received on Monday afternoon of this week. There are no Staff reviews available on the revised plans. He said that the 3<sup>rd</sup> party review had been received from Mark Zessin, President of Anchor Engineering. He distributed copies of this report.

Mark Reynolds, P.E., representing the applicant, reviewed the revised plans and said he believes he addressed all Staff's outstanding comments. He said that he reviewed the Town Engineer's data and made the necessary changes. He explained the changes made to meet the 100 year storm requirements. He made revisions to the erosion and sediment control notes. He explained the sewer easement again.

Stephen Fedus, applicant/owner, explained the history of this application and said that the original application was for 30 units and is now reduced to 20 units. He said that there are no significant impacts to the wetlands. He said the minor zoning issues have been addressed.

Speaking in Favor – No one spoke

Speaking in Opposition –

Gregg Cerniglia, 163 Amston Road, spoke about his concerns on the development of this land and the effect on the existing wildlife in the wetlands on the property if this development is approved.

Rebuttal to those who spoke in Opposition –

Stephen Fedus, applicant owner, that he believes that there are no significant impacts on the wetlands. He said there has been other development in the area and the wildlife survived.

**Motion** by M. Epstein, seconded by S. Bruening that 5 days prior to the next regularly scheduled meeting on Wednesday, September 13, 2017, that all information and any comments must be submitted for public review and to file written comments. **Motion carried unanimously**

**Motion** by M. Epstein, seconded by A. George to close the Public Hearing on W2017-3010. **Motion carried unanimously**

**B. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:37 p.m.

**C. ADDITIONS TO AGENDA –**

J. Gigliotti asked that the following item be added to the agenda under "Old Business" - Item A- "Prospect Hill Road Wetlands Impact Assessment" to the agenda.

RECEIVED  
COLCHESTER, CT  
2017 JUN 14 AM 11:19  
JAY GIGLIOTTI  
TOWN ENGINEER  
TOWN CLERK

**Motion by M. Epstein, seconded by R. Meyer** to add to the Agenda under "Old Business" - Item A- "Prospect Hill Road Wetlands Impact Assessment" to the agenda. **Motion carried unanimously**

**D. APPROVAL OF MINUTES** – Meeting Minutes of July 12, 2017

**Motion by A. George**, seconded by S. Bruening to approve the Minutes of the July 12, 2017 meeting as written.  
**Abstentions:** F. von Plachecki and E. Meyer All others in favor **Motion Carried.**

**E. PUBLIC COMMENT** –

Brian Mandeville, 68 Mill Lane West, distributed a copy of a Freedom of Information request dated August 8, 2017 that he sent to the Town by certified mail. He was requesting answers to four (4) questions regarding 82 Davidson Road. He read this letter into the record.

Chairman von Plachecki explained that this enforcement is being handled by the Army Corp of Engineers and the Town has not been notified of the progress on this case. He suggested again that Mr. Mandeville meet with Staff to discuss this matter.

**F. PENDING APPLICATIONS** –

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

Chairman von Plachecki said that the voting members would be: S. Bruening, A. George and F. von Plachecki.

**Motion** by A. George, seconded by S. Bruening to continue W2017-3010 to the next regularly scheduled meeting. **Abstentions:** M. Epstein and R. Meyer All others in favor **Motion carried.**

- B. W2017-3015** 84 Waterhole Road, Caring Community of CT, Inc., Assessor's Map 03-20 Lot 017-001, Proposed 90' x 54' Greenhouse within the Upland Review Area"

J. Gigliotti reviewed this application which was presented at the July meeting. He reviewed the location of the 90' x 54' greenhouse in the Upland Review Area. The two existing greenhouses will be replaced with one new greenhouse. There is no foundation required. Staff has reviewed the application and has no outstanding comments.

**Motion** by S. Bruening, seconded by M. Epstein to approve W2017-3015. **Motion carried unanimously**

**G. NEW APPLICATIONS** –

- A. W2017-3014**- Joe Randazzo Timber & Stone, LLC- Applicant, Ostrager Family-Property Owner, proposed selective timber harvest, including x2 wetland crossings and harvest activities within wetland URA, As-of-Right Activity per section 4 of Colchester IWWR.

J. Gigliotti told the Commission that this application is for a selective timber harvest with 2 wetland crossings and harvest activities with the wetland Upland Review Area. He said that this property is located on Bush Rock Road and part of the property is in Hebron. The Hebron Conservation Commission has approved this activity as an As-of Right activity. He showed the proposed skid trails and said they will be using a corduroy bridge approach. He said that he sees no problems for this activity.

**Motion** by M. Epstein, seconded by R. Meyer that this application be treated as an As-of Right Activity. **Motion carried unanimously**

- B. W2017-3016**- Evergreen Acres, LLC- Owner/Applicant- 464 Windham Avenue, Assessor's Map # 07-02 Lot# 02B-000, Proposed 150' x 300' x 15' Irrigation Pond, Request for declaratory ruling, As-of-Right Activity per section 4 of Colchester IWWR

J. Gigliotti told the Commission that this application is for a proposed 150' x 300' x 15' irrigation pond at 464 Windham Avenue, Evergreen Acres, owner and applicant. He said that Evergreen Acres would like this pond for irrigation of the Christmas tree crop. This pond would also be used in a drought situation. Discussion followed regarding the possible increase in the Upland Review Area on the abutting property. The Commission requested that the wetlands be delineated

and a report submitted to them. J. Gigliotti will work with the applicant on obtaining any information on the wetlands on this property.

**Motion** by A. George, seconded by M. Epstein to table W2017-3016 for more information concerning wetlands delineation.  
**Motion carried unanimously**

#### H. OLD BUSINESS

##### A. Prospect Hill Road Wetlands Impact Assessment

James Sipperly, Certified Soil Scientist, distributed a copy of his letter dated August 6, 2017 regarding the wetlands impact assessment of the Stark property on Prospect Hill Road which the Commission had requested at a previous meeting. He reviewed the letter and photos with the Commission.

Kyle Stark, father of the property owner, explained the location of the septic system and the proposed bridge. Discussion followed. The Commission said that an application should be submitted to the Commission for their final review.

##### I. NEW BUSINESS – None

##### J. ENFORCEMENTS – None

##### K. CONSERVATION – None

##### L. CORRESPONDENCE

Chairman von Plachecki told the Commission that this was E. Fuery's last meeting as she is moving out of town. He thanked her for dedication and hard work and wished her good luck in her new endeavors.

Chairman von Plachecki told the Commission that Gail Therian, the Commission's clerk will be retiring at the end of August. He thanked her for her dedication and hard work and wished her good luck in her retirement.

##### M. ADJOURNMENT

**Motion** by M. Epstein, seconded by A. George to adjourn the meeting at 8:32 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk