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COLCHESTER CONSERVATION COMMISSION

Regular Meeting

Wednesday, March 14, 2018

Town Hall, 127 Norwich Avenue, Room 1

Minutes of Meeting

MEMBERS PRESENT: Chairman Falk von Plachecki, Andrew George, Sue Bruening, Rebecca Meyer; Staff: Jay Gigliotti, Wetlands Enforcement Officer; Kamey Cavanaugh, Clerk

Members Absent; Vice Chairman Darrell York

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:02 p.m.

B. ADDITIONS TO AGENDA - *Motion made by A. George to add agenda item F. b) W2018-3024 Otto Walter- Applicant/owner, 7 Ivy Court, Assessors Map 11-00 Lot 011-000, proposed new 24' X 36' garage within 75' Upland Review Area. Seconded by S. Bruening. All members voted in favor. Motion Carried.*

C. APPROVAL OF MINUTES- *Motion made by A. George to approve the January 10, 2018 Meeting Minutes as amended. Seconded by S. Bruening. All members voted in favor. Motion Carried.*

D. PUBLIC COMMENT – None

E. PENDING APPLICATIONS – None

A. W2018-3021- Tammie Bakaj- Applicant/Owner, Gillette Lane, Assessor's Map 03-13 Lot 001-000, proposed driveway installation for new SFR Access DRD 3/16/18

J. Gigliotti reported to the agency this is a renewal of an expired wetland permit to come off Gillette Lane for a new single family home.

Motion made by A. George to accept and approve application W2018-3021 Tammie Bakaj- Applicant/Owner, Gillette Lane, Assessor's Map 03-13 Lot 001-000, proposed driveway installation for new SFR Access. Seconded by R. Meyer. All members voted in favor. Motion carried

B. W2018-3022- Joshua Stark- Applicant, Kaya Solutions, LLC- property owner, 42 Prospect Hill Road, Assessor's Map 05-12 Lot 044-000, proposed new SFR with driveway stream crossing and activity within Upland Review Area. DRD 4/13/18

J. Gigliotti reported on this being a new application from last month; since the February meeting did not take place this is now a pending application. This application has been before the commission on a preliminary review. The property contains a fair amount of wetlands, in addition to a large stream / watercourse that moves South to North through the property. The application includes a crossing of the stream and the construction of a new single family home. The Town Engineer still needs to review this revised plan and will also review the complete plan upon receipt of the bridge design. A report has been received by the soil scientist stating as long as construction takes place in the upland review area the impacts will be minimum. The report also provided some recommendations, such as to direct the footing drain towards the wetlands in order to recharge the wetlands with ground water. The applicant has incorporated these recommendations into the plans.

Motion made by R. Meyer to approve application W2018-3022- With the conditions that the applicant satisfies all staff comments and the footprint of the bridge has a greater disturbance than what is shown on the preliminary plan, the applicant will need to come back to the Conservation Commission for additional review. Seconded by A. George. All members voted in favor. Motion Carried

F. NEW APPLICATIONS – To be accepted

A. W2018-3023- Colby Handwerk- Applicant/ Owner, 151 Evergreen Terrace, & 27 Bulkeley Hill Rd, Assessor's Map 01-00 Lot 021-000 & 4W-05 Lot 08B-001, application for restoration of disturbed area within wetland limits, result of notice of violation DRD 5/18/18

J. Gigliotti updated the commission on the complaint that was received in November 2017, of the disturbed activities that had occurred at 151 Evergreen Terrace. The Conservation Commission requested a site plan and wetland delineation from the property owner, which showed the disturbed area was onto the abutting property, 27 Bulkeley Hill Road. The owner of this property resides in Wyoming. Contact has been made with the property owner and he has submitted an application to have the disturbed area restored. A report from a soil scientist has been received that has planting suggestions and are placed on the restoration plan. Chairman von Plachecki requested the time frame of when plantings can be done to be added to the plans.

Motion made by S. Bruening to table for statutory reasons, application W2018-3023- Colby Handwerk- Applicant / Owner, 151 Evergreen Terrance, & 27 Bulkeley Hill Rd, Assessors Map 01-00 Lot 021-000 & 4W-05 Lot 08B-001, application for restoration of

disturbed area within wetland limits, result of notice of violation. Seconded by A. George. All members voted in favor. Motion Carried

B. W2018-3024 Otto Walter- Applicant/owner, 7 Ivy Court, Assessors Map 11-00 Lot 011-000, proposed new 24' X 36' garage within 75' Upland Review Area. DRD 5/18/18

J. Gigliotti provided the members of the commission with an aerial plan which shows a proposed 24'X36' garage. There is a right of way on the property that was discussed. This application was received on 3/12/2018, therefore currently at this time we do not have any staff comments or review. S. Bruening asked if it was a possibility for the garage to be moved a few feet to the left to help protect the wetlands. Mr. Walter stated at this time they have not settled on an exact structure, attached or detached, of the garage. Chairman von Plachecki suggested the applicant decide and finalize the exact location of the garage/driveway and resubmit to the commission as that is what will be approved to be built.

Motion made by A. George to table for statutory reasons, application W2018-3024- Otto Walter- Applicant / Owner, 7 Ivy Court, Assessors Map 11-00 Lot 011-000, proposed new 24' X 36' garage within 75' Upland Review Area. Seconded by S. Bruening. All members voted in favor. Motion Carried

G. **OLD BUSINESS-** None

H. **NEW BUSINESS-** None

I. **ENFORCEMENT-** None

J. **CONSERVATION-**

A. Enabling legislation for local open space funding

J. Gigliotti reported at a recent Salmon River Watershed meeting, legislation was presented that would assess a buyer's conveyance fee on residential real estate transactions in excess of \$150,000. The fee could be up to 1%, collected in the same manner as a real estate convenience fee, only it would be strictly designated for Open Space protection. On February 15th this was presented to the Town of Colchester Board of Selectman and an endorsement was received to endorse the legislation and to be included in the Bill which was specific to the towns that were invited. J. Gigliotti asked if the Conservation Commission felt they would like to endorse this Bill as there is still time for him to draft up a letter on their behalf, noting this will still need to be voted on at a town level to be accepted.

Motion made by A. George to direct Jay Gigliotti to address a letter to legislation in favor of the Open Space funding. Seconded by S. Bruening. 3-1-0, Falk von Plachecki voted no. Motion Carried

K. CORRESPONDENCE-

A. Staff updates & other correspondence-

J. Gigliotti reported on an application that was voted on for mini storage units at Goldie Locks that was appealed to the New London Superior Court. Notice was received on 3/14/2018 of the appeal being dropped.

L. ADJOURNMENT

Motion made by R. Meyer to adjourn the March 14, 2018 Colchester Conservation Commission Meeting at 7:52PM. Seconded by S. Bruening. All members voted in Favor. Motion Carried

Chairman von Plachecki adjourned the March 14, 2018 Conservation Commission meeting at 7:52pm.

Respectfully Submitted

Kamey Cavanaugh
Recording Clerk