

COLCHESTER CONSERVATION COMMISSION

Regular Meeting

Wednesday, September 12, 2018

Town Hall, 127 Norwich Avenue, Room 1

Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki; Chairman, Darrell York, Sue Bruening, and Rebecca Meyer (7:02pm); Jay Gigliotti, Wetlands Enforcement Officer; Kamey Cavanaugh, Clerk
Members Absent: Seth Travis

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- *Motion made by S. Bruening to approve the August 8, 2018 Meeting Minutes. Seconded by D. York. All members voted in favor. Motion Carried.*

D. PUBLIC COMMENT – None

E. PENDING APPLICATIONS –

- A. W2018-3025- Lance Lusignan-Applicant, Danielle Ferretti-Owner, 20 Parkside Drive, Assessor's Map 03-20 Lot 017-38A, Proposed SFR buildout of existing vacant lot, URA impacts. DRD 9/14/18**

J Gigliotti reported the application was before the commission last month and the concerns of the commission have been addressed. The home has been placed back in the original location from the previous proposed subdivision. The town engineer has signed off on the application in regards to the driveway location. The limit of depicted area of the lawn location was discussed. There was discussion on the large existing berm on the property. A watercourse has washed out two pipes and a section of the berm. Staff stated an approval should include the stabilization of the berm, in the washed out area Lance Lusignan, applicant, stated earlier in the day, he observed water flowing through the washed out pipes in the berm today.

Motion made by D. York to approve application W2018-3025, seconded by R. Meyer, with the following conditions:

- A CT Licensed land surveyor to stake out the approved limits of the septic system, house, well and limits of clearing, and provide written certification***
- The washed out portion of the existing berm shall be regraded, stabilized and inspected***

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COLCHESTER, CT
2018 SEP 14 AM 11:08
Kamey Cavanaugh
CLERK

- *The use of hazardous pesticides are prohibited in the lawn areas. To ensure these pesticides are not used, annual testing for nitrogen in the SW and SE wetland areas shall be supplied to the commission.*

All members voted in favor. Motion Carried.

B. W2018-3026- Jamie Fellows-Applicant/ Owner, Carrier Road, Assessor's Map 03-15 Lot 041-001, Proposed driveway installation with stream/wetland crossing. DRD 9/14/18

J Gigliotti reported to the commission the applicant, Mr. Fellows, is proposing an access driveway into his vacant lot on Carrier Road. The access driveway proposes to cross a wetland system at two different locations and will include the installation of two separate crossings, utilizing culverts. The locations of the crossings have been proposed so as to minimize the wetland impacts. The property owner has made several attempts to access the property from Miles Standish Road through a strip of land owned by the state, however the state has repeatedly denied that request. There are a number of revisions that must still occur for the owner to move forward with his access off of Carrier Rd. These revisions include work and drainage associated with the driveway, not in any of the regulated areas. The applicant shall address these revisions with the appropriate staff.

Motion made by S. Bruening to approve application W2018-3026, seconded by D. York, with the following conditions:

- *All (3) pipes are staked to assure the correct locations*
- *The driveway center line is staked primarily between the two wetlands.*

All members voted in favor. Motion Carried

F. NEW APPLICATIONS –

A. W2018-3027- SSI Colchester, LLC-Applicant/Owner, 99 Linwood Avenue, Assessors Map 11-00 Lot 026-000, Proposed additions to existing building and new free standing building, proposed wetland and URA impacts. DRD 11/16/18

J Gigliotti reported to the commission in 2009 the CCC & PZC approved the proposed addition and freestanding building at Stop & Shop. The 2009 approval was valid for 5 years and expired in 2014. The Planning & Zoning site plan remains effective however they are currently pursuing an extension. The application includes 218 SQ FT of direct wetland impact for updating of the stormwater system and upland review are impacts for new parking areas. The updating of the stormwater system will provide for enhanced stormwater quality, for runoff entering the wetlands. The application is exactly is same as previously approved in 2009.

Motion made by D York to accept and table application W2018-3027 until the next regular schedule meeting. Seconded by R Meyer. All members voted in favor. Motion Carried

G. OLD BUSINESS- None

H. NEW BUSINESS- None

I. ENFORCEMENT- None

J. CONSERVATION- None

K. CORRESPONDENCE-

- a. **Wetland Administrative Permits Issued-** 144 Cato Corner Road – Hop Culture Farms & Brew Co. – driveway improvements within the URA.
- b. **Staff updates & other correspondence-** The previous Norton Paper Mill site was discussed. Commission members inquired as to the status of the remediation and the development of the Park. The commission discussed the condition of the site and the items remaining to be completed.
- c. **Letter from Town of Lebanon Open Space Commission**
The statewide ballot for voting on November 6, 2018, shall include a measure to help ensure transparency and public input on state-owned property transfers. The measure would require a public hearing and a 2/3 vote on proposed state property transfers. The letter provided an example where a state owned property, used for farmers markets, was rapidly transferred at the last minute without many even knowing about it, leaving local growers concerned about their futures at the markets.

L. ADJOURNMENT

*Motion made by S. Bruening to adjourn the September 12, 2018 Colchester Conservation Commission Meeting at 7:52PM. Seconded by D. York. All members voted in Favor.
Motion Carried*

Chairman von Plachecki adjourned the September 12, 2018 Conservation Commission meeting at 7:52pm.

Respectfully Submitted

Kamey Cavanaugh, Recording Clerk