

**COLCHESTER CONSERVATION COMMISSION**

Regular Meeting

Wednesday, December 12, 2018

Town Hall, 127 Norwich Avenue, Room 1

Minutes of Meeting (Amended)

RECEIVED  
COLCHESTER, CT

2019 JAN 15 PM 2:53

*Gayle Furman*  
GAYLE FURMAN  
TOWN CLERK

**MEMBERS PRESENT:** Falk von Plachecki; Chairman, Sue Bruening, and Rebecca Meyer; Jay Gigliotti, Wetlands Enforcement Officer; Kamey Cavanaugh, Clerk, James Ford, BOS Liaison.

**Members Absent:** Darrell York & Seth Travis

**A. CALL REGULAR MEETING TO ORDER**

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

**B. ADDITIONS TO AGENDA - None**

**C. APPROVAL OF MINUTES- *Motion made by S. Bruening to approve the October 10, 2018 Meeting Minutes. Seconded by R. Meyer. All members voted in favor. Motion Carried.***

**D. PUBLIC COMMENT – None**

**E. PENDING APPLICATIONS – None**

**F. NEW APPLICATIONS –**

**A. W2018-3028- Joshua Stark, Applicant, 42 Prospect Hill Road, Assessor's Map 05-12 Lot 44-000, Modifications of permit #W2018-3022, Revised improvement locations.**

J Gigliotti was before the commission stating this is a modification of a previously approved permit; the original permit was approved in March 2018, for a single family home and driveway with a stream crossing. The modification does not have any changes to the stream crossing, only with the driveway after the crossing and the house location. (Plans showing the modification can be found in the Planning and Zoning officer for review)

James Sipperly, Certified Soil Scientist, representing the applicant, was before the Commission reviewed the plan and proposed the new development design. Mr. Sipperly suggested the commission assigning a conservation easement between the house and wetland locations to be sure of no further encroachments.

Chairman von Plachecki noted the driveway being moved further from the wetland a positive change, the house is still fitting in relatively where it was originally approved, however since it was offered a 10' conservation easement off the stream, ending at the bridge and continuing to the end of the property, along with being delineated would be a condition of any approval.

*Motion made by R. Meyer to approve W2018-3028- Joshua Stark, Applicant, 42 Prospect Hill Road, Assessor's Map 05-12 Lot 44-000, Modifications of permit #W2018-3022, Revised improvement locations with the following conditions:*

- *Conservation Easement will include a split rail fence or similar, if not trees for tags*
- *Conservation Easement to begin at wetland flag 45 and continue North 10' off wetlands on Westerly side of brook, to Southern side of driveway bridge*
- *Conservation Easement to continue at Northern side of bridge, 10' off wetlands on Westerly side of brook, to Northern property line*
- *Conservation Easement on Easterly side of brook to begin at wetland flag 12 and continue North 10' off wetlands East of brook to Southern side of driveway bridge*
- *Conservation Easement to continue on Northern side of bridge, 10' off wetlands on Easterly side of brook to Northern property line*
- *Staked by a surveyor and a letter to the wetland officer upon completion*
- *House to be staked by a surveyor and a letter to the wetland officer upon completion*
- *Footing Drain as per original permit W2018-3022*

*Seconded by S. Bruening. All members voted in favor. Motion Carried.*

**B. W2018-3029-** Town of Colchester, Applicant, Halls Hill Road, sidewalk improvements in Upland Review Area

J Gigliotti reported on a program grant the town has applied for to do some sidewalk improvements. A condition for the grant is to obtain all commission approvals. The work is taking place at the Halls Hill Road. The bulk of the project is road reconstruction, with sidewalk, and bike improvement. The activity in the regulated areas include installation of new sidewalks in the review area. The new sidewalk is proposed on the Southerly side of Halls Hill Road.

Sal Tassone, Town Engineer stated in both the locations where work is being proposed is all contained within the disturbed right of way of Halls Hill Road, meaning this was disturbed in 1999 when the State of Connecticut helped to reconstruct the road the first time. There is no area of new disturbance being proposed.

*Motion made by S. Bruening to approve application W2018-3029- Town of Colchester, Applicant, Halls Hill Road, sidewalk improvements in Upland Review Area. Seconded by R. Meyer. All members voted in favor. Motion Carried.*

**G. OLD BUSINESS-** None

**H. NEW BUSINESS-**

**A. 2019 Conservation Commission Meeting Schedule**

*Motion made by S. Bruening to approve 2019 Conservation Commission Meeting Schedule. Seconded by R. Meyer. All members voted in favor. Motion Carried.*

**B. Election of Officers**

*S. Bruening made a motion, R. Meyer seconded, to open nominations for 2019 Conservation Commission Election of Officers. All members voted in favor. Motion Carried.*

*R. Meyer made a motion, S. Bruening seconded, to nominate Falk von Plachecki as Chairman. All members voted in favor. Motion Carried.*

*Hearing no other nominations;*

*S. Bruening made a motion, R. Meyer seconded, to close the nominations for Chairman. All members voted in favor. Motion Carried.*

*R. Meyer made a motion, S. Bruening seconded, to nominate Darrell York as Vice Chairman. All members voted in favor. Motion Carried.*

*Hearing no other nominations;*

*S. Bruening made a motion, R. Meyer seconded, to close nominations for Vice Chairman. All members voted in favor. Motion Carried.*

*S. Bruening made a motion, R. Meyer seconded, to elect Falk von Plachecki as Chairman, Darrell York as Vice Chairman to the Conservation Commission. All members voted in favor. Motion Carried.*

**I. ENFORCEMENT- None**

**J. CONSERVATION- None**

**K. CORRESPONDENCE-**

**A. Wetland Administrative Permits Issued-** 3 Agent Approvals were issued; 44 Maclyn Drive, 31 Ashley Lane, and 62 Shady Brook Lane.

**B. Staff updates & other correspondence-**

J Gigliotti reported on several calls that have been received in the office regarding the DETOUR signs on Rt 16 and through the Airline Trail- Road work is being done on Route 85 in Hebron as a result of the heavy rains in September. Work is scheduled to be completed by next Friday.

J. Gigliotti provided the commissioners with information from the property owner located at 27 Red Schoolhouse Road and their plans to take down 5 trees in the rear of the property that are either dead or have storm damage to them. This activity is consistent with Section 4 of the Conservation Commissions Regulations, which allows for uses of regulated areas. The property owner is aware that the

stumps are to remain. Commission asked for the homeowner to advise staff prior to cutting the trees.

**L. ADJOURNMENT**

***Motion made by S. Bruening to adjourn the December 12, 2018 Colchester Conservation Commission Meeting at 7:50PM. Seconded by R. Meyer. All members voted in Favor.***

***Motion Carried***

Chairman von Plachecki adjourned the December 12, 2018 Conservation Commission meeting at 7:50pm.

Respectfully Submitted

A handwritten signature in black ink that reads "Kamey Cavanaugh". The signature is written in a cursive, flowing style.

Kamey Cavanaugh, Recording Clerk