

**Town of Colchester**  
**Open Space Advisory Committee**  
**Monday, May 8, 2017**  
**Colchester Town Hall 6:00 PM**  
**Regular Meeting Minutes**

**Members Present:** Vice-Chairman William Hochholzer, Mary Stevens, Ted Fuini, B.O.S. Liaison Rosemary Coyle, Town Staff Jay Gigliotti

**Members Absent:** Chairman Nick Norton

1. **Call Meeting to Order:** Vice-Chairman William Hochholzer called the meeting to order at 6:01 PM
2. **Citizens Comments:** None
3. **Approval of the January 9, 2017 Regular Meeting Minutes**

Mary Stevens motioned to approve the 1/9/17 meeting minutes as written. Seconded by Ted Fuini. Ted Fuini abstained. All remaining Members voted in favor. Motion Carried

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4. **Open Space:**

**A. Waterhole Road Resubdivision**

Jay Gigliotti explained the Colchester Conservation Commission (CCC), received a resubdivision application for property located at 36 Waterhole Road. Mr. Gigliotti continued to explain that the resubdivision application was facilitating a land swap between the Town of Colchester and the property owners of 36 Waterhole Road. In accordance with the Colchester Subdivision Regulations Section 6.5.1.e, the resubdivision application is being brought before the OSAC, to provide the committee with an opportunity to comment on the application and provide their recommendations to the CCC.

Through a fairly unique and somewhat complex set of circumstances, the property owners have ended up with an AG Pool, installed too close to the property line and is in the side & front yard setbacks; a deck and a stamped concrete patio, installed off the edge of the pool, and both extend beyond the 36 Waterhole Road property line and into town-owned, designated open space land.

The property owners have been before the Planning & Zoning Commission and the Board of Selectmen, in order to achieve a solution to the problem. Both the Planning & Zoning Commission and the Board of Selectmen stated they have a favorable opinion of a land swap between the town and the property owners of 36 Waterhole Rd. The swap would include the transfer of open space land containing the encroachments, from the town to the property owners of 36 Waterhole Road. The Town would receive an area of vacant land from the property owners which currently abuts the open space to the north. Discussion followed regarding the factors involved in leading up to the current situation and the danger of setting precedent.

**Mary Stevens motioned the Colchester Open Space Advisory Committee recognizes the land swap seems fair and the rural character is still protected, however, the Open Space Advisory Committee, does not support the use of open space land to resolve non-permitted zoning issues. Seconded by Ted Fuini. All Members Voted in Favor. Motion Carried**

## **B. CT DEEP Open Space & Watershed Land Acquisition Program Signage**

Jay Gigliotti explained the requirement for the town to install a sign at the entrance to the Moroch Property section of the Ruby & Elizabeth Cohen Woodlands, off Dutton Road. This signage is a requirement of the program utilized to acquire the "Moroch Property" and is one of the conditions in the recorded Grant Agreement..

The sign must indicate that the property is a public recreational facility and was purchased using funds from the Connecticut Department of Energy & Environmental Protection, Open Space & Watershed Land Acquisition Program.

Jay Gigliotti developed a draft of the subject sign and presented the draft to the committee. He also provided an aerial photo indicating the location of the sign and also a picture of the Moroch Property entrance off of Dutton Road. The committee discussed the sign and asked if there was a way to show the entire limits of the Ruby Cohen Woodlands on the sign, with the Moroch Property Highlighted. Jay Gigliotti said he understood what the committee was asking for and said he would try to make it happen on the sign. He was worried about having enough space to fit the entire property on the sign.

### **5. Any Other Business Deemed Necessary:**

#### **A. Acceptance of Resignation from Linda Grzeika**

Linda Grzeika became the new registrar of voters and had to resign from the OSAC. The committee discussed Linda's asset to the OSAC, commented on her high level of enthusiasm and her overall desire & quest for knowledge. The committee agreed that Linda Grzeika will be missed on the Open Space Advisory Committee.

**Motion made by Mary Stevens, to formally thank Linda Grzeika for her time with the OSAC. Seconded by Ted Fuini. All members voted in Favor. Motion Carried.**

#### **B. OSAC Membership Promo**

Jay Gigliotti explained that the past several meeting were cancelled due to the lack of a quorum. He explained that the committee is comprised of a small membership to begin with and there are currently three (3) vacancies. After speaking with Rosemary Coyle, Jay Gigliotti developed a promotional flyer aimed at recruiting members for the OSAC. The promo shall be sent out as an "email blast", sent to all the OSAC members and hung in several locations throughout town. The OSAC agreed by consensus to the wording of the promo developed by Mr. Gigliotti.

### **6. Adjournment**

**Mary Stevens motioned to adjourn the May 8, 2017 meeting of the Open Space Advisory Committee, seconded by Ted Fuini. All members voted in Favor. Motion Carried.**

Vice-Chairman William Hochholzer adjourned the May 8, 2017 OSAC meeting at 6:36pm

Respectfully Submitted,  
Jay Gigliotti

JRG