

**COLCHESTER CONSERVATION COMMISSION**  
**Regular Meeting Wednesday, January 14, 2015**  
**Town Hall, 127 Norwich Avenue, Room 1**  
**Minutes of Meeting**

**MEMBERS PRESENT:** Falk von Plachecki, Chairman; Moe Epstein, Darrell York, Andrew George and Sue Bruening (arrived at 7:35 p.m.); Alternates: and Rebecca Meyer; Wetlands Enforcement Officer: Jay Gigliotti Staff: Gail Therian, Clerk;

**MEMBERS ABSENT:** Ericka Fuery, Alternate; Kurt Frantzen, Board of Selectmen Liaison;

**A. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:05 p.m. R. Meyer was seated as a voting member.

**B. ADDITIONS TO AGENDA – None**

**C. APPROVAL OF MINUTES – Meeting Minutes of December 10, 2014.**

**Motion** by D. York, seconded by M. Epstein to approve the minutes of the Colchester Conservation Commission regular meeting of December 10, 2014 as written. **Abstentions:** A. George All others in favor **Motion carried.**

**D. PUBLIC COMMENT – None**

**E. PENDING APPLICATIONS -**

**F. NEW APPLICATIONS –**

- A. W2015-2983-Jeffery P. Naples-Applicant, Saint Andrew's Church, 124 Norwich Avenue, Assessor's Map 17-00 Lot # 002, Reconstruction of Northwestern portion of the existing Parking Lot, Activity within URA DRD-3/20/15**

J. Gigliotti said that the site plan for this application was included in the Commissioner's packets. He explained the application is for the reconstruction of the exit drive onto Norwich Avenue, to the west of the church building, including the relocation of the handicapped parking spaces. In addition, a portion of the parking in the rear of the lot, along the western property line is proposed to be removed and replaced with grass. He said that there is a significant watercourse that takes run off from Halls Hill Road, Norwich Avenue and Route 85. He said he has received comments from the Town Engineer and Zoning Enforcement Officer, but neither has any significant issues. Discussion followed regarding curbing and proposed landscaping in the newly created handicap parking area.

**Motion** by D. York, seconded by M. Epstein to accept and table application W2015-2983. **Motion carried unanimously.**

- B. W2015-2984- Stella Lake, LLC-Applicant, 140 Acres on Red Schoolhouse Road, Assessor's Map 03-15 Lot # 041, Application for the construction of 1 principle SFR within the URA and improvement of existing dirt path for driveway to proposed SFR, The improvements to path shall include x2 stream crossing and multiple grading & Clearing activities within the URA DRD-3/20/15**

J. Gigliotti said that the site plan for this application was included in the Commissioner's packets. He said that this application is for the construction of a Single Family Residence with the Uplands Review Area and the improvement of the existing dirt path for a driveway to the proposed house. He said that the improvements to the dirt path, for the development of the driveway, will require two (2) stream crossing and grading. He said the northern stream crossing over the un-named brook, is the smaller of the x2 crossings. The southern crossing, which spans Standish Brook, is much larger than the northern and is a significant crossing. He said that S. Tassone, the Town Engineer, has reviewed the size of the pipes and the drainage calculation and finds them to be adequate. He said that all trees 24" and larger in diameter are included on the plans. He said that there is less than 1500 square feet of direct impact to the wetlands. Discussion followed regarding the upgrading of the existing path, the existing dam and the stone wall.

Charles Dutch, Dutch and Associates, representing the applicant explained the location of the proposed driveway, house and two (2) barns.

**Motion** by D. York, seconded by M. Epstein to accept and table application W2015-2984 for comments. **Motion carried unanimously.**

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- C. W2015-2985-Rodney Goldberg-Applicant, 214 Bull Hill Road, Assessor's Map 05-19 Lot# 008-000, Proposed 11-Lot Subdivision with municipal Improvements and activity within the URA  
DRD-3/20/15

S. Bruening arrived at 7:35 p.m. R. Meyer stepped down as a voting member.

J. Gigliotti told the Commission that this subdivision application had been approved by the Commission many years ago. The owner withdrew the subdivision in 2011 and has now decided to go forward with it again. He explained the location of the property and said that the proposed subdivision is for 11 lots with public improvements. He said there are no direct impacts to the wetlands and there will be minimal clearing within the Uplands Review Area. He said that the Open Space Advisory Commission is recommending fee in lieu instead of Open Space. He said that the proposed Open Space from the original subdivision directly abuts the Salmon River State Forest to the west and contains the bulk of the wetlands on the site. Discussion followed regarding the location of the property and the original Open Space area.

**Motion** by D. York, seconded by M. Epstein to accept and table application W2015-2985 for comments and further review.  
**Motion carried unanimously.**

G. OLD BUSINESS – None

H. NEW BUSINESS – None

I. ENFORCEMENTS –

A. Updates

J. Gigliotti told the Commission that the Wendy's on South Main Street took down seven (7) trees that were part of the landscaping approved plan. Clearing was also done on the left hand side of the parking lot. He said he and A. Turner will be working on resolving this issue.

J. CONSERVATION – None

K. CORRESPONDENCE

A. Construction, Projects & Issued Permit Updates – None

L. ADJOURNMENT

**Motion** by D. York, seconded M. Epstein by to adjourn the meeting at 8:00 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk