

COLCHESTER CONSERVATION COMMISSION  
Regular Meeting Wednesday, March 9, 2016  
Town Hall, 127 Norwich Avenue, Room 1  
Minutes of Meeting

RECEIVED  
COLCHESTER, CT  
2016 MAR 10 PM 3:01  
J. GIGLIOTTI  
TOWN CLERK

**MEMBERS PRESENT:** Falk von Plachecki, Chairman; Darrell York, Vice Chairman; Moe Epstein, Sue Bruening and Andrew George; Alternate: Rebecca Meyer; Board of Selectmen Liaison, John Jones; Staff: Wetlands Enforcement Officer: Jay Gigliotti; Gail Therian, Clerk and Randy Benson, Planning Director;

**MEMBERS ABSENT:** Ericka Fuery, Alternate

**A. CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:01 p.m. R. Meyer was seated as a voting member. J. Gigliotti introduced Randy Benson, the new Planning Director and Department Head for the Planning and Zoning/Code Administration Department.

**B ADDITIONS TO AGENDA – None.**

**C. APPROVAL OF MINUTES – Meeting Minutes of February 10, 2016.**

**Motion** by R. Meyer, seconded by M. Epstein to approve the minutes of the regular meeting of February 10, 2016 as written.  
**Abstentions:** F. von Plachecki and S. Bruening **Motion carried.**

**D. PUBLIC COMMENT –**

**E. PENDING APPLICATIONS -**

- A** **W2016-2997**- Alpha-Q, Inc.-87 Upton Road, Assessor's Map 09-00 Lot 008-004, Proposed Expansion of Alpha-Q Facility to include 24,000 sq ft of building addition, a new 25,000 sq ft building and 100 new parking spaces with associated drainage facilities.  
*DRD 4/15/16*

J. Gigliotti told the Commission that Staff comments have been addressed. There is one outstanding issue regarding the drainage easement from the Connecticut State Department of Transportation. He advised the Commission that if the application was to be approved, the granting of the drainage easement from the DOT could be a condition of approval.

Discussion followed regarding the size of the proposed building and additions and the phasing of the work to be done.

**Motion** by M. Epstein, seconded by A. George to approve W2016-2997 subject to the approval of the drainage easement by CT State DOT. **Motion Carried Unanimously**

- B.** **W2016-2998**-Fireside Investments, LLC- 489 Old Hartford Road, Assessor's Map 05-10 Lot 025-000- Proposed thinning of understory for Route 2 visibility. *DRD 4/15/16*

J. Gigliotti told the Commission that at the February meeting by consensus the Commission requested an environmental review be conducted for this work. He distributed a copy of the report received from James Sipperly, Certified Soil Scientist. Discussion was held regarding the possibility of hiring a forester to indicate which trees would be taken down.

John Tarquinio, of Fireside Investments, said that he did not anticipate hiring a forester and felt that he and J. Gigliotti could monitor the situation. He explained that he would like to thin the wetlands to allow for visibility from Route 2 to promote his flea market business. Discussion took place about the invasive species to be removed and the possible replacing those with native species. The Commission asked that Mr. Tarquinio find out what types of native species would be beneficial to replace the invasive species.

**Motion** by M. Epstein, seconded by A. George to table W2016-2998 pending more information from the Soil Scientist.  
**Motion Carried Unanimously**

**F. NEW APPLICATIONS –**

- A.** **W2016-3000**- Scott Fellows- 216 Prospect Hill Road- Assessor's Map 05-12 Lot 025-000, Application for Selective Timber Harvest, with Harvest activities in URA

J. Gigliotti told the Commission that this application is for a selective timber harvest with the harvest activities in the Upland Review Area. There is no work proposed to be done in the wetlands area. He said that the landing area will be on the property and the access will be through the driveway.

Scott Fellows, the applicant, said that he plans to harvest approximately 50,000 board feet of black oak, red oak and maple. No bridges will be needed.

**Motion** by A. George, seconded by D. Young to approve W2016-3000 as an as of right timber harvest on the property.  
**Motion Carried Unanimously**

**G. OLD BUSINESS –**

**A. Jay Fellows – Miles Standish Road**

Charles Dutch, Dutch and Associates, representing Jay Fellows told the Commission that Mr. Fellows owns 11.7 acres on Miles Standish/Carrier Road. He would like to construct a barn on the property and perhaps a single family home in the future. He has contacted the State of CT regarding obtaining a right of way to cross over State land to access his property on Miles Standish Road. He was denied the request for permission from the State for a driveway on Miles Standish Road. Mr. Dutch presented a plan with the wetlands indicated and said the he would need to construct the driveway through wetlands. He was before the Commission to ask if a letter could be sent to the State endorsing the right of way on Miles Standish Road. Discussion followed regarding a possible access from Carrier Road through wetlands.

Jay Fellows told the Commission that the State has granted him temporary permission to access the property from an old existing driveway. He is using the access to clean up the property. The Commission reviewed the plans and discussed the impacts on a driveway being constructed through the wetlands.

**Motion** by D. York, seconded by S. Bruening to have J. Gigliotti write a letter to the State stating that there is no probable access to the property from Carrier Road that would not have a substantial impact to the wetlands. **Motion Carried Unanimously**

**B. Discussion Permit WA2015-290 – 82 Davidson**

The Commission had requested correspondence regarding 82 Davidson Road at February 10, 2016 meeting. J. Gigliotti distributed copies of correspondence dated December 10, 2015.

**H. NEW BUSINESS – None**

**I. ENFORCEMENTS –**

J. Gigliotti told the Commission that the was informed that Mr. Gittleman of 199 Red Schoolhouse Road was formalizing one of the trails around Stella Lake and has installed a pipe there. This is not in accordance with his existing permit. Discussion followed.

The Commission directed J. Gigliotti to send a Notice of Violation to Mr. Gittleman.

**J. CONSERVATION – None**

**K. CORRESPONDENCE –**

J. Gigliotti distributed copies of the current issue of the "The Habitat".

**L. ADJOURNMENT**

**Motion** by M. Epstein, seconded by S. Bruening to adjourn the meeting at 7:52 p.m. **Motion Carried Unanimously**

Gail N. Therian, Clerk