



# ***Town of Colchester, Connecticut***

127 Norwich Avenue, Colchester, Connecticut 06415

Website: [www.colchesterct.gov](http://www.colchesterct.gov)

## **COLCHESTER CONSERVATION COMMISSION**

### **Regular Meeting**

**Wednesday, July 8, 2020**

**Town Hall, 127 Norwich Avenue**

### **Minutes of Meeting**

RECEIVED  
COLCHESTER, CT  
2020 JUL 10 PM 3:38  
Bayle F. Johnson  
BAYLE FISHER  
TOWN CLERK

- A. MEMBERS PRESENT:** Falk von Plachecki; Chairman, Darrell York, Vice Chairman, Michelle Kosmo, Sue Bruening, Michael Rogers, Jay Gigliotti, Wetlands Enforcement Officer, and Kamey Cavanaugh Clerk. Applicant and Applicants representation.

### **CALL REGULAR MEETING TO ORDER**

Chairman von Plachecki called the Regular Meeting to order at 7:04 p.m.

### **B. ADDITIONS TO AGENDA –**

*Motion made by M. Rogers to add W2020-3055 93 VanCedarfield Road. Motion was seconded by M. Kosmo. Motion carried UNANIMOUSLY.*

### **C. APPROVAL OF MINUTES – June 10, 2020**

*Motion made by D. York to approve the minutes of June 10, 2020 as written. Motion was seconded by S. Bruening. Motion carried UNANIMOUSLY.*

### **D. PUBLIC COMMENTS –**

Ms. Lambert, 956 Middletown Road, stated for the record she did not think the minutes from June 10, 2020 had enough detail and should have noted statutes that were discussed.

### **E. PENDING APPLICATIONS –**

- A. W2019-3050- 13 Reservoir Road, Double Down, LLC- Applicant/ Owner,  
Assessors Map 02-02 Lot 012-000, proposed 4-Lot Subdivision.**

J. Gigliotti reported to the commission the applicant has made all the changes requested by staff have been met and signed off by town staff.

*Motion made by S. Bruening to APPROVE Application W2019-3050- 13 Reservoir Road, Double Down, LLC Applicant / Owner Assessors Map 02-02 Lot 012-000, proposed 4-Lot Subdivision. Motion was seconded by M. Kosmo. Motion carried UNANIMOUSLY.*

- B. W2020-3052- 220 Chestnut Hill Road, Chestnut Hill Development, LLC-  
Applicant/ Owner, Assessor's Map 4E-05 Lot 003-000, proposed 7- Lot Subdivision**

J. Gigliotti reported to the commission the applicants request to table this application

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*Motion made by S. Bruening to TABLE Application W2019-3052- 220 Chestnut Hill Road, Chestnut Hill Development, LLC- Applicant / Owner , Assessors Map 4E-05 Lot 003-000, proposed 7-Lot Subdivision. Motion was seconded by D. York. Motion carried UNANIMOUSLY.*

**F. NEW APPLICATIONS –**

**A. W2020-3054- 183 & 187 Stanavage Road, Willow Land, LLC – Applicant / Owner, Assessors Map 03-03 Lot 009-000 and 009-001, proposed 6 Lot subdivision**

J. Gigliotti reported to the commission of this 6 lot subdivision with a road. Presently it is 2 lots that will be part of the subdivision. The size of the lots meet zoning requirements. There are upland review area impacts on the property with just under an acre of disturbance. Staff has not had a chance to review or comment at this time.

Greg Fedus representing the applicant presented a brief description of the lot and the proposed development with full intention of coming back to give a full presentation.

*Motion made by D. York to ACCEPT and TABLE Application W2020-3054, 183 & 187 Stanavage Road, Willow Land, LLC – Applicant / Owner, Assessors Map 03-03 Lot 009-000 and 009-001, proposed 6 Lot subdivision. Motion was seconded by M. Rogers. Motion carried UNANIMOUSLY.*

D. York left the meeting at 7:33PM.

**B. W2020-3055- 93 Vancedarfield Road**

J. Gigliotti reported to the commission an application that was received on 7/7/2020 for a new pond on a residential property in the upland review area. The proposed pond is roughly 200' X 140' with a water elevation of 10'. Authorization has been received from DEEP Damn Safety which allows him to proceed with application with the Conservation Commission.

Tom DesSureault, property owner, spoke to the commission briefly of his plans for the pond. Chairman von Plachecki stated concern with creating the pond that then becomes a regulated area for the neighbor's property and the upland review area. It is suggested to obtain a waiver from the neighbor stating they are ok with the location of the proposed work or move the pond 100' from the property line.

*Motion made by M. Rogers to ACCEPT and TABLE Application W2020-3055 93 Vancerdarfield Road. Motion was seconded by M. Kosmo. Motion carried UNANIMOUSLY*

**G. OLD BUSINESS – None**

**H. NEW BUSINESS – None**

**I. ENFORCEMENT –**

**A. 956 Middletown Road**

J. Gigliotti provided an update stating the commission made a motion that required the property owner to obtain a soil scientist and provide a drawing indicating the improvements for the work that was completed on the property. As of the meeting of July 8<sup>th</sup>, 2020, nothing has been received from the property owner. Chairman von Plachecki feels further communication will take place and to leave this item on the agenda.

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**J. CONSERVATION** – The Open Space grant has been submitted.

**K. CORRESPONDENCE** –

A. Administrative Permits - J. Gigliotti issued 1 administrative permit for septic improvements.

B. Staff updates & other correspondence

**L. ADJOURNMENT**

*Motion made by M. Roger to adjourn at 7:54pm. Motion was seconded by S. Bruening. Motion carried unanimously*

Chairman von Plachecki adjourned the July 8, 2020 Conservation Commission meeting at 7:54pm.

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk