



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

COLCHESTER CONSERVATION COMMISSION

Regular Meeting
Wednesday, November 10, 2021
Virtual Meeting held via Zoom
Minutes of Meeting

RECEIVED
COLCHESTER, CT
2021 NOV 17 AM 11:12
Gayle Furman
TOWN CLERK

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:00 p.m.

MEMBERS PRESENT: Falk von Plachecki; Chairman; Michael Rogers, Sue Bruening, Michele Kosmo & Jay Gigliotti; Wetlands Enforcement Officer and Applicants.

ABSENT: Rebecca Meyer

B. ADDITIONS TO AGENDA –

Chairman von Plachecki informed the commission Vice-Chairman Darrell York has resigned from the Commission. Mr. von Plachecki thanked Darrell for his years of service to the commission and wished him luck in his future endeavors.

C. APPROVAL OF MINUTES – September 8, 2021

Motion made by M. Kosmo to approve the minutes of September 8, 2021. Motion was seconded by F. von Plachecki. All members voted in Favor. Motion carried.

D. PUBLIC COMMENTS – None

E. PENDING APPLICATIONS – None

F. NEW APPLICATIONS –

- A. **W2021-3067**- Michael Poresky- Applicant/Owner, Shailor Hill Road, Assessor's Map 05-16 Lot 017-000, proposed driveway crossing, watercourse and URA impacts

Jay Gigliotti reported the application is for a driveway crossing over a watercourse which is a tributary to the Jeremy River. The property is located on Shailor Hill Road, consists of 30.3 acres and is currently vacant. The property owner intends to construct a new residence on the property in the future.

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Jay Gigliotti explained the property is a flag lot and utilizes an existing crossing constructed of logs to access the property, pictures were provided.

Mark Reynolds, Professional Engineer representing the applicant, discussed the proposed crossing in detail. The proposed crossing consists of x4 36" culvert pipes and concrete wing walls at both the inlet and outlet. No staging area is require as minimal work will be necessary to install the culverts and walls.

Additional drainage details shall be supplied to the Town Engineer for formal review. The application must be tabled for statutory purposes to the next regular meeting in December.

Motion made by M. Kosmo to table application #W2021-3067 for statutory purposes. Seconded by S. Bruening. All members voted in Favor. Motion carried.

- B. W2021-3068**- Brendan Duffy- Applicant/Owner, 28 Scott Hill Road, Assessor's Map 01-02 Lot 020-001, proposed ground mount solar panel with direct waterbody impacts.

Jay Gigliotti explained the application is for a ground mount solar array, located adjacent to a pond on the property at 28 Scott Hill Road. The property owner explained that he placed material into the pond approx. 6' x 50' in anticipation of the solar array install.

Property owner and applicant Brendan Duffy detailed the solar array installation. The array shall be adjustable and support by galvanized steel poles mounted on helical piles screwed into the earth. He explained the fill was placed in and at the edge of the pond so as the array could face true solar south. The proposed location at the edge of the pond was selected so as no trees would need to be removed and air flow at the edge of the pond would help keep the temperature of the solar panels cool, thus maximizing their efficiency.

Chairman von Plachecki stated the fill of the pond is violation of the Inland Wetlands Regulations. The commission requested the applicant work with a soil scientist to address the impacts to the pond caused by the fill and provide recommendations for mitigation. In addition, the applicant was requested to provide an image of the proposed solar array and provide any viable alternatives for the placement of the array.

Motion made by S. Bruening to table application #W2021-3068 for more information and statutory purposes until the next regular meeting. Seconded by M. Kosmo. All members voted in Favor. Motion Carried.

G. OLD BUSINESS- None

H. NEW BUSINESS:

- a. Conservation Commission 2022 Meeting Schedule

Motion made by S. Bruening to approve and adopt the 2022 meeting schedule. Seconded by M. Rogers. All members voted in Favor. Motion Carried.

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I. ENFORCEMENT-

A. 72 Woodbine Road:

Jay Gigliotti explained the issue is encroachment into a conservation easement and reviewed the situation with the commission.

Dennis Goggins, property owner was present and addressed the commission. He explained that he was not aware of the conservation easement and the work completed was to provide for additional lawn area. Mr. Goggins explained he is interested in working to amend the conservation easement. Discussion followed regarding possible amendment of the recorded easement language.

Jay Gigliotti shall work with Mr. Goggins to identify the possibility of amending the easement and/or resolution of the encroachment.

B. 548 Lebanon Avenue:

Jay Gigliotti explained he had received a complaint regarding clearing within a conservation easement at 548 Lebanon Avenue. The property and the conservation easement were created with the approval of the White Oak Farms Subdivision. Jay Gigliotti sent the owners a preliminary letter who responded immediately. After discussion with the owners, the area shall be allowed to return to its natural state and they shall contact staff with any inquiries regarding activity within the conservation easement.

J. CONSERVATION

The CT Association of Conservation & Inland Wetland Commissions is having their annual conference in November. Interested commissioners to contact Mr. Gigliotti if they have any interest in attending.

K. CORRESPONDENCE

Administrative Permits Issued:

- A. 87 Lakview Drive- Deck Expansion within URA
- B. 115 Windham Avenue- Storage Container within URA

Updates:

Jay Gigliotti explained the Town is all set to close on the Middletown Road open space property this week.

Michelle Kosmo has recently been appointed as a Full Member to the Conservation Commission- Congratulations!!

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L. ADJOURNMENT

Motion made by M. Kosmo to adjourn at 8:28 pm. Motion was seconded by S. Bruening. All members voted in Favor. Motion carried unanimously.

Chairman von Plachecki adjourned the November 10, 2021 Conservation Commission meeting at 8:28pm pm.

Respectfully Submitted,

Jay Gigliotti

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