



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

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

## **COLCHESTER CONSERVATION COMMISSION**

### **Regular Meeting**

**Wednesday, August 11, 2021**

**Town Hall, 127 Norwich Avenue**

### **Minutes of Meeting**

**A. MEMBERS PRESENT:** Falk von Plachecki; Chairman; Michael Rogers, Sue Bruening, &, Jay Gigliotti; Wetlands Enforcement Officer, Kamey Cavanaugh, Clerk, Denise Turner, BOS liaison, and Applicants.

**ABSENT:** Darrell York, Michele Kosmo & Rebecca Meyer

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

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

### **B. ADDITIONS TO AGENDA**

### **C. APPROVAL OF MINUTES – July 21, 2021**

*Motion made by S. Bruening to approve the minutes of July 21, 2021. Motion was seconded by M. Rogers. Motion carried*

### **D. PUBLIC COMMENTS –**

### **E. PENDING APPLICATIONS**

- a. **W2021-3065- 115 Shailor Hill Road- Thomas Dzagan- applicant/owner, Assessors Map 05-16 Lot 015-000, proposed pond maintenance and spillway/weir repair.**

J. Gigliotti refreshed the commission of this application which was heard in full at the July 21, 2021 meeting. The permit requested is for pond maintenance at 115 Shailor Hill Road. Staff comments have all been addressed and the applicant has added, at the commission's requests, an onsite spill plan to the permit.

*M. Rogers moved to **APPROVE W2021-3065- 115 Shailor Hill Road- Thomas Dzagan- applicant/owner, Assessors Map 05-16 Lot 015-000, proposed pond maintenance and spillway/weir repair. Motion was seconded by S. Bruening. Motion carried unanimously.***

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## **F. NEW APPLICATIONS –**

## **G. OLD BUSINESS –**

## **H. NEW BUSINESS-**

Jay Gigliotti spoke of this 6 lot re-subdivision that was approved at the July 21, 2021 meeting, adding this being one of the phases that was approved, but was never developed. The applicant has come forward to develop the remaining phase of the subdivision, stating no activity within the wetlands, only in the upland review area. After wetlands approval, he presented the application to Planning and Zoning and has learned the zoning regulations require water and sewer for duplex units. This application was only approved with septic systems. The applicant is proposing a tie in to the sewer systems through open space, by running a force main through the rear of Lot 5, crossing Cabin Brook, and tying in to an existing manhole. Jay stated there are several outstanding issues; will water and sewer allow, comments and recommendation from the Open Space Committee, Board of Selectman authorization, and from the Conservation Commissions standpoint if there are any alternatives to connect to the sewer line without having to cross the brook.

Mike Rogers stated he would like to see the entire plan before making any assessment.

Chairman von Plachecki stated it is difficult to have an opinion on this without having any possible alternatives or an explanation as to why this is the best choice. Furthermore, before any decision will come from the Conservation Commission there needs to be an engineer reviewed, provide alternatives, explain how Cabin Brook is going to be protected, calculations on the amount of wetlands that are going to be disturbed, type of equipment that is going to be on site, how the disturbed area will be remediated, and discussion with Public Works to confirm if this will be allowed.

Denise Turner, BOS liaison, confirmed, recommendations from all commissions involved would be needed before any decision would be made from the Board of Selectmen.

## **I. ENFORCEMENT-**

- A. 91 Amston Road- J. Gigliotti reviewed with the commission the letter received from Mr. Snarski, dated August 4, 2021, which provided recommendations for the property owners to plant in order to remedy the disturbance. The commissioners asked Jay to follow up with the property owner to assure the suggestions from Mr. Snarski are implemented. Chair von Plachecki asked Jay to extend the commission appreciation to the homeowner for their cooperation.
- B. 72 Woodbine Road- J. Gigliotti observed clearing of an area in the conservation easement and in the upland review area. A certified letter has been sent to the property owner asking them to contact staff; as of this meeting contact has not been made. The commission stated if the property owner does not make contact with staff by August 20<sup>th</sup>, 2021, a notice of violation should be issued.

## **J. CONSERVATION**

Jay Gigliotti reported he was invited by the 1<sup>st</sup> Selectman to attend the Norton Park Committee meeting to provide any related inland wetland regulations they may need to follow as they work on the park design. Work continues towards the purchase of the Open Space property located

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on Middletown Road, and work has begun on the Comstock Bridge dilapidated mill with the funds received from the Brownfield Grant.

**K. CORRESPONDENCE**

**Administrative Permits Issued:**

- A. 219 North Pond Way – New Home
- B. 49 Daniel Drive - New Home

**L. ADJOURNMENT**

*Motion made by S. Bruening to adjourn at 7:28 pm. Motion was seconded by M. Rogers. Motion carried unanimously.*

Chairman von Plachecki adjourned the August 11, 2021 Conservation Commission meeting at 7:28 pm.

Respectfully Submitted,

*Kamey Cavanaugh*