



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Colchester Conservation Commission

Regular Meeting
Wednesday, May 10, 2023
Town Hall, 127 Norwich Avenue, room #2
Minutes of Regular Meeting

MEMBERS PRESENT: Falk von Plachecki, Chairman; Rebecca Meyer, Vice
Chairperson; Sue Bruening; Michael Rogers; Michelle Kosmo; and Carol Szymanski,
Wetlands Enforcement Officer.
ABSENT: Mary Tremblay.

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COLCHESTER, CT
2023 MAY 11 AM 11:17
Gayle Furman
TOWN CLERK

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:03 p.m.

- B. ADDITIONS TO AGENDA**—Staff informed Commission that an application to construct apartments on Amston Road was received from Steven Fedus on Friday after the agenda had been duly filed with the Town Clerk and suggested that the agenda be amended to hear this “New Business” ahead of “Old Business.” Commissioner Meyer made the motion and Commissioner Bruening seconded the motion to change the order of the agenda and place New Business ahead of Old Business to hear the new application. Motion passed unanimously (5-0).

C. APPROVAL OF MINUTES—March 8, 2023

Commissioner Kosmo made the motion and Commissioner Bruening seconded the motion to approve the minutes of the March 8, 2023 meeting; motion passed unanimously (5-0).

D. PUBLIC COMMENT

Chairman asked public in audience for any comments on any issue and there were no comments.

E. PENDING APPLICATIONS—None.

- F. NEW APPLICATIONS**—New Application—Extend for five years application of SETTLERS GREEN (312 Lebanon Avenue) to April 7, 2028 (maximum allowed extension). Commissioner Bruening made the motion and Commissioner Rogers seconded the motion to extend the approval of the application to its final extension date of April 7, 2028.

New Application—Austin Harmon for timber harvesting on Parum Road (Assessor's map: 03-05-15-000). Mr. Harmon gave a short presentation of the proposal to harvest timber at this site on Parum Road stating that three wetlands crossings will be used and no anti-tracking pad will be installed unless they find mud entering the road from the operation. The Commissioners asked questions. The hours of operation will be typically Monday through Friday 7 a.m. to 5 p.m. with changes if weather conditions dictate. The onus is on the applicant to obtain any state permits such as an encroachment permit to exit on to a state road (Route 354). Applicant stated he already spoke with the state DOT. Commissioner Meyer made the motion and Commissioner Rogers seconded the motion to make a declaratory ruling that the timber harvesting operation is an as-of-right activity. The motion passed unanimously (5-0).

H. **NEW BUSINESS**—203 Amston Road proposed Apartments: The Chairman admonished staff for placing this new application under “New Business” and believed that the application should have been accepted as a new application under “New Applications” and should have been assigned a permit number. He further stated that the application is incomplete since no fee has been submitted. Jason Reynolds made a short presentation to the Commission with handouts and stated that the application was previously received by the Commission and a public hearing was held but the application denied without prejudice. The application is for 20 apartment units in 7 detached buildings on an 8.5-acre parcel with wetlands in the rear of the property. Some grading, construction and other related work will occur in the upland review area but no filling in wetlands. Commissioner Rogers made the motion and Commissioner Kosmo seconded the motion to hold a public hearing on this proposal in June. Applicant must send notice to abutters. Motion passed unanimously (5-0).

G. **OLD BUSINESS**: Bid is out for Sablitz Open Space parking lot construction. Staff stated that town engineer put out the bid for the open space parking lot. There is no official name for the open space on Middletown Road.

I. **ENFORCEMENT**—None.

J. **CONSERVATION**—Staff reported that Board of Selectmen have to approve any discounted offerings to the public for rain barrels and compost bins from any vendors that offer such deals to towns. If approved by Board of Selectmen, the town will choose a vendor and participate in a voluntary program next spring 2024.

K. **CORRESPONDENCE**

1. Wetland Administrative Permits Issued. 31 Lakeview Drive (attached sunroom); 398 Cabin Road (shed); 33 Hominick Road (detached garage).
2. Staff Updates & Other Correspondence. None.

L. **ADJOURNMENT**

Commissioner Kosmo made the motion and Commissioner Bruening seconded the motion to adjourn the meeting at 7:52 p.m.