



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

127 Norwich Avenue, Colchester, Connecticut 06415

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

## **COLCHESTER CONSERVATION COMMISSION**

### **Regular Meeting**

**Wednesday, June 12, 2019**

**Town Hall, 127 Norwich Avenue, Room 3**

### **Minutes of Meeting**

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2019 JUN 19 PM 11:20

**MEMBERS PRESENT:** Falk von Plachecki; Chairman, Sue Bruening (7:02pm), Rebecca Meyer, Michael Rogers, Darrell York, Michelle Kosmo; Jay Gigliotti, Wetlands Enforcement Officer; Denise Turner, BOS Liaison, Sal Tassone, Town Engineer, Kamey Cavanaugh, Clerk.

**Members Absent:** Seth Travis

Michael Rogers and Michelle Kosmo were both seated for the meeting until Sue Bruening arrived, at that time Michelle Kosmo was unseated.

#### **A. CALL REGULAR MEETING TO ORDER**

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

#### **B. ADDITIONS TO AGENDA –**

*Motion made by R. Meyer to add ‘Colchester Land Trust’ to the agenda under New Business.*

*Motion was seconded by M. Kosmo. Motion carried unanimously*

#### **C. APPROVAL OF MINUTES – May 8, 2019**

*Motion made by D. York to approve the minutes of May 8, 2019. Motion was seconded by M. Rogers. Motion carried unanimously*

#### **D. PUBLIC COMMENTS – None**

#### **E. PENDING APPLICATIONS –**

- A. W2019-3032- North Pond, 37- Lot Subdivision, Windham Avenue- North Pond Development, LLC, Assessor’s Map 06-04 Lot 007-000, proposed wetland and URA Impacts DRD 5/17/19 + 65 Day extension- 7/21/2019**

J. Gigliotti said there remains to be questions and/or concerns that have not yet been addressed. Mark Reynolds, representing the applicant was before the commission pointing out the revisions that have been addressed. M. Kosmo asked for the total number of rain gardens and who will maintain them. The commission expressed their concerns with the raingardens not been maintained properly. Mr. Reynolds said maintenance would be the responsibility of the homeowners and would entertain language to be put in the associations’ bylaws. D. York would like the applicant to look deeper into the fertilizer plan. S. Tassone, Town Engineer, stated the road drainage is all going into the stormwater

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detention, in the event you have a failure of a rain garden, therefore from an environmental standpoint it is minimal impact overall.

J. Gigliotti advised the board the 3<sup>rd</sup> review is done, with outstanding comments remaining. The commission asked from the applicant for the next meeting provide clarification on the nitrogen for the fertilizer, more distance from the pond where clearing is, Lot #27 require the septic pipes to be constructed in a manner that is not going to fail, and details for the boat house / structure access.

***Motion made by D. York to table application W2019-3032- North Pond, 37- Lot Subdivision, Windham Avenue- North Pond Development, LLC, Assessor's Map 06-04 Lot 007-000, proposed wetland and URA Impacts for further review. Motion was seconded by S. Bruening. Motion carried unanimously***

**B. W2019-3035-Stanvage & Mahoney Road, Willow Lane, LLC, Assessor's Map 03-03 Lot 004-000, proposed 6-Lot subdivision DRD 6/14/19**

J. Gigliotti discussed the proposed 6 lots and their locations. All lots front on existing town roads with no proposed wetland impacts. This is the 3<sup>rd</sup> review and the few outstanding comments will not result in any impacts to the wetlands.

***Motion made by D. York to approve application W2019-3035 Stanvage & Mahoney Road, Willow Lane, LLC, Assessor's Map 03-03 Lot 004-000, proposed 6-Lot subdivision. Motion was seconded by R. Meyer. Motion carried unanimously.***

**C. W2019-3036-Stanvage Road, Willow Lane, LLC, Assessor's Map 03-03 Lot 005-000, proposed 2-Lot subdivision DRD 6/14/19**

J. Gigliotti stated this property is to the immediate South of the previous application, being 2 lots with upland review impacts on Lot 9. The outstanding comments remaining for this application will not have any wetland impacts.

***Motion made by S. Bruening to approve application W2019-3036 Stanvage Road, Willow Lane, LLC, Assessor's Map 03-03 Lot 005-000, proposed 2-Lot subdivision with the condition of the septic, house, well and clearing limits to be staked by a surveyor and verification submitted to the Planning and Zoning office. Motion was seconded by M. Rogers. Motion carried unanimously.***

**D. W2019-3037- 41 Forest Drive, John Taylor- Owner/ Applicant, Assessor's Map 06-10 Lot 051-031, proposed 12' x 20' storage shed within URA DRD 7/12/19**

J. Gigliotti stated the proposed shed is in the upland review area. At the previous meeting an asphalt pad was suggested with a 1% pitch towards the driveway and the owner will comply with that request.

***Motion made by D. York to approve application W2019-3037- 41 Forest Drive, John Taylor- Owner/ Applicant, Assessor's Map 06-10 Lot 051-031, proposed 12' x 20' storage shed within URA, with the condition of the shed being placed with a 1% pitch back towards the existing driveway and on an asphalt pad. Motion was seconded by S. Bruening. Motion carried unanimously.***

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**F. NEW APPLICATIONS – To be accepted**

**A. W2019-3038- Usher Swamp Road, Rod Burgess Applicant, Ashburn Family Trust-Owner, Assessors Map 02-14 Lot 010-000, proposed timber harvest, request for declaratory ruling**

J. Gigliotti explained the location of the proposed harvest. The property consists of 77 acres, of which 45 acres would be harvested. The access to the property will be through Usher Swamp Road, and the usage of this required BOS approval which was obtained at the May 16<sup>th</sup> meeting allowing the abandoned portion of Usher Swamp Rd to be used. There are 3 crossing associated with the harvest, and are being accessed by portable bridges. Declaratory ruling as of right.

*Motion made by D. York to approve application W2019-3038- Usher Swamp Road, Rod Burgess Applicant, Ashburn Family Trust-Owner, Assessors Map 02-14 Lot 010-000, proposed timber harvest finding it an as of right activity. Motion was seconded by R. Meyer. Motion carried unanimously.*

**B. W2019-3039- Paper Mill Road, Town of Colchester- Owner/Applicant, replacement of bridge over Jeremy River DRD 8/16/19**

J. Gigliotti reported this to be an emergency repair. The bridge has had weight restriction for a few years. The bridge is town owned. S. Tassone, Town Engineer provided history of the deterioration of the bridge over the years in addition to the proposed activity, none of which will be in the waterway. There are 3 main spans that are 4' wide that will be put together to create a 12' wide bridge.

*Motion made by R. Meyer to approve W2019-3039 Paper Mill Road, Town of Colchester-Owner/Applicant, replacement of bridge over Jeremy River. Motion was seconded by S. Bruening. Motion carried unanimously*

**G. OLD BUSINESS – None**

**H. NEW BUSINESS –**

**A. Colchester Land Trust**

J. Gigliotti reported on a parcel on land that is located on Bulkeley Hill Road, owned by the Land Trust. The Colchester Land Trust is in need of a wetlands permit to add a parking area. Due to the size of the parcel and the formula used to calculate application fees, Mr. Gigliotti would suggest the commission write a letter to the Board of Selectman requesting a reduction in the fee for the Colchester Land Trusts application.

*Motion made by D. York to make a recommendation to the Board of Selectman, only to charge the Colchester Land Trust for the wetland impacts in their conservation commission application. Motion was seconded by R. Meyer. Motion carried unanimously.*

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**I. ENFORCEMENT – None**

**J. CONSERVATION – None**

**K. CORRESPONDENCE**

A. Wetland Administrative Permits Issued - None

B. Staff updates & other correspondence - None

**L. ADJOURNMENT**

*Motion made by D. York to adjourn the June 12, 2019 Colchester Conservation Commission Meeting at 8:09PM. Seconded by M. Rogers. All members voted in Favor. Motion Carried*

Chairman von Plachecki adjourned the June 12, 2019 Conservation Commission meeting at 8:09 pm.

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

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