

Town of Colchester
Open Space Advisory Committee
Monday, February 11, 2019
Colchester Town Hall 6:00 PM
Regular Meeting Minutes

Members Present: Chairman Will Hochholzer, Mary Stevens, Linda Grzeika, Kris Barnard and Town Staff Jay Gigliotti

Members Absent: Vice-Chairman Ted Fuini, Nick Norton and B.O.S. Liaison Rosemary Coyle

Others Present: Mary Bylone

1. **Call Meeting to Order:** Chairman William Hochholzer called the 2/11/19 OSAC Meeting to order at 6:00pm
2. **Citizens Comments:** None
3. **Approval of the January 14, 2019 Regular Meeting Minutes:**

Mary Stevens motioned to approve the 1/14/19 OSAC meeting minutes as written. **Seconded by Linda Grzeika.** All members voted in favor. Motion Carried.

4. **Open Space:**
 - a. **North Pond, Windham Ave Subdivision**

Jay Gigliotti explained this is a continuation of the discussion from last month and provided an overview of the proposal.

At the January OSAC meeting, the committee discussed the idea of recommending a Fee in Lieu of open space land for the proposed 37-Lot subdivision. The applicant agreed to present a proposal for fee in lieu and completed an appraisal of the 152 acre property. The appraisal was forwarded to the Town Tax Assessor for review. The Assessor has indicated concerns with the appraisal and is in communication with the applicant's appraiser. The committee discussed the requirements for appraisals.

Now that the applicant is proposing to pay a fee in lieu of open space land, they no longer need to provide dedicated open space land in the subdivision layout. The subdivision will gain an additional lot and the developer is now proposing a community open space area for the residents of the development.

An application has not been submitted yet, so the OSAC was not required to take any action.

Awarded Grants:

Jay Gigliotti explained the town recently learned of four grant applications that have been awarded. The town shall be finalizing the award documents and hopefully moving forward with the projects as soon as possible. The four grants are for projects at Halls Hill Road, Cemetery Road, Town Green and the Airline Trail.

Brownfields Program:

The town was selected to enter into a UCONN brownfields initiative program last fall, to assist with the development brownfield assessment grant applications. The town has identified two properties in which to focus efforts on; River Road and Comstock Bridge Road. The work with UCONN is underway and the town continues to work with the property owners and other agencies to be as successful as possible. Jay Gigliotti explained that each property has its own unique challenges and each will need some level of Environmental Assessment.

5. **Any Other Business Deemed Necessary:**

The OSAC inquired into the status of the Norton Mill Project. Jay Gigliotti explained that the dam and the mill structure have been removed. The next step is to complete the environmental remediation of the project area in order for the work on the park to begin. Jay Gigliotti will keep the OSAC updated on the project's status.

6. **Adjournment**

Motion made by Linda Grzeika to adjourn the 2/11/19 meeting of the Open Space Advisory Committee, seconded by Kris Barnard. All Members Voted in Favor. Motion Carried.

Chairman William Hochholzer adjourned the February 11, 2019 OSAC meeting at 6:36 pm

Respectfully Submitted,
Jay Gigliotti