

**Town of Colchester
Open Space Advisory Committee
Monday, March 9, 2020
Colchester Town Hall 6:00 PM
Meeting Minutes**

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

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

1. **Call Meeting to Order:** Chairman William Hochholzer called the 3/9/20 OSAC Meeting to order at 6:01pm
2. **Citizens Comments:** None
3. **Approval of the February 10, 2020 Meeting Minutes:**

Kris Barnard motioned to approve the 2/10/20 OSAC meeting minutes as written. Seconded by Mary Stevens. All members voted in favor. Motion Carried.

4. **Open Space:**

A. Kramer Road/ Chestnut Hill Subdivision

Jay Gigliotti explained Chestnut Hill Development, LLC, applicant, is proposing a seven lot subdivision on land located at 220 Chestnut Hill Road. The property is 65 acres in size and situated at the corner of Chestnut Hill/ Kramer Road. To satisfy the subdivision open space requirement, the applicant is proposing a dedication of 16 acres as open space. The applicant had not yet determined who the land would be transferred to (Town, Land Trust, HOA....etc.). Jay Gigliotti explained that in his initial discussions with the applicant a fee in lieu of open space land was discussed, however, the applicant has stated they would prefer not to be subjected to the fee.

The OSAC reviewed the Open Space Map. Jay Gigliotti indicated the location of the subject property and provided the committee with an aerial image. The committee pointed out that the proposed open space was not located in a designated greenway or focus area and does not abut any other open space land. Also, as shown on the map presented by the applicant, no public access was provided.

Chris Dutch, representing the applicant explained that the proposed open space was equal to 25% of the entire property and was provided in accordance with the zoning regulations. He continued to explain why the proposed open space was located where it is shown on the subdivision plan. He stated that he needed speak with the zoning officer in order to get more clarification on the subdivision open space requirement. He will return next month after he has done so.

B. CT DEEP Open Space & Watershed Land Acquisition Program

At the February meeting of the OSAC, the committee discussed the potential of submitting a grant application to the CT DEEP Open Space & Watershed Land Acquisition Program. The committee discussed potential properties suitable for a grant application, including a 65 acre parcel on Route 16. The committee asked Jay Gigliotti to speak with the Colchester Land Trust regarding any potentially available open space properties. The Land Trust indicated the 65 acre parcel on Route 16 was the best parcel available at this time and offered their full support. The property, currently for sale, is located within the Pine Brook Greenway, borders Pine Brook and has sufficient accessibility.

The OSAC also requested a summary of the scoring criteria of the grant application at the February meeting. Jay Gigliotti provided the committee with his summary of the scoring criteria. The committee went item by item through the summary, scoring the proposed property as best they could.

The committee discussed the next steps moving forward. A vote could not be taken on the endorsement of the property for a grant due to the amount of available members voting. The committee decided to postpone the endorsement of the property until either the next regular meeting, or if need be, a special meeting.

5. Any Other Business Deemed Necessary: None

6. Adjournment

Motion made by Mary Stevens to adjourn the 3/9/20 Regular Meeting of the Open Space Advisory Committee. Seconded by Kris Barnard. All Members Voted in Favor. Motion Carried.

Chairman William Hochholzer adjourned the March 9, 2020 OSAC Meeting at 6:48pm

Respectfully Submitted,
Jay Gigliotti