

**Town of Colchester**  
**Open Space Advisory Committee**  
**Monday, April 8, 2019**  
**Colchester Town Hall 6:00 PM**  
**Regular Meeting Minutes**

**Members Present:** Chairman Will Hochholzer, Vice-Chairman Ted Fuini, Linda Grzeika, Kris Barnard, B.O.S. Liaison Rosemary Coyle and Town Staff Jay Gigliotti

**Members Absent:** Nick Norton and Mary Stevens

1. **Call Meeting to Order:** Chairman William Hochholzer called the 4/8/19 OSAC Meeting to order at 6:00pm
2. **Citizens Comments:** None
3. **Approval of March 11, 2019 Regular Meeting Minutes:**

Linda Grzeika motioned to approve the 3/11/19 OSAC meeting minutes as written. Seconded by Vice-Chairman Ted Fuini. All members voted in favor. Motion Carried.

4. **Open Space:**

a. **Baroni Subdivision Open Space**

Chairman Will Hochholzer recused himself from this agenda item.

Jay Gigliotti explained the Baroni subdivision is a three lot subdivision on Pickerel Lake Road, approved in 2012. The subdivision approval consisted of 11 acres of open space land, slated to be transferred to the Connecticut Department of Energy & Environmental Protection Salmon River State forest. The approved 11 acres of open space land directly abuts the state forest making it a good addition to the state forest.

When the state conducted a title search on the open space land, it was realized that the property owner owed back taxes on the land. Because of the owed tax money, the state refused to accept the land until the matter had been resolved.

The property owner disputed the back taxes for a number of years and just recently paid the back taxes in full. Without transferring the open space, the subdivision was not compliant with the approval and endanger of expiring due to the amount of time since the subdivision was approved. Staff has spoken with the state, who indicated they would still accept the open space. However, the state only accepts land twice a year and by the time they could formally accept the land, the subdivision would have expired.

The Planning & Zoning Department suggested that the town accept the open space land in the interim, until the state can formally accept it. In order to accept the land, the Town has to follow the open space acceptance process which includes a recommendation from the OSAC to the Conservation Commission, and then the Planning & Zoning Commission, followed by the Board of Selectmen.

Motion made by Linda Grzeika, to recommend to the Colchester Conservation Commission, that the town accept the 11 acres of open space from the Baroni Subdivision, until the State of Connecticut can formally accept the land to be added to the Salmon River State Forest. Seconded by Ted Fuini. All Members Voted in Favor. Motion Carried.

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

**Windham Avenue, North Pond Subdivision Update**

Jay Gigliotti provided the OSAC with an update of the proposed North Pond Subdivision discussed at the previous meeting in March. The applicant has submitted the subdivision application to the Conservation Commission and Planning & Zoning Department staff have completed their reviews of the application. The staff reviews have over 100 comments combined and as of 4/8/19, none of the review comments have been addressed.

During the March OSAC meeting, the committee voted to recommend a "Fee in Lieu" of open space be utilized to satisfy the subdivision open space requirement. The fee in lieu for this project is a total of \$85,400.

**Stanavage/ Mahoney Road Subdivision**

Two subdivisions have been proposed on Stanavage Road and Mahoney Road. One applicant is proposing both developments, which total x8 new lots. Both parcels exceed the 10 acre minimum for the open space requirement. Jay Gigliotti explained the applicant has expressed interest in a fee in lieu of open space, however, no appraisals have been submitted at this time. Staff shall keep the OSAC posted.

**Recreational Trails Program**

This year, the town was awarded to grant applications for trail projects. Shortly after receiving the award letter, staff received a notice from CT DEEP, indicating the CT Office of Policy & Management had not released funding for the Recreational Trails program grant recipients. This includes all of the grant recipients, not just Colchester. Staff has not heard any new information since early March. Neither of the awarded projects can begin without CT OPM releasing the funds.

6. **Adjournment**

**Motion made by Linda Grzeika to adjourn the 4/8/19 meeting of the Open Space Advisory Committee.  
Seconded by Vice-Chairman Ted Fuini. All Members Voted in Favor. Motion Carried.**

Chairman William Hochholzer adjourned the April 8, 2019 OSAC meeting at 6:34 pm

Respectfully Submitted,  
Jay Gigliotti