Town of Colchester
Open Space Advisory Committee
Monday, May 13, 2019
Colchester Town Hall 6:00 PM
Regular Meeting Minutes

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Members Present: Chairman Will Hochholzer, Vice-Chairman Ted Fuini, Linda Grzeika, Mary Stevens, and Town Staff Jay Gigliotti

Members Absent: Nick Norton, Kris Barnard and B.O.S. Liaison Rosemary Coyle

1. **Call Meeting to Order:** Chairman William Hochholzer called the 5/13/19 OSAC Meeting to order at 6:00pm

2. **Citizens Comments:** None

3. **Approval of April 8, 2019 Regular Meeting Minutes:**

   Linda Grzeika motioned to approve the 4/8/19 OSAC meeting minutes as written. Seconded by Vice-Chairman Ted Fuini. All members voted in favor. Motion Carried.

4. **Open Space:**

   A. Willow Lane, LLC, 6-Lot Subdivision, Stanvage & Mahoney Road, Assessor's Map 03-03 Lot 004-000, Proposed Fee in Lieu of Open Space

Jay Gigliotti explained this is a proposed 6-Lot subdivision, on approx. 24 acres, located on Stanvage and Mahoney Road. Early on in the development of the subdivision, staff discussed the idea of a Fee in Lieu of open space with the applicant. The town does not have any holdings in the immediate area and the parcel is not located in a designated greenway. The applicant prepared an appraisal which was submitted and reviewed by the town Assessor. The appraiser and the Town's Assessor agreed on a fair market value of $116,272 for the pre-subdivided property. The proposed Fee in Lieu for this property is $11,627.20, which is 10% of the Fair Market Value.

Motion made by Mary Stevens, to accept the proposed Fee in Lieu of Open Space, in the amount of $11,627.20 and recommend the Fee in Lieu to the Colchester Conservation Commission. Seconded by Vice-Chairman Ted Fuini. All Members Voted in Favor. Motion Carried.

   B. Willow Lane, LLC, 2-Lot Subdivision, Stanvage, Assessor's Map 03-03 Lot 005-000, Proposed Fee in Lieu of Open Space

Jay Gigliotti explained this is a proposed 2-Lot subdivision, on approx. 17 acres, located on Stanvage Road. Early on in the development of the subdivision, staff discussed the idea of a Fee in Lieu of open space with the applicant. The town does not have any holdings in the immediate area and the parcel is not located in a designated greenway. The applicant prepared an appraisal which was submitted and reviewed by the town Assessor. The appraiser and the Town's Assessor agreed on a fair market value of $97,428 for the pre-subdivided property. The proposed Fee in Lieu for this property is $9,742.80, which is 10% of the Fair Market Value.

Motion made by Mary Stevens, to accept the proposed Fee in Lieu of Open Space, in the amount of $11,627.20 and recommend the Fee in Lieu to the Colchester Conservation Commission. Seconded by Vice-Chairman Ted Fuini. All Members Voted in Favor. Motion Carried.

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

Windham Avenue, North Pond Subdivision Update

Jay Gigliotti explained that staff was still waiting to receive revisions from the applicant. To date, staff has conducted x2 reviews and the Conservation Commission has received a 65-Day extension from the applicant. Staff shall keep the OSAC updated on the status of the Subdivision.

Baroni Subdivision Open Space

During the April 2019 OSAC meeting, the committee voted to recommend the transfer of 11 acres of Open Space land to the town, in order to satisfy an open space requirement for a 3-Lot Subdivision. Staff explained to the OSAC that the town shall be holding onto the open space until such time when the State of Connecticut will take the land to be merged with the Salmon River State Forest. The Board of Selectmen has since approved the transfer.

6. **Adjournment**

Motion made by Mary Stevens to adjourn the 5/13/19 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 May 13, 2019 OSAC meeting at 6:37 pm

Respectfully Submitted,
Jay Gigliotti