

**Town of Colchester**  
**Open Space Advisory Committee**  
**Monday, June 8, 2020**  
**6pm Virtual Meeting Held via Zoom**  
**Meeting Minutes**

**Members Present:** Chairman Will Hochholzer, Mary Stevens, Kris Barnard, Lindsay Floyd, BOS Liaison Rosemary Coyle and Town Staff Jay Gigliotti

**Members Absent:** Vice-Chairman Ted Fuini

1. **Call Meeting to Order:** Chairman William Hochholzer called the 6/8/20 OSAC Meeting to order at 6:00pm

2. **Citizens Comments:** None

3. **Approval of the May 11, 2020 Meeting Minutes:**

Kris Barnard motioned to approve the 5/11/20 OSAC meeting minutes as written. Seconded by Mary Stevens. All members voted in favor. Motion Carried.

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4. **Open Space:**

**A. CT DEEP Open Space & Watershed Lands Acquisition Program Grant (OSWA)**

The development of the grant application to the CT DEEP OSWA program is proceeding. The Planning & Zoning Department is scheduled to request endorsement of the grant application from the Board of Finance on Monday, 6/15/20 and authorization to submit the grant from the Board of Selectmen on Tuesday, 6/16/20. Jay Gigliotti explained the appraisal should be received in the next day or so. Once the appraisal has been received the purchase and sale documents can be finalized. The Town's match to the grant would be approx. \$60,000. These funds shall be expended from the Town's 2 open space accounts, designated specifically for open space acquisitions.

**B. Chestnut Hill Road Open Space Fee in Lieu**

Jay Gigliotti presented a subdivision map of a 6-lot subdivision on Chestnut Hill Rd. The applicant had previously proposed open space land, however, the proposal had a number of issues with the configuration. The OSAC advised the applicant to seek the potential for a fee in lieu. The applicant has since revised their plan and conducted an appraisal on the property for the purchase of establishing a value of the fee in lieu. The appraisal was reviewed by the Town Assessor who agreed with the value of \$150,000. The fee in lieu amount would be 10% of \$150,000, \$15,000.

**Motion made by Mary Stevens, to recommend a fee in lieu of open space, in the amount of \$15,000, to the Conservation Commission for the subdivision application of Chestnut Hill Development, LLC. Seconded by Kris Barnard. All members voted in favor.**

### **C. Scott Hill/ Reservoir Road Open Space Fee in Lieu**

Jay Gigliotti presented a subdivision plan for 4 lots on Scott Hill/ Reservoir Road. He explained that initially, the applicant was proposing 4.24 acres of open space land to be deeded to the NPU Water Company. The OSAC recommended the transfer of open space land to NPU with the condition that should NPU not want the land, a fee in lieu of open space land would be desirable. Since NPU has declined to accept the land, the applicant has conducted an appraisal of the property in order to calculate the fee in lieu. The appraisal valued the property at \$110,000. Jay Gigliotti explained that subdivision may change from 4 to 3 lots due to zoning issues. The loss of a lot will not have any effect on the fee in lieu requirement or amount. The fee in lieu amount for this subdivision would be 10% of \$110,000 or \$11,000.

**Motion made by Kris Barnard, to recommend a fee in lieu of open space, in the amount of \$11,000, to the Conservation Commission for the subdivision application of Double Down, LLC Seconded by Lindsay Floyd. All members voted in favor.**

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

The OSAC discussed the process for being re-sworn in and reappointed. Jay Gigliotti will check to who needs to be re-sworn in or reappointed.

#### **6. Adjournment**

**Motion made by Mary Stevens to adjourn the 6/8/20 Regular Meeting of the Open Space Advisory Committee. Seconded by Kris Barnard. All members voted in favor. Motion Carried.**

Chairman William Hochholzer adjourned the June 8, 2020 OSAC Meeting at 6:34pm

Respectfully Submitted,  
Jay Gigliotti