



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

COLCHESTER CONSERVATION COMMISSION

Regular Meeting

Wednesday, September 11, 2019

Town Hall, 127 Norwich Avenue

Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki; Chairman, Michael Rogers, Sue Bruening, Michelle Kosmo; Jay Gigliotti, Wetlands Enforcement Officer; Kamey Cavanaugh, Clerk, and Denise Turner, BOS Liaison

Members Absent: Rebecca Meyer, Darrell York and Seth Travis

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:00 p.m.

B. ADDITIONS TO AGENDA –

Motion made by Michelle Kosmo to add Agenda Item F.c W2019-3047- Windham Avenue, North Pond Development, LLC- Applicant/ Owner, Assessor's Map 06-04 Lot 007-000, proposed modification of permit #W2019-3032 for sidewalk installation and F.d W2019-3048- 37 Rudden Lane, Ernest Bittman-Applicant, Jean Latham-Owner, Assessor's Map 06-06 Lot 004-000, proposed SFR lot buildout, wetland crossings and URA impacts. Motion was seconded by Sue Bruening. Motion carried unanimously.

C. APPROVAL OF MINUTES – August 14, 2019

Motion made by Sue Bruening to approve the minutes of August 14, 2019 as amended. Motion was seconded by Michael Rogers. Motion carried unanimously.

D. PUBLIC COMMENTS – None

E. PENDING APPLICATIONS –

- A. W2019-3043- 489 Old Hartford Road, Night Watch Properties LLC- Applicant/ Owner, Assessor's Map 05-10 Lot 025-000, proposed mini-storage facility, upland review area impacts. *DRD 10/18/19*

J. Gigliotti asked for this application to be tabled again due to a site layout issue and revised plans have not yet been received.

Motion made by Michael Rogers to table W2019-3043- 489 Old Hartford Road, Night Watch Properties LLC- Applicant/ Owner, Assessor's Map 05-10 Lot 025-000, proposed mini-storage facility, upland review area impacts.. Motion was seconded by Sue Bruening. Motion carried unanimously

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- B. W2019-3044- 350 New London Road, Pine Gate Renewables- Applicant, John & Laurie Herde- Owner, Assessor's Map 02-08 Lot 046-000, proposed solar facility, upland review area impacts. DRD 10/18/19**

J. Gigliotti reported this to be a solar facility with only upland review area and the impacts for the most part deal with storm water drainage. Town staff comments have been satisfied. The previously discussed culvert that runs under the driveway coming into the property and the requirements for the flared ends now appear on the plans.

Bob Russo, CLA Engineers was present for any questions. Hearing none.

Motion made by Michael Rogers to approve W2019-3044- 350 New London Road, Pine Gate Renewables- Applicant, John & Laurie Herde- Owner, Assessor's Map 02-08 Lot 046-000, proposed solar facility, upland review area impacts. Motion was seconded by Michelle Kosmo. Motion carried unanimously.

F. NEW APPLICATIONS –

- A. W2019-3045- 715 Middletown Road, Westchester Eye Care, LLC- Applicant/Owner, Assessor's Map 03-17 Lot 51A-000, proposed commercial building and parking facilities. DRD 11/15/19**

J. Gigliotti reported of this site being redeveloped with a proposed increased footprint to the existing building, parking, and drainage facility. The application includes direct wetland impacts and are primarily associated with the drainage and the parking facility. There is a portion of the wetlands being filled and 25% of the proposed parking is porous pavement. According to the soil scientist the wetlands are not high in quality and low functioning wetland that appears to have been created from run off from Route 16. As of tonight's meeting, town staff has not provided review or comment.

Wes Wentworth, project engineer, provided a recent satellite image showing the site and provided an overview of the proposed improvements to the site and the existing wetland. In total 20 parking spaces are being proposed with pavers and a vegetated swale that will treat the storm water before sending it to the detention basin, with an overflow into an 8 inch pipe into the system.

M. Rogers said since the area is disturbed soils and fairly unproductive in terms of wetlands, if there is a possibility of creating a more functional wetland with maybe more water that would be something he would consider.

Motion made by Sue Bruening to table W2019-3045- 715 Middletown Road, Westchester Eye Care, LLC- Applicant/Owner, Assessor's Map 03-17 Lot 51A-000, proposed commercial building and parking facilities for statutory reasons. Motion was seconded by Michelle Kosmo. Motion carried unanimously.

- B. W2019-3046- 264 Lake Hayward Road, Gregory Eddy & Theresa Main- Applicant/owner, Assessor's Map 02-12 Lot 01A-000, proposed 2-lot resubdivision. DRD 11/15/19**

J. Gigliotti reported this to be a resubdivision from 1 lot into 2. The layout of the proposed development of a single family home and new septic system was shown along with the location of footing drains and private water well.

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Bob Green, representing the applicant stated as a result of doing soil testing and meeting the setbacks the proposed location is what they are requesting and with this location there will be no need to cut any trees. Mr. Green said all staff comments have been addressed with the exception of Public Works regarding the extension of storm drainage and the discussion of the construction of sidewalks along Lake Hayward Road. Chair von Plachecki suggested to have the sidewalks on the plans for the next meeting, as it would be easier to remove them if need be then to have to attend an additional meeting at a later date.

Motion made by Michael Rogers to table W2019-3046- 264 Lake Hayward Road, Gregory Eddy & Theresa Main- Applicant/owner, Assessor's Map 02-12 Lot 01A-000, proposed 2-lot resubdivision for statutory reasons. Motion was seconded by Michelle Kosmo. Motion carried unanimously

C. W2019-3047- Windham Avenue, North Pond Development, LLC- Applicant/ Owner, Assessor's Map 06-04 Lot 007-000, proposed modification of permit #W2019-3032 for sidewalk installation.

J. Gigliotti reported of this application being recently approved by the Conservation Commission for 37 lots on Windham Ave. The modification for that permit includes the installation of sidewalks along the frontage of Windham Ave. The location of the sidewalks was shown and is 220SF of wetland impacts. In the previous plan the wetland was impacted, however not to this extent. Mr. Gigliotti reported he has not yet received comment from town staff.

Mark Reynolds, PE, clarified the sidewalk locations and said the Northern entrance doesn't show a wetland impact. Nearly all of the 220SF wetland was impacted with the plan for the road. Chair von Plachecki suggested waiting for town staffs comments / review before taking action in order to prevent the possibility of the applicant needing to come before the commission again at a later date.

Motion made by Michael Rogers to table W2019-3047- Windham Avenue, North Pond Development, LLC- Applicant/ Owner, Assessor's Map 06-04 Lot 007-000, proposed modification of permit #W2019-3032 for sidewalk installation pending staff review. Motion was seconded by Michelle Kosmo. Motion carried unanimously.

D. W2019-3048- 37 Rudden Lane, Ernest Bittman-Applicant, Jean Latham-Owner, Assessor's Map 06-06 Lot 004-000, proposed SFR lot buildout, wetland crossings and URA impacts. DRD 11/15/19

J. Gigliotti reported to the commission of this being a previous subdivided lot with a proposal of constructing a single family home. The subdivision provided a right of way through another lot that holds extensive wetlands, therefore the proposal is to create a new right of way with 2 wetland crossing. The crossings are over wetlands that drain off the property. Town staff has not reviewed or provided comment.

Mark Reynolds, PE, showed the commission the area of wetlands and explained the grading and topography of the land and said the upland review area covers most of the development. Chair von Plachecki asked for clarification of the wetland flags on the map and asked for where the last flag is located to note "final flag located, possible other wetland area"

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Motion made by Michael Rogers to table W2019-3048- 37 Rudden Lane, Ernest Bittman-Applicant, Jean Latham-Owner, Assessor's Map 06-06 Lot 004-000, proposed SFR lot buildout, wetland crossings and URA impacts for statutory reasons. Motion was seconded by Sue Bruening. Motion carried unanimously

G. OLD BUSINESS – None

H. NEW BUSINESS – None

I. ENFORCEMENT – None

J. CONSERVATION – None

K. CORRESPONDENCE –

J. Gigliotti reported of one administration permit issued at 38 Mill Hill Road for 17 X 26 carport.

L. ADJOURNMENT

Motion made by Sue Bruening to adjourn at 7:54pm. Motion was seconded by Michael Rogers. Motion carried unanimously

Chairman von Plachecki adjourned the September 11, 2019 Conservation Commission meeting at 7:54pm.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

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