



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

COLCHESTER CONSERVATION COMMISSION
Regular Meeting
Wednesday, January 8, 2020
Town Hall, 127 Norwich Avenue
Minutes of Meeting

RECEIVED
COLCHESTER, CT
2020 JAN 10 PM 12:43
Gayle Furman
TOWN CLERK

A. MEMBERS PRESENT: Falk von Plachecki; Chairman, Michael Rogers, Sue Bruening (7:01pm), Michelle Kosmo, Rebecca Meyer (7:02pm), Darrell York, Jay Gigliotti, Wetlands Enforcement Officer, Denise Turner, BOS Liaison, and Kamey Cavanaugh, Clerk

Members Absent:

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 M. Rogers to add under New Applications, agenda item E. A) W2020-3051 489 Old Hartford Road. Motion was seconded by D. York. Motion carried 5-0-0

Motion made by M. Rogers to add under New Business, agenda item G. A) Election of Officers. Motion was seconded by M. Kosmo. Motion carried 5-0-0

C. APPROVAL OF MINUTES – November 13, 2019

Motion made by M. Rogers to approve the minutes of November 13, 2019 as written. Motion was seconded by M. Kosmo. Motion carried 5-0-0.

D. PUBLIC COMMENTS – None

E. PENDING APPLICATIONS –

A. W2019-3049- Bulkeley Hill Road, Colchester Land Trust- Applicant/ Owner, Assessors Map 02-12 Lot 022-000, proposed access drive for parking area, direct and upland review area impacts. DRD 2.14.20

J. Gigliotti reported to the commission this application being for a gravel parking area. The parking area and associate access drive passes through a wetland that runs parallel with Bulkeley Hill Road and there is a culvert pipe being proposed. The proposed pipe and crossing is in the same location as a previous approved subdivision on this site. Sal Tassone, Town Engineer has given a favorable review on this application. Daphne Schaub, ZEO, expressed concern with the access drive to the parking lot in relation to the zoning regulations. A standard non-residential access is 24' which would decrease the

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feasibility of this project in addition to the wetland impacts. Though discussion with staff, the access drive was reduced to a width of 14', however this needs to be 15' for emergency access.

Motion made by D. York to approve application W2019-3049 Bulkeley Hill Road, Colchester Land Trust- Applicant/ Owner, Assessors Map 02-12 Lot 022-000, proposed access drive for parking area, direct and upland review area impacts, with an amendment of the crossing area to be 15' to satisfy zoning regulations. Motion was seconded by R. Meyer. Motion carried 5-0-0

B. W2019-3050- 13 Reservoir Road, Double Down, LLC- Applicant/ Owner, Assessors Map 02-02 Lot 012-000, proposed 4-Lot Subdivision. DRD 2.14.20

J. Gigliotti reported to the commission the applicant has received numerous review comments from staff and the comments remain outstanding. The applicant has requested the commission table the application in order for the items to be addressed.

Motion made by D. York to table application W2019-3050- 13 Reservoir Road, Double Down, LLC- Applicant/ Owner, Assessors Map 02-02 Lot 012-000, proposed 4-Lot Subdivision. Motion was seconded by M. Kosmo. Motion carried 5-0-0

F. NEW APPLICATIONS –

A. W2020-3051- 489 Old Hartford Road

J. Gigliotti reported to the commission of this application to be a resubmittal from a previous withdrawn application. The application is for mini storage, with no direct wetland impacts, the majority being upland review area. This application has just been received therefore has not received any staff comments.

Mike Tarbell, representing the application/ owner was before the commission and provided a brief overview of the site. Mr. Tarbell provided the commission with an explanation of why the application was applied for and then later withdrawn and being a paperwork/ processing issue. Mr. Tarbell asked the commission to write a letter on the applicants' behalf to the Board of Selectman waiving the cost of the 2nd permit application that has been applied for. Chairman von Plachecki advised the applicant of the process to request the application fee to be waived, which includes staff drafting a letter stating what time has gone into the process, and then the Board of Selectman can make the determination from there.

Motion made by M. Kosmo to table application W2020-3051- 489 Old Hartford Road. Motion was seconded by S. Bruening. Motion carried 5-0-0

G. OLD BUSINESS – None

H. NEW BUSINESS –

A. Election of Officers

Chairman von Plachecki handed the chair over to Vice Chairman York.

Vice Chairman York nominated F. von Plachecki.

Vice Chairman York asked if there were any additional nominations

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Hearing no additional nominations for Chairman

Motion made by R. Meyer to elect F. von Plachecki as Chairman of the Conservation Commission. Motion was seconded by M. Kosmo. Motion carried 5-0-0

Vice Chairman York handed the chair back to F. von Plachecki

R. Meyer nominated D. York as Vice Chairman

Chairman F. von Plachecki asked if there were any additional nominations

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Hearing no additional nominations for Vice Chairman

Motion made by R. Meyer to elect D. York as Vice Chairman for the Conservation Commission. Motion was seconded by M. Kosmo. Motion carried 5-0-0

I. ENFORCEMENT – None

J. CONSERVATION – None

K. CORRESPONDENCE –

A. Wetland Administrative Permits Issued- None

B. Staff updates & other correspondence- None

L. ADJOURNMENT

Motion made by D. York to adjourn at 7:41pm. Motion was seconded by R. Meyer. Motion carried unanimously

Chairman von Plachecki adjourned the January 8, 2020 Conservation Commission meeting at 7:41pm.

Respectfully Submitted,

Kamey Cavanaugh, Clerk

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