



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

COLCHESTER CONSERVATION COMMISSION

Regular Meeting

Wednesday, July 10, 2019

Town Hall, 127 Norwich Avenue, Room 2

Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki; Chairman, Sue Bruening, Rebecca Meyer, Darrell York, Michelle Kosmo; Jay Gigliotti, Wetlands Enforcement Officer; Kamey Cavanaugh, Clerk.

Members Absent: Seth Travis & Michael Rogers, Denise Turner, BOS Liaison

Michelle Kosmo was seated for the meeting.

A. CALL REGULAR MEETING TO ORDER

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

B. ADDITIONS TO AGENDA – None

C. APPROVAL OF MINUTES – June 12, 2019

Motion made by R. Meyer to approve the minutes of June 12, 2019. Motion was seconded by S. Bruening. Motion carried unanimously

D. PUBLIC COMMENTS – None

E. PENDING APPLICATIONS –

- A. W2019-3032- North Pond, 37- Lot Subdivision, Windham Avenue- North Pond Development, LLC, Assessor's Map 06-04 Lot 007-000, proposed wetland and URA Impacts DRD 5/17/19 + 65 Day extension- 7/21/2019

J. Gigliotti reported to the commission that all staff comments relating to the regulated areas have been addressed.

Motion made by S. Bruening to approve application #W2019-3032, for North Pond, 37- Lot Subdivision, including the recommendation to the Colchester Planning & Zoning Commission for a fee in lieu of open space, in the amount of \$85,400, with the following conditions:

- 1. All outstanding comments from the Chatham Health District and the Public Works Director are satisfactorily addressed.*
- 2. The limits of clearing, lot improvements, road and stormwater facilities shall be staked in field by a CT licensed land surveyor prior to the commencement of construction activities.*
- 3. A letter from the CT licensed land surveyor stating the staked out improvements are consistent with the approved plan shall be submitted to the wetlands enforcement officer.*

MINUTES

Wednesday, July 10, 2019

Colchester Conservation Commission

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4. *The “Declaration of North Pond” shall be revised to include the current revision date of the approved plan, include the “North Pond Proposed Fertilizer Regulations” submitted on 5/21/19 under section 8.E. and both the Declaration and HOA By-Laws be filed on the Colchester land records.*
5. *Any changes to the layout of the development and any additional impacts inland wetland regulated areas shall require a modification to this approval.*
Motion was seconded by D. York. Motion carried unanimously

F. NEW APPLICATIONS – To be accepted

A. W2019-3040- 451 Old Hartford Road G.H. Trailers Applicant, Armando Industries, LLC-Owner, Assessors Map 05-10 Lot 024-000, proposed modification of W2019-3033

J. Gigliotti stated this was approved 2 months ago, and the applicant would like to modify showing a layout change of the building and parking lot are being moved to the East. Staff has no comments with no regard to regulated areas.

Motion made by D. York to approve the modification to application W2019-3040- 451 Old Hartford Road G.H. Trailers Applicant, Armando Industries, LLC-Owner, Assessors Map 05-10 Lot 024-000, pending all previous conditions from original approval. Motion was seconded by M. Kosmo. Motion carried unanimously.

B. W2019-3041- 339 Old Hartford Road, United Petroleum, LLC- Applicant/Owner, Assessors Map 09-00 Lot 013-000, proposed redevelopment of filing station DRD 9/13/19

J. Gigliotti provided a detailed description of the site and the proposed redevelopment of the gas station. Development is on the Northern side of the property while the wetlands are more towards the middle. The impacts are in the upland review area. Mr. Gigliotti reminded the commission this is a new application and after they have heard from the applicant, it will need to be tabled for statutory reasons.

Mark Smith, Civil Engineer with CMG Engineering, explained the reasoning in moving the parking area, as they were then able to relocate the business 20’ further away from the wetlands. The site is 4.3acres site total with the site development being ¼ of an acre with the current impervious surface being 28000SF and after the project 20000SF, eliminating 8000sf of impervious service, reason for not showing detention and resulting in the ability to reduce peak rates and runoff.

R. Meyer suggested some items on the site in the rear of the property that should be removed as a condition of the permit.

Motion made by D. York to accept and table W2019-3041- 339 Old Hartford Road, United Petroleum, LLC- Applicant/Owner, Assessors Map 09-00 Lot 013-000, proposed redevelopment of filing station for stator reasons. Motion was seconded by M. Kosmo. Motion carried unanimously

G. OLD BUSINESS – None

H. NEW BUSINESS – None

I. ENFORCEMENT –

- A. 33 Jurach Road** – J. Gigliotti reported on improvements done to their driveway and sidewalk which resulted in debris (concrete, asphalt, etc.) and was then piled onto the abutting lot, which slopes to the wetlands. The homeowner is cooperating to remedy.
- B. 252 Cato Corner Road-** J. Gigliotti reported that he received a complaint regarding work occurring in a stream at 252 Cato Corner Road. Jay Gigliotti inspected the property and met with the owners. Cows are approaching the stream and compromising the banks. The owners were placing large stones at the edge of the stream in order to stabilize the banks. There is no further concern from staff.

J. CONSERVATION – None

K. CORRESPONDENCE

- A. Wetland Administrative Permits Issued** – 73 School Road- Reconstruction of a home that caught fire. The new construction has a footing drain and driveway just into the edge of the upland review area
- B. Staff updates & other correspondence** – The letter for the waiver for Land Trusts fees as discussed at the previous meeting has been drafted and will be presented to the Board of Selectman on July 18, 2019.

L. ADJOURNMENT

Motion made by R. Meyer to adjourn the July 10, 2019 Colchester Conservation Commission Meeting at 7:28PM. Seconded by M. Kosmo. All members voted in Favor. Motion Carried

Chairman von Plachecki adjourned the July 10, 2019 Conservation Commission meeting at 7:28 pm.

Respectfully Submitted,

Kamey Cavanaugh, Clerk