



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

COLCHESTER CONSERVATION COMMISSION

Regular Meeting

Wednesday, October 16, 2019

Town Hall, 127 Norwich Avenue

Minutes of Meeting

MEMBERS PRESENT: Falk von Plachecki; Chairman, Michael Rogers, Sue Bruening (7:03pm) Michelle Kosmo, Rebecca Meyer, Matthew Bordeaux, Planner and Denise Turner, BOS Liaison

Members Absent: Darrell York, Seth Travis, Jay Gigliotti, Wetlands Enforcement Officer; Kamey Cavanaugh, Clerk

A. CALL REGULAR MEETING TO ORDER

Chairman von Plachecki called the Regular Meeting to order at 7:01 p.m.

Chairman von Plachecki introduced Matt Bordeaux to the agency and welcomed him.

B. ADDITIONS TO AGENDA – None

C. APPROVAL OF MINUTES – September 11, 2019

Motion made by Michelle Kosmo to approve the minutes of September 11, 2019 as written. Motion was seconded by Michael Rogers. Motion carried 3-0-1. Rebecca Meyer abstained

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*

Chair von Plachecki reported to the agency a request has been received by the applicant for a 65 day extension. Revised plans have been requested that have not yet been received.

Motion made by Michael Rogers to grant a 65 day extension to application 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 Rebecca Meyer. Motion carried unanimously

RECEIVED
COLCHESTER, CT
2019 OCT 23 PM 12:45
Gayle Furrman
TOWN CLERK

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- B. 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**

Mr. Wentworth, Wentworth Engineers was before the agency representing the owner and applicant. Mr. Wentworth identified the location and spoke of the existing building on the property. The proposal is a 57 X 70, or approximately 4000SF building. The proposed paved area will be sheet flow to a vegetated swale that will overflow to the existing State system.

Chair von Plachecki reported to the agency comments from J. Gigliotti stating all town staff comments have been addressed.

Rebecca Myer asked for clarification on the original wetlands location and a description of the porous pavement and location of the use.

Motion made by Michael Rogers to approve application 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 with the following condition

- 1. A redesign of the stormwater facility shall require resubmission to the Conservation Commission.***

Motion was seconded by Sue Bruening. Motion carried unanimously.

- C. 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**

Robert Green, Robert Green Associates representing the applicant reported to the agency all revisions have been made that were submitted by town staff and have received a favorable response. The changes were to indicate sidewalks and a cross culvert outlet that needed to be extended.

Chair von Plachecki read into the record a memo from J. Gigliotti stating the plans have been revised to include the sidewalks, a letter has been received from the property owner outlining their support for a sidewalk waiver, the wetland officers comments have all be addressed, the town engineer comments relating to wetland impacts have been addressed.

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

- D. 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.**

Chair von Plachecki reported all comments have been addressed.

Motion made by Sue Bruening to approve application 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. Motion was seconded by Michelle Kosmo. Motion carried unanimously.

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- E. **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*

Chair von Plachecki reported on staff waiting for drainage calculations, response to comments from the applicant, and eastern / western wetland boundary as discussed at the last meeting.

Mark Reynolds provided the agency with a map locating the eastern / western boundary.

Motion made by Rebecca Meyer to table to 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 Michelle Kosmo. Motion carried unanimously.

F. **NEW APPLICATIONS** – None

G. **OLD BUSINESS** – None

H. **NEW BUSINESS** – None

I. **ENFORCEMENT** – J. Gigliotti provided a report to the agency regarding some lawn care activity at 96 Broad Meadow Road within a Conservation Easement. At the direction of the Chair, Mr. Gigliotti sent the owner a copy of the conservation easement that for a reminder of the do's and don'ts within the area. Mr. Gigliotti will continue to monitor the site.

J. **CONSERVATION** – None

K. **CORRESPONDENCE** –

- A. Wetland Administrative Permits Issued
- B. Staff updates & other correspondence

L. **ADJOURNMENT**

Motion made by Michael Rogers to adjourn at 7:29pm. Motion was seconded by Michelle Kosmo. Motion carried unanimously

Chairman von Plachecki adjourned the October 16, 2019 Conservation Commission meeting at 7:31pm.

Respectfully Submitted,
Kamey Cavanaugh, Clerk