



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Website: www.colchesterct.gov

COLCHESTER CONSERVATION COMMISSION

Regular Meeting

Wednesday, May 8, 2019

Town Hall, 127 Norwich Avenue, Room 1

Minutes of Meeting

RECEIVED
COLCHESTER
2019 MAY -9 PM 2:30

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

Members Absent: Seth Travis, 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 –

Motion made by M. Rogers to add ‘approval of March 13, 2019 minutes’ to the agenda. Motion was seconded by S. Bruening. Motion carried unanimously

C. APPROVAL OF MINUTES – April 24, 2019 & March 13, 2019

Motion made by M. Rogers to approve the minutes of March 13, 2019. Motion was seconded by S. Bruening. Motion carried unanimously

Motion made by M. Rogers to approve the minutes of April 24, 2019. Motion was seconded by D. York. Motion carried unanimously

D. PUBLIC COMMENTS – None

E. PENDING APPLICATIONS –

- A. W2019-3031-339 Old Hartford Road, United Petroleum, LLC- Applicant/ Owner, Assessor’s Map 09-00 Lot 013-000, Proposed filling station reconstruction, impacts proposed in URA DRD 5/17/19

J. Gigliotti advised the commission the applicant has withdrawn this application.

- B. 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

J. Gigliotti stated the applicants are not quite ready and submitted a letter requesting a 65 day extension.

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Motion made by D. York to accept the extension request from the applicant and table application W2019-3032 until the next regular scheduled meeting. Motion was seconded by S. Bruening. Motion carried unanimously

C. W2019-3033- Old Hartford Road, G.H. Trailers- Applicant, RMD Land Development, LLC- Property Owner, Assessor's Map 05-10 Lot 024-000, proposed retail trailer sales facility DRD 6/14/19

J. Gigliotti reported to the commission of the location of the property and the focus for the application being in the Eastern corner. The wetlands and the stream on the property were pointed out. The proposed plan is for retail trailer storage facility and the development consist of parking and 2 buildings, storm water detention facility, and porous pavement. The impacts are upland review area and primarily the storm water facilities. Town staff has reviewed and signed off.

Bob Russo, Soil Scientist with CLA Engineers spoke on behalf of the application. Mr. Russo said the proposed development on the site is away from the wetland and the site plan shows both the upland review area associated with the stream and the edge of the wetland. The work in the upland review area consists of storm water treatment which is a swale that will convey storm water down to the South West into a basin and a new well will be installed. There is not any direct impact to the wetland or watercourse. The storm water treatment system has been designed to handle the water quality volume for the Connecticut DEEP 2004 water quality manual and the soils on the site are primarily sand and gravel with good infiltration capacity. The idea is to treat the storm water first and have the storm water flow into the swale down to the basin with infiltration taking place during the process. The buildings and parking are outside the upland review area. The project has an E&S plan in place and a narrative indicating what the contractor on site will need to follow in order to protect the wetlands.

Ellen Bartlett, CLA Engineers pointed out for the commissioners the locations of the porous pavement on the site; regulations requirement is 25%, this project is approximately 35%. Chairman von Plachecki asked for the distance from the farthest corner of the Phase 2 building to the wetland and Ms. Bartlett responded 5'.

Motion made by D. York to approve application W2019-3033 with the condition of a licensed land surveyor providing a letter stating he staked the Phase II building corner closest to the 100' buffer. Motion was seconded by S. Bruening. Motion carried unanimously

D. W2019-3034-Kramer Road/ Chestnut Hill Road- Rod Burgess- Applicant, Chestnut Hill Development, LLC- Property Owner, Assessor's Map 4E-05 Lot 003-000, Timber Harvest, request for declaratory ruling

J. Gigliotti reported on this being a vacant property and its location pointing out the two wetland sites on the property. The forester is proposing 3 portable bridge crossing for the timber harvest.

D. York stated in reference to one of the crossings that will have a landing above and below, why is there a need for that 3rd crossing. Rod Burgess, applicant, said if the staging area off of Kramer Road is used the crossing will not be needed. The proposal provides 2 options if needed depending on access. Since this is an as of right use, the commissions would like to see that crossing only be used if absolutely necessary.

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Motion made by D. York to recognize application W2019-3034 as an as of right use, with the recommendation not to use the Easterly wetland crossing if possible. Motion was seconded by R. Meyer. Motion carried unanimously

E. W2019-3035-Stanvage & Mahoney Road, Willow Lane, LLC, Assessor's Map 03-03 Lot 004-000, proposed 6-Lot subdivision DRD 6/14/19

J. Gigliotti reported to the commission that staff has not been able to review this application and would request the commission table until the next regular scheduled meeting.

Motion made by S. Bruening to table application W2019-3035 until the next regular scheduled meeting pending staff review. Motion was seconded by R. Meyer. Motion carried unanimously

F. W2019-3036-Stanavage Road, Willow Lane, LLC, Assessor's Map 03-03 Lot 005-000, proposed 2-Lot subdivision DRD 6/14/19

J. Gigliotti reported to the commission that staff has not been able to review this application and would request the commission table until the next regular scheduled meeting.

Motion made by D. York to table application W2019-3036 until the next regular scheduled meeting pending staff review. Motion was seconded by R. Meyer. Motion carried unanimously

F. NEW APPLICATIONS – To be accepted

A. W2019-3037- 41 Forest Drive, John Taylor- Owner/ Applicant, Assessor's Map 06-10 Lot 051-031, proposed 12' x 20' shed within URA DRD 7/12/19

J. Gigliotti pointed out the wetlands on the property and the proposed location of the 12'X20' storage shed. He reported on the topography of the lot and the few locations where this structure could be placed for the best use of the property owner.

D. York asked what the structure will be set on. John Tayler, property owner replied an asphalt pad. The commission would prefer crushed stone over asphalt, and also would recommend the building be pitched ½ - ¾" towards the driveway, away from the wetlands to prevent the potential of any spillage making its way into the wetland.

Motion made by R. Meyer to table application W2019-3037 until the next regular scheduled meeting per statutory reasons. Motion was seconded by D. York. Motion carried unanimously

G. OLD BUSINESS – None

H. NEW BUSINESS – None

I. ENFORCEMENT – None

J. CONSERVATION –

J. Gigliotti reported on Killdear nests that were found on the Little League field in town. Killdear birds nest in the ground and since the nest was discovered the field was closed for 3-4 weeks to allow for them to hatch. They have since hatched and the field has reopened.

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J. Gigliotti showed the commission photos taken of trees in town that are being affected by Emerald Ash Borer (EAB) and the concern of them in town was discussed.

K. CORRESPONDENCE

A. Wetland Administrative Permits Issued

J. Gigliotti reported of two agent approval that were issued since March.

- 195 Chestnut Hill Road for clearing of trees damaged by storm and
- 396 Halls Hill Rd, Castle Hill Day Care for a shade structure

B. Staff updates & other correspondence

J. Gigliotti updated the commission on the Halls Hill Road reconstruction project is ready to begin this summer.

The UCONN initiative Brownsfield work has been completed and a Phase I summary was provided for 2 properties, one being on Comstock Bridge and the 2nd is on River Road. A report will be generated by a hired consultant and submitted to the EPA for an assessment grants.

Audubon grant application for Ruby Cohen has been submitted for invasive species removal for an approximate 30 acre strand of Phragmites

L. ADJOURNMENT

Motion made by D. York to adjourn the May 8, 2019 Colchester Conservation Commission Meeting at 7:46PM. Seconded by S. Bruening. All members voted in Favor. Motion Carried

Chairman von Plachecki adjourned the May 8, 2019 Conservation Commission meeting at 7:46 pm.

Respectfully Submitted,

Kamey Cavanaugh, Clerk