

Town of Colchester

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**CONSERVATION COMMISSION
PUBLIC HEARING & REGULAR MEETING
Wednesday, September 13, 2023 – 7:00 PM
Town Hall - Meeting Room 2
MINUTES**

RECEIVED
COLCHESTER, CT
2023 SEP 15 PM 2:04
CITY CLERK
GUYLE FURMAN

Members Present: Falk von Plachecki, Chairman; Michael Rogers, Mary Tremblay, Michelle Kosmo, Susan Bruening

Absent: Rebecca Meyer

Also Present: Isabelle Kisluk, Assistant Planner & ZEO; Jason Reynolds, Reynolds Engineering Services; Stephen Fedus; Jared Weiner

1. PUBLIC HEARING (7:00 PM):

- A. **Call to Order**– Chairman F. von Plachecki called the Public Hearing to order at 7:01 PM.
- B. **Roll Call and Determination of a Quorum** – Roll call conducted and quorum present.
- C. **W2023-3078** - 203 Amston Road; Stephen Fedus - applicant/owner; Assessor's Map 21-00-003-000; 19 proposed apartments and 46 parking spaces on 8+ acres with upland review area impacts.

F. von Plachecki introduced comments from Town Engineer, Sal Tassone, as Exhibit L, dated 8/28/23. F. von Plachecki read the comments into the record.

Susan Bruening joined the meeting at 7:03 and was seated.

F. von Plachecki stated he saw nothing in the comments that falls under the purview of the Conservation Commission. Jason Reynolds, representing the applicant, presented the site plan to the Commission and outlined how they plan to address the comments. He further stated that the comments are relevant to Planning & Zoning and pose no potential impact to impact the wetlands. He stated that there will be no increase to runoff, no proposed clearing, and no direct wetland impact.

F. Von Plachecki asked J. Reynolds to point out the spillway to the sewer easement. J. Reynolds pointed out the area and stated that there is already a low point in the existing drainage pattern and the spillway will not significantly change that.

Chairman F. von Plachecki asked for anyone to speak in favor of the application. S. Fedus, applicant, stated that the project has adequate sideline buffers with existing foresting and no work in the wetlands. He described the existing uses in the general area of the project and stated that he feels the project will enrich the area.

Chairman asked for anyone to speak against the application, there were none.

Motion by M. Rogers to close the Public Hearing for W2023-3078, 2nd by M. Kosmo. Vote was unanimous, Public Hearing closed.

2. REGULAR MEETING (immediately following public hearing)

A. Call Regular Meeting to Order Chairman F. von Plachecki called the Regular Meeting to order at 7:09 PM, same members present as Public Hearing.

B. Additions to Agenda – None.

C. Approval of Minutes – August 9, 2023

Motion by M. Kosmo to approve minutes of August 9, 2023 Public Hearings and Regular Meeting, 2nd by M. Rogers. Vote was unanimous, minutes are approved.

D. Public Comment– None.

E. Pending Applications

1. **W2023-3078** - 203 Amston Road; Stephen Fedus - applicant/owner; Assessor's Map 21-00-003-000; 19 proposed apartments with upland review area impacts. (Date of Receipt: 5/10/23; 35-day extension granted to 8/16/23, 30-day extension granted to 9/13/23)

F. Von Plachecki stated the Commission could act on the application now that the Public Hearing has concluded however Commission members who were not present for all public hearings and who did not listen to the recordings missed public hearings should abstain from the vote. He polled Commission members to determine a voting quorum. M. Tremblay, M. Kosmo, and S. Bruening each stated that they would need to abstain.

M. Rogers made a motion to table consideration of W2023-3078 to the Commission's next Regular Meeting of 9/13/23, 2nd by M. Tremblay. Vote was unanimous, application tabled.

F. New Applications– None.

G. Old Business– None.

H. New Business

1. 523 Parum Road to discuss underground electric service through a wetlands area (Jared Weiner 860-334-7294).

J. Weiner stated that he recently purchased a property with a road that was never approved by the Commission or otherwise permitted. He explained that he would like to run underground power in the area. He has had wetlands flagged by Richard Snarski, soil scientist, and shared photos of the area with Commission members. He stated that he will be farming on the property and would eventually like to build a home as well, but he will need power and water for both.

M. Kosmo asked if the existing road is already utilized. J. Weiner stated that he does use it currently and he is in the process of applying for a reindeer farm.

S. Bruening asked how deep the trench would need to be for underground power. J. Weiner stated that it will need to be at least 4' deep and 1500' in length, but most of that is not in the wetlands. He described the process required for trenching and added that he would likely be able to complete the trenching through the wetlands area within one day.

F. Von Plachecki asked if the power would be only for the farm or if it would be for a house as well. J. Weiner stated that it will be for both.

F. Von Plachecki advised that J. Weiner should have the wetland flags surveyed and placed on a plot plan with his proposed house location and any adjustments to the driveway.

M. Kosmo noted that this property was recently forested, and an application was brought to the Commission by Austin Harmon of Hull Forestry.

I. Enforcement – None.

J. Conservation– None.

K. Correspondence

1. Wetland Administrative Permits Issued:

a. **W2023-3084** - 550 Westchester Road; Federal National Mortgage Association - Applicant/Owner; Assessor's ID 03-17/004-000; Subsurface Sewage Disposal System (SSDS) repair within 75' Upland Review Area. **APPROVED WITH STANDARD CONDITIONS.** Legal Notice of Agent Decision published 9/1/23.

b. **W2023-3085** – 52 Lakeview Drive; James Mongelli - Applicant/Owner; Assessor's ID 02-18/005-003; Construction of 16' X 22' shed/barn on gravel pad within 75' Upland Review Area. **APPROVED WITH STANDARD CONDITIONS.** Legal Notice of Agent Decision published 9/1/23.

2. Staff Updates & Other Correspondence – None.

3. Update on new Wetlands Enforcement Officer – tentative start date 9/25/23

L. Adjournment Motion by M. Kosmo to adjourn, 2nd by M. Rogers. Vote was unanimous, meeting adjourned at 7:32 PM.

Respectfully submitted by:

Isabelle Kisluk, Assistant Planner & ZEO