



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## Colchester Conservation Commission

Public Hearing and Regular Meeting  
Wednesday, June 14, 2023  
Town Hall, 127 Norwich Avenue, room #1  
Minutes of Regular Meeting

**MEMBERS PRESENT:** Falk von Plachecki, Chairman; Rebecca Meyer, Vice Chairman; Sue Bruening; Michael Rogers; Michelle Kosmo; Mary Tremblay and Casimir Szymanski, Wetlands Enforcement Officer.

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COLCHESTER, CT  
2023 JUN 15 PM 3:59  
Gayle Furman  
TOWN CLERK

### 1. PUBLIC HEARING 7 p.m.:

- A. Chairman von Plachecki called the public hearing to order at 7:01 p.m.
- B. Roll Call determined that all five members and one alternate were present and there is a quorum.
- C. **W2023-3078--203 Amston Road; Stephen Fedus**—applicant/owner; Assessor's Map 21-00-003-000; 20 proposed apartments and 46 parking spaces on 8+ acres with upland review area impacts. Chairman read the four exhibits that have been submitted for this application. He asked Jason Reynolds for proof that the notices were sent to neighbors. Mr. Reynolds replied that the notices had not been mailed in a timely manner and asked that the public hearing be continued to next month. Commissioner Meyer made the motion and Commissioner Bruening seconded the motion to continue the public hearing to the July 12, 2023 meeting so that proper notice be given to neighbors. The motion passed unanimously 5-0.

### 2. REGULAR MEETING (following public hearing)

- A. **CALL TO ORDER;** The Regular Meeting was called to order at 7:16 p.m.
- B. **ADDITIONS TO THE AGENDA;** None.
- C. **APPROVAL OF MINUTES;** Commissioner Kosmo made the motion and Commissioner Meyer seconded the motion to approve the minutes of the May 10, 2023 meeting. The motion passed 5-0.
- D. **PUBLIC COMMENT;** None.
- E. **PENDING APPLICATIONS** — **W2023-3078--203 Amston Road;** Stephen Fedus—applicant/owner; Assessor's Map 21-00-003-000; 20 proposed apartments with upland review area impacts. (Date of Receipt: 5/10/23). Commissioner Meyer made the motion to table action on the application and continue the public hearing to

the July 12, 2023 meeting. The motion was seconded by Commissioner Kosmo. The motion passed 5-0.

- F. NEW APPLICATIONS—W2023-3079 Norwich Avenue;** Linwood Development LLC—applicant/owner; Assessor’s Map 29-00-002-000; two lot split for two duplexes with upland review impacts and previous encroachment into URA and reclamation plan. Staff summarized the history of this two lot split which is a first cut of right. The applicant originally started cutting trees within the URA without permits and was issued an NOV. Work stopped immediately and the applicant stated he would submit the required paperwork to develop the site as two lots with a duplex on each lot. The zone is Suburban Use which allows duplexes. Mr. Snarski stated that the reclamation of the property involves planting new trees and shrubs which will feed the wildlife. Commissioner Rogers made the motion and Commissioner Kosmo seconded the motion to table the application to July 12 meeting. Motion passed 5-0.

**NEW APPLICATIONS —W2023-3080 19 Cato Corner Road;** James Bailes—applicant/owner; Assessor’s Map 4W-09/018-000; proposed single family residence and septic system within Upland Review Area. Staff informed the Commission that the applicant has removed several tons of garbage from this site and has started using the site again for agricultural uses such as raising of ducks, goats and bees on this nearly 12 -acre parcel. Mr. Bailes is now proposing a small 600 square foot house (with a future addition possible) on the site and a septic system that is partially in the URA. A well house has been constructed to water the animals. Commissioner Kosmo made the motion and Commissioner Meyer seconded the motion to table the application to the July 12 meeting. The motion passed 5-0.

**NEW APPLICATIONS —W2023-3081 155 Westchester Road;** Jeffrey and Donna Naples—applicant/owner; Assessor’s Map 05-14/016-000; reclamation plan and proposed pond within regulated wetlands area. The Commission discussed that this is a significant activity as it proposes to alter the basic functions of a wetlands area and replace the wetlands with a new proposed pond. Soils scientist James Sipperly asked to speak to the Commission and stated that he found a well in the wetlands and thinks there is water to fill a pond in the wetlands area. Commissioner Meyer made the motion and Commissioner Kosmo seconded the motion to set up a public hearing for July 12 meeting. Motion passed 5-0.

**NEW APPLICATIONS —W2023-3082 Lake Hayward Road;** John Allegra—applicant/owner; Assessor’s Map 02-12-01A-001; transfer of permit to John Allegra. Permit # W2019-3046 allowed limited filling of this Lake Hayward Road vacant site to allow for a single family house. Mr. Allegra bought the site from the original owners who subdivided the site from their house site next door. The fill he brought in exceeded the approved elevations and a stone wall that was to remain and provide the limit for filling was removed; fill was extended beyond the stone wall toward the wetlands on the site. Mr. Allegra is asking that the permit be transferred to him so that he can remove the excess fill, reinstall the stone wall, be in compliance with the approved permit and sell the lot. Commissioner Rogers made the motion and

Commissioner Bruening seconded the motion to approve the transfer of the existing permit to Mr. Allegra. The motion passed 5-0.

**G. OLD BUSINESS:** Staff updated the Commission on the parking lot bid for Sablitz open space. Low bid exceeded allotted ARPA funds and work items were removed from the specifications which will now be performed by public works. Work on the parking lot may begin in late summer or early fall and is expected to be completed in two months' time.

**H. NEW BUSINESS** ----Chairman Falk handed out copies of meeting protocols to commissioners to improve motions and other aspects of the meetings.

**I. ENFORCEMENT** ---Updates from WEO. 11 Skinner Road (filling in wetlands with wood chips); 155 Westchester Road (clearing in regulated wetlands area).

**J. CONSERVATION: None**

**K. CORRESPONDENCE**

- A. Wetland Administrative Permits Issued: 33 Hominick; 398 Cabin
- B. Staff Updates & Other Correspondence: Bulkeley Hill Preserve considering an amphitheater with seating for outdoor classroom

**L. ADJOURNMENT**

Commissioner Meyer made the motion and Commissioner Kosmo seconded the motion to adjourn the meeting at 7:56 p.m.

Falk von Plachecki,  
Chairman