



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

REGULAR MEETING

MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION

TUESDAY, August 12, 2014

7:30 PM

PRESENT: Roy Gosse, Chairman; Stephen Edwards, Vice Chairman; Cathy Alfandre; Steve Corti; Elliot Leonard

ABSENT: Dori Wollen, Secretary; Steve Hume; Sarah Cwikla, Alternate

MEETING CALL TO ORDER: Roy Gosse called the meeting to order at approximately 7:30 p.m.

1. INLAND WETLANDS APPLICATIONS: (As a representative for Item "A" was not yet present, the Members addressed Item "B" first.)

A. #14-478, 294 and 298 Maple Road – Vincenzo Toscano – Eliminate existing dirt driveway at 294 Maple Road and create a common driveway for 294 and 298 Maple Road. Received 7/22/14+65=9/25/14. Ronald Ochman of Ochman Associates was present on behalf of the applicant and reviewed the application once again. The Commission asked several questions regarding the driveway and received answers confirming the plans for regrading a steep section, widening the common driveway to the north, and relocating an existing electrical box if necessary. The Commission also asked if there was any new information about the plans for the dam and spillway. Mr. Ochman confirmed that he still needs to make some changes to the spillway design and will report on this to the Commission soon. He will also review the trees now growing on the dam and other maintenance issues with state engineers. Steve Corti also pointed out that there has been some ATV traffic, which could cause future problems. Steve Corti made a motion to approve the application, including erosion controls and filling/restoration of the upper driveway to eliminate it. Steve Edwards seconded. The motion carried unanimously.

B. #14-479, Saddle Ridge Developers, LLC. Request for Determination of No Regulated Activity Or, In the Alternative, Request for Approval/Modification to Conduct Regulated Activities Related to a 48-Lot Subdivision Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (136). Received 8/12/14+65=10/16/14. Roy Gosse explained that Phil Doremus reviewed the application after it was received last Friday and believes it is substantially complete. The Commission has received initial fees; further determination will be made about the fees after additional review. The Planning & Zoning Commission has already accepted their application. Steve Edwards made a motion to

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accept the application pending further review; Steve Corti seconded. The motion carried unanimously.

2. OLD BUSINESS:

- A. V#05-143--Notice of Violation at 740 Stepney Road--**Neunteufel and VonKuthy**, issued 7/5/05
 - B. Cease and Desist Order for property located at 740 Stepney Road-- **Neunteufel and VonKuthy**, issued 7/20/05
 - C. V#08-153—Notice of Violation at 68 Sport Hill Parkway—**Michael Newman**, issued 12/1/08
 - D. Cease and Remediate order for 68 Sport Hill Parkway--**Michael Newman**, issued 4/21/09
 - E. V#11-158, Notice of Violation at 580 Sport Hill Road—**Austin Ganim**, issued 5/24/11
 - F. V#13-166, Notice of Violation at 235 Redding Road—**Darren Andreoli**, issued 7/10/13
 - G. Amended Wetlands Permit #10-389, 288 Maple Road – Helena Morf, 4-lot subdivision. The Commission is looking into what has been done thus far re dam maintenance.
 - H. V#14-474, Notice of Violation at 40 Sherwood Road – Brian Alberino and Sarah Gerard, issued 5/5/14 – Even though the homeowner was not present, the Commission discussed the issue. It was agreed that a letter should be sent to the homeowners acknowledging that some excavation was done in the regulated area but that the site seems to be stable. Noting there is a pile of fill still on site, the letter should request that none of this material be put back in the regulated area after work is done on the walkway.
 - I. V#14-475, Notice of Violation at 175-177 Everett Road – Dennis and Holly Pryor, issued 5/5/14. The Commission requested that Phil Doremus provide an update on this violation.
- Note: A status review by Phil Doremus, WEO of the above noted items is in process.*

4. NEW BUSINESS:

- A. Discussion re letter from Robert Maquat, Chairman, Planning & Zoning Commission re Reconstruction of Morehouse Road from #488 to #418. Ed Nagy, Town Engineer, was present to explain the plans for reconstruction, which is an 18" expansion of the roadway. Mr. Nagy described the location of the work and provided a photo. The work will not disturb the drainage swale. After some discussion, Steve Edwards made a motion to send a letter to the Planning & Zoning Commission, explaining that the proposed road widening does not require a permit application. Steve Corti seconded. Motion carried unanimously.
- B. Item added to the Agenda – Motion by Steve Corti and seconded by Elliott Leonard to discuss Joseph Palmieri's request at 195 North Park Avenue to build a stone wall in a regulated area. Motion passed. Mr. Palmieri was present to share the updated map that had been requested by the Commission and to discuss his plans for the wall. The wall is to be constructed along North Park Avenue and will include a 24-inch plastic pipe (replacing an 18-inch pipe) where the watercourse crosses. The purpose of the wall is to enclose an area where cows graze. Steve Edwards recommended using a precast concrete box to protect the pipe under the wall. He also recommended additional pipes at grade to allow permeation of surface water along the road (between the watercourse and the property line). Mr. Palmieri explained that he will be cutting trees along the wall; Steve Edwards recommended no

more than 10 feet of clearing for agricultural access. Mr. Palmieri agreed to mark the map with updated plans for the wall, the pipe, and the tree clearing and will submit an as-of-right application with an updated map. Roy Gosse explained that the Commission will be able to review and approve the application at the next meeting if it receives all of the materials.

5. REVIEW FOR REPORT TO PLANNING & ZONING: Discussed under "New Business", Item "A".

6. CONSERVATION PROJECTS: Discussion re Paine Barn Special Revenue Fund. First Selectman Adam Dunsby sent a letter on July 30, 2014, explaining that there was \$6,600 in a fund for Paine Barn, and asking the Commission to determine whether there were additional needs for this money. Steve Corti mentioned that there are three additional pipes in the Paine Preserve that need repair, but Roy Gosse explained that the fund was designated for the Barn. After some discussion, the Commission did not believe that there was any need for a sign or other activity at the Paine Barn foundation. Steve Edwards made a motion to notify the Board of Finance that it can liquidate this fund; Elliott Leonard seconded. The motion carried unanimously.

7. CORRESPONDENCE: An information folder from the US Dept. of Agriculture was received.

8. OPEN-SPACE ISSUES: Steve Corti reported on clearing work that has been done at the Open Space. More will need to be done in September. Steve will also pursue bids for the three pipes that still need to be repaired.

9. WEO COMMUNICATIONS: None

10. SITE WALKS: None

11. APPROVE MINUTES FROM PRIOR MEETINGS: Steve Corti made a motion to accept the Minutes of the July 22, 2014 meeting. Elliot Leonard seconded and the motion passed.

12. MISCELLANEOUS: Elliott Leonard inquired about the plans for a joint Conservation/Planning & Zoning meeting re Saddle Ridge. Roy Gosse reported that the current plan is to hold an initial joint meeting to hear the presentation from the applicant and then subsequently to hold separate hearings. This approach was chosen to reduce Town expenses. Steve Edwards and Steve Corti expressed disagreement with this approach because it is different than the process that has been used for other applications, but they will accept it having voiced their objections. Roy Gosse explained that we expect to receive electronic copies of the applications, and that he will also inquire as to when we can expect the consultant's report.

13. **ADJOURNMENT:** Steve Edwards made a motion to adjourn the meeting at approximately 9:05 p.m., and Steve Corti seconded. The motion passed unanimously.

PREPARED BY Cathy Alfandre
FILED BY KRISTA KOT
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Secretary, Easton Conservation Commission