



CONSERVATION COMMISSION
225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
REGULAR MEETING
EASTON TOWN HALL—CONFERENCE ROOM A
TUESDAY, March 10, 2015
7:30 PM**

PRESENT: Stephen Edwards, Vice Chairman; Dori Wollen, Secretary; Stephen Corti; Catherine Alfandre; Steven Hume; Elliot Leonard; and Sarah Cwikla, Alternate

ABSENT: Roy Gosse, Chairman

1. MEETING CALL TO ORDER: Steve Edwards, Vice Chairman, sitting in for Chairman Roy Gosse, called the meeting to order at approximately 7:30 p.m.

2. INLAND WETLANDS APPLICATIONS:

- A. Application for 14, 17, 18 Tatetuck Trail—Norman W. Nagy, #14—proposed dwelling, driveway, and grading within 100 feet of wetlands, #17—proposed grading within 100 feet of wetlands, and #18—proposed driveway and grading within 100 feet of wetlands. Received 3/10/15+65=5/14/15. Paul Bombero, Licensed Surveyor of Bombero & Associates, LLC of Trumbull explained the applicant's request to apply for one permit for work at three building lots that were included in the subdivision approval several years ago; that permit has since expired. Steve Edwards advised Mr. Bombero that the Commission would require three separate applications, and that although there is a house noted on each lot, a buyer may not want to locate the home as shown on the submitted plans; therefore, Mr. Bombero or the applicant should return to the Commission when the lots have been sold and actual house plans chosen by the property owner are included on the drawings. This application was deemed incomplete and will be voided.

3. UNFINISHED 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 Steve Edwards will speak with First Selectman Adam Dunsby regarding the noted violation to discuss gaining approval for legal review.
- F. Amended Wetlands Permit #10-389, 288 Maple Road – Helena Morf, 4-lot subdivision. (See “Correspondence” below.)
- G. V#14-474, Notice of Violation at 40 Sherwood Road – **Brian Alberino and Sarah Gerard**, issued 5/5/14. Phil Doremus, WEO will revisit the site once the snow melts.
- H. Discussion with Attorney Hal Rosnick re open space land swap off of Riverside Lane. This item has been put on hold until the snow melts and the Members have had an opportunity to walk the site.

4. NEW BUSINESS:

- A. Determination of Wetland Impact #15-485—Maple Row Farm, 227-229 Stepney Road Vice-Chairman Stephen Edwards recused himself from discussion re this item, due to his relationship to the applicant. Dori Wollen, Secretary, sat in as temporary Chairperson. Attorney Raymond Rizio of Quatrella & Rizio, LLC of Fairfield was present, with his associate Christopher Russo, as well as Scott Edwards of Maple Row Farm. Mr. Rizio presented the request for Determination of Wetland Impact to the Commission. After discussion, the Members told Attorney Rizio they would need an amended plan showing the current mulch storage area moved to a more acceptable location, farther away from wetlands. A barrier should be added to delineate the setback and the area of activity. The amended plan is expected to be submitted to the Commission at their next regularly scheduled meeting on March 24, 2015. An As-of-Right Determination “application” will also be required.

A memo noting the above will be sent to Planning and Zoning.

With discussion re this item closed, Vice-Chairman Steve Edwards again took over as chair.

5. REVIEW FOR REPORT TO PLANNING & ZONING:

- A. Request for Comment from Inland Wetlands re SP-15-02, Special Permit Application, submitted on behalf of Maple Row Farm. The Commission determined that the work contemplated will impact the adjacent wetland; therefore, an As-of-Right Determination (application) was requested. A memo noting the above will be sent to Planning and Zoning.

6. CONSERVATION PROJECTS: See “Open Space Issues” below.

7. CORRESPONDENCE:

- A. Discussion re email from Vinny Toscano re dam at Big Lake Estates. The Members addressed an email received from Vinny Toscano re the bond paid to the town for work pertaining to the subdivision. Mr. Toscano would like to have some of the bond returned in order to continue work at the site and was told to contact the Commission. The Commission discussed this request, noting that they did not require a bond, though they expected the State to, but the State did not. After speaking with the Town's Comptroller, it was established that the bonds were requested by the Planning and Zoning Commission and Ed Nagy of the Department of Public Works. This information will be passed onto Mr. Toscano. The Commission proposes to Roy Gosse that as the dam repair was not included in the Planning and Zoning bond, a memo be sent to Planning and Zoning requesting that they stress to Mr. Toscano the importance of the repair of the dam at Big Lake Estates, as in its current state, it would present a liability to future land owners.
- B. Aquarion Water Company 2015 Environmental Champion Award materials. Duly noted.

8. OPEN-SPACE ISSUES:

- A. Discuss signage for newly named Morehouse Open Space. The Members discussed options for signage and asked Krista Kot, Commission Secretary to check with the Planning & Zoning Commission re size restrictions.
- B. Discuss naming and signage for open space property at Tatetuck Estates. After brief discussion, Elliot Leonard made a motion to name this yet unnamed parcel of open space, obtained by the Town through the creation of Tatetuck Estates, "Tatetuck Open Space". The motion, seconded by Steve Corti, passed unanimously.
- C. Enforcement of leash regulation within Paine Open Space. The Members discussed the requirement for dogs to be leashed while in the open space property. Discussion turned to the proposed dog park to be located at Aspetuck Park as an alternate destination for those who prefer to let their dogs run. Steve Edwards noted that he will check with Parks and Recreation as to the status of the plans. The Members noted a leash ordinance being proposed in Weston and asked Krista Kot to track the progress of this proposed ordinance.

9. WEO COMMUNICATIONS: Communicated when received

10. SITE WALKS:

- A. 20 Riverside Lane (Both 20 [Lot 5] and 30 [Lot 6] are owned by same party.)--when snow melts.
- B. Maple Row Farm--227-229 Stepney Road

11. APPROVE MINUTES FROM PRIOR MEETING:

- A. Elliot Leonard made a motion to approve the Minutes from the February 10, 2015 Meeting, and Steve Hume seconded. The motion passed unanimously.

12. MISCELLANEOUS: None

13. ADJOURNMENT: Dori Wollen made a motion to adjourn at approximately 8:48 p.m., and Steve Corti seconded. The motion passed unanimously.

PREPARED and FILED
BY KRISTA KOT
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Secretary, Easton Conservation Commission