



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
REGULAR MEETING &
CONTINUANCE OF PUBLIC HEARING
EASTON TOWN HALL—CONFERENCE ROOM A
TUESDAY, September 23, 2014
7:30 PM**

PRESENT: Dori Wollen, Secretary; Steven Hume; and Elliot Leonard (**Pls. see note below)

ABSENT: Roy Gosse, Chairman; Stephen Edwards, Vice Chairman; Stephen Corti; Catherine Alfandre; and Sarah Cwikla, Alternate

****To make quorum in order to hold the public hearing, Roy Gosse participated remotely by phone, for that portion of the evening only.**

MEETING CALL TO ORDER: Secretary Dori Wollen, sitting in for Chairman Roy Gosse, called the meeting to order at approximately 7:32 p.m.

Dori Wollen announced that she was going to recess the regular meeting to open up the public hearing. Mrs. Wollen then asked for a vote from the Members.

Steve Hume made a motion to recess the regular meeting and open up the public hearing regarding Application #14-479, and Elliot Leonard seconded. The motion passed unanimously.

1. INLAND WETLANDS APPLICATIONS:

- A. #14-479, Saddle Ridge Developers. 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. This development will be known as "Easton Crossing" and is located on approximately 124 acres. Dori Wollen noted that the purpose for the evening's public hearing was to announce the date and time of the site walk for the above-noted property, stating that this is a public notice. The site walk will take place on Saturday, October 18, 2014 at 8:30am. Participants will meet near the metal gate at the Cedar Hill Road entrance. A notice will be posted with the pertinent information. Mrs. Wollen noted that the public hearing would be continued to Tuesday, October 21, 2014 at 7:30pm in the Easton Library Community Room. Mrs. Wollen then requested a vote from the Members. Elliot Leonard made a motion to continue the hearing to Tuesday, October 21, 2014 at 7:30pm in the Easton Library Community Room, and Steve Hume seconded. The motion passed unanimously.

Dori Wollen asked for a vote to reopen the regular meeting. Motion was made by Steve Hume to reopen the regular meeting, and Elliot Leonard seconded. The motion passed unanimously.

As his presence was no longer required, Roy Gosse excused himself from the meeting, thanking the members present. The meeting was able to proceed without a quorum as there were no applications requiring decisions at this time.

As the applicant for Item C. was present, this item was discussed first.

#14-480, 18 Vista Drive—Dennis Kassib. Construct single driveway. Received 9/23/14+65=11/27/14. Ronald Ochman, Professional Engineer and Land Surveyor of Ochman Associates, Easton, CT was present on behalf of the applicant, who is currently living in Colorado, to discuss the application. Mr. Ochman explained that the house to the north was formerly owned by the applicant's mother, and the applicant currently owns 18 Vista Drive. There was a driveway that served both the applicant and his mother's homes, but it was not a "common" driveway. When the estate sold the mother's house, there was a provision that the homeowners of 18 Vista Drive could use the driveway until December 1, 2014. As there is someone interested in buying 18 Vista Drive, Mr. Kassib now needs to build a separate driveway to access that house. Mr. Ochman proposes to fill in the northerly area of a small depression in wetlands (per Mr. Ochman, official wetlands area is approximately 5'x10'), which he felt would not affect much, noting that it would preserve the continuity of the area to the south. Dori Wollen requested the property flagged for site walk purposes; Ron Ochman said he would call the office when this has been done.

- B. #14-481, 200 Mile Common—David and Geraldine Luther. Construct new septic system. Ronald Ochman, Professional Engineer and Land Surveyor of Ochman Associates, Easton, CT was present with the applicant to discuss the construction of the new septic system. Mr. Luther confirmed that although the septic system began to fail in the spring, due to the dry weather, it still is in working order, but needs to be replaced. Mr. Ochman originally planned to put the new system in its current location, but explained that as Mr. Luther would like to save some trees currently growing over the existing system, he's proposing to shift the project ten feet east of its current location, bringing a portion of the system within 90 feet of the pond. As the applicant did not deem the project urgent, it was determined the decision could be made at the next meeting, due to lack of quorum. Ron Ochman said he would flag the property and call the office when this has been done.

2. 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
- 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.
- H. V#14-474, Notice of Violation at 40 Sherwood Road – Brian Alberino and Sarah Gerard, issued 5/5/14 – The Commission sent the property owners a letter instructing them to notify Phillip Doremus, WEO, when their project is complete. Mr. Doremus will then visit the site, and if all is found to be satisfactory, a lift letter will be issued, which the property owner will need to file with the town in order for the lifting of the violation to take effect.
- I. V#14-475, Notice of Violation at 175-177 Everett Road – Dennis and Holly Pryor, issued 5/5/14.

Note: The Members requested that Phillip Doremus, WEO prepare a written update on each of the above-noted items. The Members also expressed concern regarding two additional properties:

- 1) 25 Rock House Road—The Members would like Phil Doremus to visit the property to make sure that the proper installation of erosion controls is in place.
- 2) 70 Redding Road—The Members noted heavy machinery around the spillway and swale in wetlands, as well as storage of volumes of downed trees near the river, which, in a heavy rain, could cause a log jam.

4. NEW BUSINESS: None

5. REVIEW FOR REPORT TO PLANNING & ZONING:

The following item should have appeared on the 9/9/14 agenda as it is still an open item.

- A. Request from Planning and Zoning Commission to review application submitted to the Planning and Zoning Commission by Saddle Ridge Developers, LLC, on behalf of Silver Sport Associates, to construct a housing development with an affordable component pursuant to Conn. General Statutes Sec. 8-30g, on their property of 124 acres, bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road. The Conservation Commission feels review of this item at this time would be premature and will render comment at a later date.

6. CONSERVATION PROJECTS:

Carried over: Paine Barn Special Revenue Fund. Awaiting a list from Steve Corti detailing approximately five repairs needing to be done at Paine Open Space. When received, a memo will be sent to First Selectman Adam Dunsby. The repair funds will be taken from the Paine Barn special Revenue Fund.

7. CORRESPONDENCE:

- A. Letter from CACIWC requesting yearly dues. Duly noted by the Members. Krista Kot, Commission Secretary will submit the bill for payment.

8. OPEN-SPACE ISSUES: None

9. WEO COMMUNICATIONS: None

10. SITE WALKS:

- A. 18 Vista Drive
- B. 200 Mile Common
- C. Easton Crossing—Saturday, October 18, 2014, 8:30am, meet at entrance off of Cedar Hill Road near metal gate.

11. APPROVE MINUTES FROM PRIOR MEETINGS: No motions could be made due to lack of quorum; therefore, the Members will review the Minutes for approval at their next regular meeting.

12. MISCELLANEOUS: None

13. ADJOURNMENT: As no motions could be made due to lack of quorum, the meeting disbanded without a vote.

PREPARED and FILED
BY KRISTA KOT
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Secretary, Easton Conservation Commission