



**CONSERVATION COMMISSION**  
225 Center Road - Easton, Connecticut 06612

**CONSERVATION COMMISSION  
MINUTES  
SPECIAL MEETING FOR PUBLIC HEARING  
EASTON PUBLIC LIBRARY COMMUNITY ROOM  
OCTOBER 21, 2014 AT 7:30 PM**

**PRESENT:** Roy Gosse, Chairman; Stephen Edwards, Vice-Chairman; Dori Wollen, Secretary; Stephen Corti; Catherine Alfandre; Steven Hume; and Elliot Leonard

**ABSENT:** Sarah Cwikla, Alternate

**OTHER NOTABLE ATTENDEES:** Attorney Ira Bloom, Town Counsel; Consultant for the Town, Todd Ritchie, P.E., CPESC, CPSWQ, LEED AP, of GHD; Attorney Matthew Ranelli, Applicant's Council; and Ted Hart, P.E., Milone & MacBroom, Inc.

**MEETING CALL TO ORDER:** Chairman Roy Gosse opened the special meeting for a public hearing at approximately 7:34pm and read the meeting notice for the record regarding the application noted below.

Inland Wetlands Application #14-479, submitted by Matthew Ranelli, Esquire, of Shipman & Goodwin LLP, authorized agent of Saddle Ridge Developers, LLC, for property owned by Silver Sport Associates, Limited Partnership to "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 at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136)", an area of approximately 124 acres, to be called Easton Crossing. Chairman Gosse also noted the site walk for this application that took place on October 18, 2014.

Attorney Ira Bloom, Counsel for the Town of Easton, gave a brief synopsis of the history of the applications, noting that he is required to give the supervising judge, Judge Berger, a status report regarding the two applications submitted to the Easton Conservation and Planning and Zoning Commissions.

Todd Ritchie read his report dated October 17, 2014, noting questions submitted by GHD to the Applicant by email on October 9, 2014, as well as the Applicant's responses, stating that he was retained and authorized by the Commissions to provide an independent third-party review of two applications, based on application materials received in the beginning of the application process.

As Mr. Ritchie read, the Members asked several questions, some of which appear below:

Dori Wollen noted that Mr. Ritchie seemed to report that the wells were relatively shallow, as far as wells go, and too close together to be safe. She then asked whose responsibility, if the wells were to dry up, would it be to maintain these wells. Mr. Ritchie responded that he didn't know if the wells would be shallow, but added he was recommending the applicant have an expert look into the question on well proximity.

Roy Gosse next recommended that a geological report by a certified professional geologist be submitted to the Commission. Attorney Matthew Ranelli of Shipman and Goodwin, LLP, Authorized Agent and Counsel for the Applicant, Saddle Ridge Developers, LLC, stated that there is currently a report in process that will be given to the Commission.

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Steve Corti questioned whether a common well with storage capacity would be a better idea than a well for each residence; Mr. Ritchie responded that several wells are okay, and that they are reviewing what the Applicant is proposing.

Brief discussion was held regarding the Low Flow Water Treatment Wastewater dispersal systems that recently became required for new developments, although older developments are grandfathered. Todd Ritchie noted that the water would be pumped and run out to a separate underground dispersal system. The reason for this is salt degrades concrete, which could cause the septic holding tank to fail.

Mr. Ritchie continued, noting that impervious coverage within the project area is approximately 7.1%, compared to the Conservation & Development Policies Plan for Connecticut 2013-2018's goal of a maximum of 10% for development within drinking water source areas. Mr. Ritchie expressed concern that the threshold could be exceeded in the future and recommended that one or both Commissions require a deed restriction as part of the approval, if given, stating that the impervious coverage should not exceed 10%, in perpetuity.

Steve Corti questioned whether the consultant had taken into account the number of cars per dwelling. Mr. Ritchie responded that he did not, and that he only considered what was proposed by the applicant. Mr. Corti responded that the more vehicles in a driveway, the more impervious surface.

Steve Edwards addressed Todd Ritchie, stating that his impervious coverage numbers are off, as the homes are depicted on the plans by 2000 square foot boxes, which doesn't take into account the homes have more than 3000 square foot boxes, and therefore the amount of impervious surface noted is misleading. Of particular concern are the tight lots with wetland impact where distance lines to other activities would be impacted. Mr. Edwards asked for additional information to follow.

Todd Ritchie pointed out the storm water basin design is different from the 21-lot subdivision, which had under-drains to facilitate runoff, whereas these do not. Accordingly, they do not meet guidelines of the Stormwater Quality Manual. Furthermore, testing results for the basins have not been provided. Roy Gosse requested that the testing data be provided.

Mr. Ritchie identified that certain storm water drains are designed for a 10-year storm event, so a larger storm could generate excess flow over the curb, through the woods and private properties into the wetlands, as well as possible erosion and ponding in the street. In such cases excess water would bypass the catch basins, which are built for a 100-year event, demonstrating a mismatch in design.

Todd Ritchie concluded his presentation, and at this point, Roy Gosse asked if there were any questions from the audience. With no questions at this point, Attorney Ranelli was asked if he has had any time to consider some of the recommendations set forth in the consultant's report. Attorney Ranelli, noting they had received the report on Friday, stated that they would prepare a response for the requested data and questions, covering data or misunderstandings about the proposal, but would need adequate time in order to prepare a complete response. Attorney Ranelli said, addressing Steve Edwards' comments, that they do not feel the application is misleading and would try to resolve the difference, adding careful thought has been put into the plan.

Steve Edwards responded that no disrespect was meant, but the Commission does need to determine the activity, and, therefore, needs to ask the applicant to clarify, as trying to fit a big house on a tight site doesn't work. Mr. Edwards went on to note that the rest of sites are acceptable, but a certain few, at this point, are questionable.

Attorney Ranelli expressed that he would work with the Commission to provide what is required. He then noted that the intervenors expect to have an additional report coming in from a soil scientist by October 29, 2014.

Taking schedules into account, Roy Gosse announced that the public hearing would be continued to Thursday, November 6, 2014, at 7:30pm in the Helen Keller Middle School Cafetorium.

Conversation turned to the land-locked open space parcel. Steve Corti requested consideration of a six-foot path in order to manage the property or for access purposes. Attorney Ranelli responded that the open

space parcel would be owned by the association, until the Planning and Zoning Commission says otherwise. With association ownership, there would be no public access.

Attorney Ira Bloom reiterated that the public hearing would be continued as a special meeting on Thursday, November 6, 2014, at 7:30pm, at Helen Keller Middle School.

For the record, Attorney Ranelli submitted a letter dated October 21, 2014 from himself on behalf of the applicant, Saddle Ridge Developers, LLC, consenting to an extension of the public hearing through November 6, 2014, which was accepted by the Commission.

Roy Gosse asked Todd Ritchie to review the report recently received from Steven D. Trinkaus, PE, CPESC, CPSWQ of Trinkaus Engineering.

Public Comment was made by the following attendees: Bruce LePage of 18 Cold Spring Road and Jeff Becker of 5 Cedar Hill Road.

Roy Gosse concluded by noting, for the record, the continuance of this hearing to November 6, at 7:30pm, Helen Keller Middle School, and requesting a motion to adjourn.

At approximately 9:10pm, Steve Edwards made a motion to adjourn, and Dori Wollen seconded. The motion passed by a unanimous vote.

PREPARED and FILED  
BY KRISTA KOT  
Secretary, Easton Conservation Commission  
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