



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

**MINUTES  
CONSERVATION COMMISSION  
SPECIAL MEETING  
HELEN KELLER MIDDLE SCHOOL CAFETORIUM  
NOVEMBER 19, 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

**MEETING CALL TO ORDER:** Chairman Roy Gosse called the meeting to order at approximately 7:36pm, noting the first item on the agenda, as follows:

1. **PUBLIC HEARING:** The Easton Conservation Commission at its special meeting Thursday, November 6, 2014 continued the public hearing for the below-noted application to Wednesday, November 19, 2014 at 7:30 p.m. in the Helen Keller Middle School Cafetorium, 360 Sport Hill Road, Easton, Connecticut to consider the below-noted application by Saddle Ridge Developers, LLC, the Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Section 9 of the Inland Wetlands and Watercourses Regulations of the Town of Easton, for 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 opened the meeting by asking the Town's Consultant, Todd Ritchie, P.E. of GHD to review his letter to the Conservation Commission dated November 17, 2014, referencing "Easton Crossing Development Technical Review; Final Summary of Findings, Recommendations and Conclusions; GHD File No. 8618269". Todd Ritchie read through his comments regarding the responses provided by the applicant's engineer, Ted Hart, in his letter of November 3, 2014.

Although certain reports/letters received by the Commission assert that the project would have a negative impact, Mr. Ritchie stated that based on his review of the application materials and the changes to those materials made by the applicant in response to concerns expressed by the Commission, his opinion is that the Easton Crossing Development will not result in foreseeable adverse impacts to public health, safety, wetlands, watercourses, and the environment. Mr. Ritchie also stated that the current design of the wet stormwater quality basins complies with the criteria of the 2004 DEEP Stormwater Quality Manual.

Roy Gosse next asked Ted Hart, P.E., Milone & MacBroom if he'd like to respond to Todd Ritchie's letter. Mr. Hart addressed topics listed by Mr. Ritchie, discussing each, and making suggestions as to how the applicant could proceed in a way that might be acceptable to the Town.

The Commissioners questioned Mr. Hart, primarily noting concerns regarding drainage, such as roof runoff, orifice (pipe opening) size, and responsibility for maintenance of the storm drains and detention basins.

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CHRISTINE HALLORAN TOWN CLERK EASTON CT

The Members expressed their concern regarding the Homeowners Association being responsible for maintenance, stating that, for various reasons, Association-controlled maintenance is not a reliable solution. Vice-Chairman Steve Edwards noted that the impervious coverage on the plan is now 8.7% (assuming the largest house footprint is used for each lot, plus a 500 additional square foot allowance), and reminded Mr. Hart and Attorney Ranelli that if the application were to be approved and residents move in, there is currently nothing in place to limit the activity to 10%. George Trudell of Trudell Homes, Newtown, CT noted that not all lots would have the largest homes, so the assessment is that the number would be lower. After further discussion it was determined that this is a topic which, although of great concern to the Conservation Commission, needs to be addressed by the Planning and Zoning Commission, with one option being a deed restriction.

Todd Ritchie spoke next, responding to questions posed by Commission members regarding the stormwater system and drainage pipe size, noting that if the Members voted to approve the application, they could impose a condition regarding the minimum orifice requirement, based on the 2004 Stormwater Quality Manual. Attorney Ranelli suggested, alternately, using reverse piping, where a pipe would be situated so it runs up from the bottom of the drainage area. Attorney Bloom suggested that the Town might retain GHD, during the construction process to assure the job is done accordingly; this consultant fee would be paid by the applicant.

The Members again questioned Ted Hart, mainly about the permeable pavers and stone walls on the property. Mr. Hart told the Members that some walls would have to be removed down grade from septic systems.

Jeff Becker, 5 Cedar Hill Road, read a letter he wrote, which was later submitted to the Commission. David Katz, 5 Lantern Hill Road, spoke to the Commission, citing his thoughts on the project. Prinnie Falkenhagen, 336 Silver Hill Road thanked the Commission for their work and read a letter she wrote, which was later submitted to the Commission. June Logie, 140 Rock House Road, also spoke to the Commission, citing her thoughts on the project. Kathleen Magner, 55 Sanford Drive, cited her thoughts on the project. Also submitted was a letter signed by Leslie Minasi and Giuliani Minasi, 34 Cedar Hill Road.

Attorney Ranelli made his closing statement, thanking the Commission members, et al., noting that Saddle Ridge Developers has met the objectives, significantly reducing density to one unit per two acres from 99 units, eliminating the public water supply, as well as lowering the number of septic systems. Attorney Ranelli continued, saying they have provided 40+ acres of Open Space and have not altered the wetlands crossing, as previously approved. Attorney Ranelli ended his statement by respectfully asking the Commission to approve the application.

At approximately 10:50 p.m. Steve Edwards made a motion to close the public hearing, and Dori Wollen seconded. The vote was unanimous.

The Commission noted that the deliberation session for the application would be held on Monday, December 8, 2014 at 7:30 p.m., location TBD.

2. **REVIEW FOR REPORT TO PLANNING & ZONING:**  
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 determined that there are three items that need to be addressed. The first two items relate to the importance of proper operation of the detention basins which all border on open space areas.

1. Since the applicant has proposed a modification to the Planning & Zoning Regulation that specifies a maximum 10% coverage within the new zone and since the property is broken into several drainage areas that are designed based on a maximum of 10% coverage within each drainage area, the recommendation is to place a 10% coverage deed restriction on each property.
2. There should be strong enforcement mechanisms in place to ensure that there is regular maintenance of the storm drainage system to include the detention basins.
3. The four principal Open Space properties should be open to the public, accessible by the neighbors, and include parking with signage. Existing trails should be delivered in good working condition. The Open Spaces should either be owned by the Town or by a land management entity such as Aspetuck Land Trust.

At approximately 10:55pm Dori Wollen made a motion to adjourn the Special Meeting, and Steve Edwards seconded. The motion passed unanimously.

FILED BY KRISTA KOT  
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Secretary, Easton Conservation Commission