



## CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
TOWN HALL CONFERENCE ROOM "A"  
MARCH 12, 2024 7:30 p.m.**

**PRESENT IN PERSON:** Chair, Dori Wollen, Washington Cabezas Jr., Maria Corti, Kevin Kilner, Karin Niesyn (arrived at 7:45).

**ABSENT:** Cathy Alfandre, Anthony Battaglia, Jeff Borofsky, (alternate) Brandon Harvey, (alternate), Dave Logie.

Chair Wollen called the meeting to order at 7:31 p.m. She appointed Washington Cabezas, Jr. to vote for Cathy Alfandre.

- 1. AS OF RIGHT DETERMINATION REQUEST: #24-651, Wood End Road:** Paul Khamarji, applicant. Construct gravel road to barns, fields and pond, consolidate wetlands into an irrigation pond for crops and livestock, clear 8 acres to become pastures and crop fields. Received 1/9/2024 + 65 days = 3/14/2024. Both Mr. and Mrs. Khamarji appeared on behalf of this application. It was noted that all the Commissioners present had done a site walk or viewed another commissioners site walk he had videoed. Chair Wollen noted that the only site plan presented to the Commission was from 2006. She said that the Commission needs to see an updated map showing the contour lines for elevations on the site. **February 20, 2024.**

Mrs. Khamarji distributed a summary of the actions they had taken since filing their application and a plan that they have broken into phases. As noted by several Commissioners they did build a gravel access road onto the property and a dirt road going to the back of the property where they now have some cows. Cathy Alfandre asked if it was their intent to present the project to the Commission piecemeal. Mrs. Khamarji said they had started to work with a soil scientist Bill Kenny at the suggestion of Mark Ochman. She stated that Mr. Ochman did not want to do a land survey until he saw the results of Mr. Kenney's site work. In addition, she stated they have contacted Kip Kolesinkas, Land Conservation Specialist at UCONN and have an appointment with him this Friday. Chair Wollen stated that the application can be amended as timing for the entire project is problematic, since a public hearing is required, and cannot be scheduled without a professionally prepared site plan. Cathy Alfandre stated that she believes the wetlands on this property play an important part in flood plain management.

**MOTION:** Cathy Alfandre moved to approve the section of the plan marked as Phase 1 to create a 20-foot-wide farm access road to access farmable area of the property as shown on a copy of the 2006 site plan signed and dated by Mr. Khamarji on February 20, 2024. Anthony Battaglia seconded. **VOTE:** The construction of a 20-foot-wide farm access road was approved by unanimous voice vote. No other parts of the proposal will be considered until new site plans are available.

**February 27, 2024.** Mr. and Mrs. Khamarji appeared on behalf of this application. They reported that they have been working with Bill Kenny, Mark Ochman and Kip Kolesinkas of UConn and are awaiting new site plans. Chair Wollen stated that when they have the new site plan the Commission can move forward with a public hearing.

**March 12, 2024.** Mr. and Mrs. Khamarji e-mailed Chair Wollen to advise they were both ill and could not attend this meeting. She said they had walked the property with Mark Ochman. This application is to expire in one day and therefore the applicants will be asked to grant an extension. The maximum extension is 65 days. Applicants will be notified accordingly.

**2.#24-653, 36 Far Horizon Drive,** Zachary Wojtowicz, owner, construct inground pool. Received 2/13/2024 + 65 days = 4/18/2024. Owner Zachary Wojtowicz, and Tom Santella of Total Pool and Patio appeared on behalf of this application. Several commissioners asked if the pool could be moved closer to the house. Mr. Santella answered that because the owners have very young children, they wanted to have some separation between the patio and the pool. Chair Wollen stated they have to build a fence around the pool. They agreed to move the pool 5 feet closer to the property line to make the distance between the house and the wetlands 60 feet. **MOTION:** Kevin Kilner moved to approve #24-653 with standard stipulations and as shown on the site plan marked, initialed and dated March 12, 2024. Washington Cabezas, Jr. seconded. **VOTE: #24-653** Approved by unanimous voice vote. (Karin Niesyn did not arrive in time for this discussion and vote.)

**3. #24-654, Judd Road Bridge over the Mill River, Monroe, Town of Easton,** Repair Bridge deck, rehabilitate existing substructure. Received 2/27/2024 + 65 days = May 2, 2024. Keegan Elder of WMC Consulting Engineers appeared on behalf of this application. Chair Wollen reported that she had spoken to the Easton Town engineer to ask about the need to close the road to the residents whose property abuts the construction. Mr. Elder stated that it can be required that the contractor allow access for the residents, emergency vehicles, mail delivery and trash pickup. Chair Wollen asked him to contact Monroe to set up a discussion regarding their informational meeting. **MOTION:** Maria Corti moved to approve #24-654 with standard stipulations and contact with Town of Monroe engineering department. Kevin Kilner seconded. **VOTE: #24-654** was approved by unanimous voice vote.

**4. #24-655 30 Far Horizon Drive,** Joe Martini, owner, add 1 story addition to expand master bed and bath, 1 story deck off bedroom. Received 3/12/2024 + 65 days = 5/16/2024. Rich Bernstein, contractor appeared on behalf of this application. He stated this is a bump out addition which is within 70'-80' feet from wetlands. Chair Wollen asked him to stake the 4 corners of the addition and the deck.

**5.#24-656:** Christopher and Luis Carrena appeared on behalf of this application. They presented GIS printouts and they stated the tree work they had done that resulted in Violation # 24-652, issued January 11, 2024 was more than one hundred feet from the

wetlands. This application is to remove trees and brush leading to pond and install a pump in the pond to control mosquito population. Chair Wollen said she would direct the WEO to confirm that earlier tree work was more than 100 feet from the edge of the regulated area. She asked that the wetlands Messrs. Carrena wish to work in be flagged.

#### **4. UNFINISHED BUSINESS:**

- A. **V#21-584** Notice of Violation at 1074 Black Rock Road- (3/14/23) Trevor A. Smith was present to discuss the outstanding violation. He presented a soil scientist report for a part of his property only, however, this report does not deal with the area in question, i.e. the area subject to the violation. The Commission requested Mr. Smith obtain a map that shows the wetlands including the setback on his entire property. Mr. Smith agreed to have a map showing the wetlands and setback lines. – no new information.

**6/9/2023**, no new information. **9/12/2023**, no new information received. On September 18, 2023, Chair Wollen wrote to Mr. Smith and his attorney Lukas Thomas asking for the map described above. As of this date there has been no reply.

**10/10/23**, as of this date there has been no reply. Mr. Smith's neighbor appeared at this meeting

**10/24/2023** (see #23-646) and mentioned that the civil lawsuit between Messrs. Smith and Ramos has been resolved.

**11/20/2023** -Mr. Smith dropped off a site plan and a January 2023 letter from his soil scientist which stated there are no wetlands on his property. This information is inconclusive as it does not show any information about wetlands on adjoining properties. Additional research is being undertaken.

**December 14, 2023** Chair Wollen reported that she had an e-mail from Joe Welch of Aquarion, which she read into the record. His e-mail recounted that in 2021 Aquarion received a call from DEEP that Mr. Smith was observed dumping construction debris, asphalt and garbage at the head of a creek on his property. Mr. Welch also provided a photo taken by Aquarion staff of the dump site. A discussion ensued wondering if the soil scientist employed by Mr. Smith didn't find any wetlands on the property because the creek had been buried.

Chair Wollen described the research she has been doing into the history of this violation.

**1/24/2024**. Chair Wollen wrote a letter to Mr. Smith dated January 23, 2024, which she copied to DEEP, Aquarion, the soil scientist and Mr. Smith's attorney. She read the letter into the record.

**2/20/24**. Chair Wollen reported that she had spoken to Steven Danzer, the soil scientist. She said that Mr. Danzer related to her he had been instructed to observe and report on a small corner of the property which had no wetlands on it. There has been no response from any of the other addressees on this letter.

**3/12/2024**. The 1/23/2024 letter to Mr. Smith was returned by the post office as undelivered.

B. **Warning** re; activities within 100 feet of wetlands- David Harding 570 Morehouse Road, Easton CT, issued May 17, 2021.

B. **V#21-592** Activities within 100 feet of wetlands-David Harding, 570 Morehouse Road, Easton CT, issued August 12, 2021. Chair Wollen wrote to Mr. Harding on June 9<sup>th</sup> 2022 levying a \$1000 fine without any response.

D. **10/7/22** the First Selectman advised staff that Peter Howard has been appointed as Hearing Officer and directed staff to work with his Assistant to initiate legal proceedings due to non-compliance pursuant to Chapter 325 of the Town Code. The hearing was held on December 9, 2022. During this hearing Mr. Harding asserted he had obtained a farm designation for his property. His friend and neighbor, Dan Phillips, who also appeared, said Mr. Harding's property was covered by the Stanczyk's permit for regulated activities. Mr. Harding was expected to appear at this meeting with an As of Right Determination request and also provide information regarding the alleged activities at the rear of his property. Mr. Harding has not submitted any application. Mr. Howard sent Mr. Harding a follow up letter on 1/6/23. As of tonight, **2/14/23**, no word from Mr. Harding and the case will be turned over to outside counsel for further handling. –

**3/28/23** – As of Right Determination request received – but without signature. It was removed from the agenda on 5/9/2023 by unanimous voice vote as it was incomplete.

**5/23/2023** – David Harding and his friend/neighbor, Dan Phillips appeared in response to the 5/17/23 letter informing him that the As-of-Right determination request was deemed incomplete and therefore it was removed from the agenda. Chair Wollen handed Mr. Harding the As-of-Right determination request #23-635 and asked him to sign and date it and stated that the clock for this case would start tonight. Mr. Harding wanted Mr. Phillips to speak for him. A discussion ensued re the necessity of the As-of-Right request and was determined that the work Mr. Harding has been doing does not need any permit unless it is performed in a regulated area. Mr. Harding stated that he has been harassed by neighbors and the Town. He claimed that the reason he was issued a warning and a violation because of all the harassment. Chair Wollen stated that none of these allegations are due to the Conservation Commission and there is nothing we can do about them. Chair Wollen asked Mr. Harding to describe his plans in detail for both the front and the back of the property. For the front he is planning to plant Xmas trees and he refused to talk about the back of his property, except that he was not working in wetlands. Mr. Phillips discussed the violations and the Dec 9, 2022 hearing. Cathy Alfandre suggested Mr. Harding pick two or three dates at which time the Commission members could come and inspect the areas of the property that are subject to V#21-592(8/12/21) and the Warning (5/17/21).

**6/13/2023**- Chair Alfandre read into the record a memo from the WEO Mark DeLieto. The WEO stated he had been invited onto the property by Mr. Harding who stated that he would not allow the Commission to conduct a site visit upon the advice of his attorney. Several members expressed surprise at Mr. Harding's change of mind, since he had been amenable to a site visit at the end of the last commission meeting (5/23/2023) There was a discussion of how to proceed. A suggestion was made to ask Mr. Harding's attorney to contact the Commission. It was decided to ask the WEO to revisit and take photographs and make a comprehensive report on the condition of the property.

**6/27/2023**. WEO Mark DeLieto appeared to report to the Commission about his visit to Mr. Harding's property. The Commission asked the WEO to contact Mr. Harding for another visit for additional clarification and updates.

**7/11/2023**. A meeting has been set up with Mr. Harding for Friday July 14-. The WEO met with Mr. Harding but no new information was obtained. 9/12/2023-Chair Wollen prepared a time line and presented it and a memo to the First Selectman asking to proceed with legal action against Mr. Harding.

**9/26/2023-** No new information. **10/10/2023-** no new information. **10/24/2023,** Chair Wollen stated she had spoken to Counsel for the Town who will write to Mr. Harding to ask who his attorney is.

**11/14/2023-**Chair Wollen sent an e-mail to the Town Attorney to ask for an update.

**1/9/2024** Chair Wollen shared with the Commission correspondence she received from Mr. Harding on January 2<sup>nd</sup>, 2024

**January 23, 2024,** Chair Wollen reported that she and Kevin Kilner met with the First Selectman to discuss this violation.

**February 20, 2024** Attorney Peter Gelderman attended this meeting at the request of the First Selectman. Attorney Gelderman advised that despite his statements to the contrary, Mr. Harding does not have an attorney. Mr. Gelderman discussed section 7-152c of the Connecticut General Statutes and the possible next steps.

**D. V#23-644** Cease and Desist order, activities within 100 feet of wetlands- Wesley Silva, Sandra Teixeira 22 Buttonwood Trail, Trumbull, 53 Adirondack Trail, Easton (June 26, 2023). Chair Wollen read a report from the WEO regarding this violation which occurred on a property that straddles the Town line and an additional property. The Cease and Desist order was returned by the Post Office on July 26 as unclaimed. Staff was directed to resend.10/10/23, Letter was resent, no response as of this date.

**11/20/23,** Chair Wollen wrote to Hal Rosnick, owner of 53 Adirondack Trail, advising that the Cease and Desist order was being placed on the Town Land Records, although he was not the violator.

**11/28/2023,** Mr. Rosnick appeared at this meeting. He advised that it is his intention to reach out to Mr. Silva and Ms. Teixeira of Buttonwood Trail to ask them to remediate Mr. Rosnick's property. 1/9/2024 No new information. February 20, 2024. Chair Wollen read a letter she wrote asking the violators to attend the meeting on February 27<sup>th</sup>, 2024

**2/27/2024** Mr. Silva and Ms. Teixeira appeared on behalf of this violation in response to Chair Wollen's letter explaining the violation to them.

Ms. Teixeira stated that their back yard was full of brush and debris, and they hired a yard guy to clean it up, and fill in the uneven ground. When he delivered a truckload of topsoil he drove over a drainage pipe and crushed it. They were advised by the Town of Trumbull that they had to hire an approved contractor from a list provided by Trumbull. Ms. Teixeira said the "inspector Mike" from Trumbull was always present when any work was done, and gave them a map showing what had been done. Chair Wollen asked them to get something in writing from Trumbull showing the remediation had been completed.

**3/12/2024** No one appeared at this meeting. Kevin Kilner visited this site and reported that the area in question looks like it needs more remediation. A site visit will take place.

**E. V#24-652** Cease and Desist order, activities within 100 feet of wetlands, - Carrena Property management, 76 Northwood Drive, Easton. Chair Wollen read a report from the WEO detailing how he and Justin Giorlando had made a site visit on January 11<sup>th</sup> and observed work taking place in a regulated area. He knocked on the door and spoke to the owner's son, requesting a silt fence be installed and advising a letter of Violation would be issued. The WEO reported that a silt fence was installed, but no one appeared at this meeting. Chair Wollen read a memo from the WEO and a memo from the secretary. Mr. Carrena was asked to attend the February 27<sup>th</sup> meeting. February 27<sup>th</sup>, 2024. Louis and Christopher Carrena appeared on behalf of this

violation. Chair Wollen read the WEO's memo of 1/11/24. They explained they didn't think it was a problem to cut trees down. However, according to the WEO they were working in the regulated area. Since they are planning additional work in the regulated area they were asked to complete an application and return to the next to meeting with it and site plans. Chair Wollen stated that if they stake the wetlands the Commission can do a site walk.

**3/12/2024.** Messrs. Carrena appeared with a new application # 24-656.

**7. NEW BUSINESS.** Chair Wollen looked at 29 Bibbins Road to investigate the Supon's drainage complaint. She noted the two silt fences are in disrepair. She asked Commissioners to do a site walk.

**8 REVIEW FOR REPORT TO PLANNING AND ZONING.**

**9. CONSERVATION PROJECTS.**

**10. OPEN SPACE ISSUES**

**11. WEO COMMUNICATIONS:**

**12. CORRESPONDENCE:**

**13. MISCELLANEOUS:** Chair Wollen announced the election of officers is postponed until the next meeting to allow all members a voice in the election.

**14. APPROVAL OF MINUTES FROM SPECIAL MEETING:** Kevin Kilner moved and Maria Corti seconded the approval of the minutes from February 27, 2024. **VOTE:** Approved by unanimous voice vote.

**15. ADJOURNMENT:** Kevin Kilner moved to adjourn, seconded by Maria Corti. **VOTE:** Approved by unanimous voice vote.

The meeting adjourned at 8:46 p.m. by Chair Dori Wollen

Submitted by Frances M. Daly

Secretary Easton Conservation Commission