



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612
MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
EASTON TOWN HALL CONFERENCE ROOM A
January 14, 2020 7:30 p.m.

PRESENT: Dori Wollen, Chair, Steve Corti, Vivian Hardison, Elliot Leonard, Steve Hume, Steve Montgomery
ABSENT: Sarah Cwikla, Cathy Alfandre

Chair Dori Wollen called the meeting called to order at 7:31 p.m.
Steve Montgomery was appointed to vote for Cathy Alfandre.

- 1.) **# 20-563-** Received January 14, 2020 + 65 days = 03/19/2020- **593 Morehouse Road - Turner, Jack and Sanjenis, Danielle.** Install inground pool, patio and fence. Franco Ianone appeared on behalf of the owners, as well as Jack Turner, owner. Mr. Ianone presented the plan to install a patio next to the house leading to the 12' x 24' pool. There will be yard drains installed around the pool and patio areas to catch rainwater and divert it into drywells in order to protect the wetlands. When the property was surveyed for this project, it was discovered that the house and proposed pool site are not in a flood zone area, and an application was made to FEMA to remove that designation from the property. Chair Wollen asked to have the four corners of the patio and pool sites flagged. It was also requested that a possible alternate site to the west of the proposed site be flagged as well.
#20-564-Received January 14, 2020 + 65 Days= 03/19/2020-**76 Delaware Road, Zolov, Andrew.** Divert Stream by digging a swale and installing a berm. Culver and Ryan Bolmer appeared on behalf of the owners, as well as Andrew Zolov, owner. Mr. Zolov stated that he was initiating this project to prevent his driveway being washed away. He noted that DPW had to rebuild part of Delaware Road near his driveway entrance due to a cave in caused by the flooding of this stream. Although the map used for this project was from the Town Hall archives, it was without wetland delineation. The Secretary was asked to find the subdivision map which shows the streams origin and position, and advise the applicant when found. Chair Wollen asked the applicants to flag the 50 foot wall and the proposed swale.
- 2.) **SITE WALKS:** 593 Morehouse Road, 76 Delaware Road, 40 Far Horizons Drive Subdivision.
- 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 at 740 Stepney Road--Neunteufel and VonKuthy, issued 7/20/05
 - C. V#08-153, Notice of Violation at 68 Sport Hill Parkway—"68 Sport Hill Parkway, LLC"-Michael Newman, issued 12/1/08

D. Cease and Remediate order for 68 Sport Hill Parkway—"68 Sport Hill Parkway, LLC"-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. Amended Wetlands Permit #10-389, 288 Maple Road—4-lot subdivision, property owner: Vincenzo Toscano.

G. Warning re: activities within 100 feet of wetlands- The MG Easton Company, Harvester Road, Easton CT 06612 issued 10/10/2019

4.) NEW BUSINESS: Request to amend and modify #15-499 40 Far Horizons Drive Subdivision. Ian Eller of Larry Edwards Associates appeared on behalf of the owner, Stefan Abelin. The applicant wishes to amend the original subdivision approval by reducing the number of lots from 4 down to 2, one of which already is built upon. Mr. Eller stated that there is plan to donate open space to help solve the problem of frontage. He stated that the reduction in the number of building sites will reduce the impact on the wetlands. Chair Wollen asked that the following areas be flagged-the center line of the driveway, the four corners of the proposed home, the hammer head on the driveway, the septic system and the rain garden.

5.) REVIEW FOR REPORT TO PLANNING AND ZONING: #15-499 Far Horizons Drive. A written confirmation will follow.

6.) CONSERVATION PROJECTS:

7.) OPEN - SPACE ISSUES: Steve Corti reported that he has spent between 2 ½ and 3 weeks on the Paine Property clearing fallen trees and working on the path from the Carriage road entrance. He stated that his son Kevin Corti's company Easton Arborists, donated 2 days of work, using their equipment to clear some of the fallen trees. He stated that he has found 2 deer stands with a bait box near the path off Carriage Drive.

Chair Wollen stated that there is a problem with a number of people using the Paine Property with off leash dogs. Steve Corti said he has been told by the Town's 2 dog wardens that there are dog trainers who come in with kennel trucks containing large numbers of dogs to be trained there, as well as commercial dog walkers. A sign which had been posted at the entrance which stated that dogs were allowed off leash on the property has been taken down.

The Secretary was instructed to purchase 4 graffiti proof 8" by 18" signs that say "Dogs must be leashed."

Chair Wollen read First Selectman Bindleglass' letter regarding the Sacred Heart University proposal for the Morehouse property. She stated that the Commission should look at the "Parcel X" areas of the Morehouse Property that was designated as Town owned Open Space. Further, she suggested that a new site walk from the Animal Shelter all the way across the property be scheduled in the spring.

8. WEO COMMUNICATIONS:

9. CORRESPONDENCE: Notification from the Town of Fairfield re: a proposal to construct a wireless communications facility at Sacred University was duly noted.

10. MISCELLANEOUS: Chair Wollen discussed the letter to Deep she had sent in October re: Big Lake Dam. Steve Corti reported he has seen ATV's driving up the walls of the dam onto the top.

Chair Wollen reported on the budget she is preparing for submission in 2 weeks.

11. Executive Session: re: "Doc. No. HHD-CV15-6058139-S SADDLE RIDGE DEVELOPERS, LLC, et al. vs. EASTON CONSERVATION COMMISSION."

At 9:22 pm Dori Wollen made a motion to go into Executive Session, seconded by Steve Hume. Executive Session ended at 9:30 pm and the regular meeting resumed. There were no motions or decisions made.

12. APPROVAL OF MINUTES FROM PRIOR MEETING: Steve Corti noted an error in the minutes from 11.26.2019. The minutes were amended to show that Elliot Leonard moved to approve the minutes, seconded by Steve Hume. **VOTE:** the Minutes from 11.26.2019 were approved as amended by unanimous voice vote.

13. ADJOURNMENT: A motion to adjourn the meeting was made by Vivian Hardison and seconded by Steve Corti. **VOTE:** Approved by unanimous voice vote.

The meeting adjourned at 9:32 p.m.

Submitted by Frances M. Daly
Secretary, Easton Conservation Commission