



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
EASTON TOWN HALL CONFERENCE ROOM A
January 28, 2020 7:30 p.m.**

PRESENT: Dori Wollen, Chair, Cathy Alfandre, Sarah Cwikla, Vivian Hardison, Elliot Leonard.

ABSENT: Steve Corti, Steve Hume, Steve Montgomery

Chair Dori Wollen called the meeting called to order at 7:32 p.m.

- 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 stated that because of questions posed by commissioners at the last meeting, the owners reconsidered the placement of the pool and decided to build it 40 feet higher up the slope where the ground is more level, further from the wetlands. In the new location the closest point to the wetlands is 27 feet. A question was raised regarding the removal of the 6 pine trees and if stumping would be allowed. The plan is to fill the stump holes with fill excavated for the pool. A review of the Wetlands regulations showed that stumping would not be prohibited. Because of the change in location, it was requested that a silt fence be installed along the access road and shown on the map. **MOTION:** Cathy Alfandre moved to approve application #20-563 as shown on the revised map dated January 12, 2020 and amended to show the addition of a silt fence along the construction access road and the corrected placement of the pool fence. Elliot Leonard seconded. **VOTE:** This application was approved by unanimous voice vote.
- 2.) **#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. In addition, Ron Bolmer, Newtown Town Engineer, appeared on behalf of the owner. Messrs. Bolmer were asked about the construction of the wall, as it is not permissible to build the wall in the water. Questions were asked about the second bridge over the driveway, (closer to the house) as it appears to be in an area where the ground is eroding. The applicant was asked if there was any plan to slow down the flow of the stream where it enters the property as there is real concern that a wall would not be sufficient protection in the event of another 100 year rain storm. Ron Bolmer was asked if there had been any thought of using gabion walls at the base of the proposed swale and at the base of the wall instead of concrete. Questions were raised about the size of the culvert pipes being large enough. Mr. Zolov was given the choice of doing further investigation into possible solutions to the water problems on his property or asking the Commission to approve his contractors plan as is. An engineer input/ approval was

also recommended. Mr. Zolov and Messrs. Bolmer agreed to investigate other possible remedies and wait until the next meeting.

- 3.) **#15-499 40 Far Horizons Drive, Abelin Stefan**-request to extend permit. **MOTION:** Cathy Alfandre moved to extend this permit until 6/22/2022. Vivian Hardison seconded the motion. **VOTE:** The extension of #15-499, 40 Far Horizons Drive until 6/22/2022 was approved by unanimous voice vote. **#15-499 40 Far Horizons Drive Subdivision-** Request to amend and modify the subdivision permit. 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 is already built upon. Mr. Eller stated that there is a plan to donate open space. There was a discussion of the current maps and if the some of the conditions in the 2015 application packet were shown on the new maps. He stated that the reduction in the number of building sites will reduce the impact on the wetlands. Mr. Eller was asked if there were any wetlands issues in the amendment to the original application, other than the previously approved driveway. **MOTION:** Cathy Alfandre moved to amend Wetlands Permit # 15-499 as shown on the maps dated November 18, 2019. Vivian Hardison seconded the motion. **VOTE:** the amendment of #15-499 40 far Horizons Drive to reduce the number of lots in this subdivision from 5 (five) to 2 (two) lots was approved by unanimous voice vote.

- 4.) **SITE WALKS:** 76 Delaware Road.

5.) **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:**

- 5.) **REVIEW FOR REPORT TO PLANNING AND ZONING: #15-499 Far Horizons Drive.** There was a discussion of the proposed open space parcels on the property. It was agreed that the parcels are not connected to any other Town owned land, are not easily accessible and would be very difficult for the Town to maintain. **MOTION:** Sarah Cwikla moved to recommend to P&Z "fee in lieu of" instead of open space. Vivian Hardison seconded the motion. **Vote:** The decision to decline the open space at 40 Far Horizons was approved by unanimous voice vote.

- 6.) **CONSERVATION PROJECTS:** The Commissioners chose a sign for Paine Open Space regarding leashing dogs.

7.) **OPEN - SPACE ISSUES:**

8.) **WEO COMMUNICATIONS:**

9.) **CORRESPONDENCE:**

10.) MISCELLANEOUS: Chair Dori Wollen reported on her meeting with the First Selectman regarding the upcoming budget. Ms. Wollen advised the Commission that the Town of Fairfield completed its study of the Mill River watershed which showed a major problem at the end of Sturbridge Road. The remediation is estimated at \$500,000 and grant monies are available for such projects. Justin Giorlando, Easton's Land Use professional is the current contact point. This commission supports applying for a grant and asks Mr. Giorlando for further input. Cathy Alfandre stated that she has had a discussion with Mr. Giorlando regarding the "Sustainable CT Team". This initiative, in conjunction with Eastern Connecticut State University, provides a framework for municipalities to attain grant money to support the environment. Vivian Hardison was appointed to represent the Commission on this team, which meets quarterly.

11. Executive Session:

12. APPROVAL OF MINUTES FROM PRIOR MEETING: Vivian Hardison moved to approve the minutes, seconded by Elliot Leonard. **VOTE:** the Minutes from 01.14.2020 were approved as amended by unanimous voice vote.

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

The meeting adjourned at 9:37 p.m.

Submitted by Frances M. Daly
Secretary, Easton Conservation Commission