



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
HELD VIA ZOOM AND IN TOWN HALL CONFERENCE ROOM  
DECEMBER 8, 2020 7:30 p.m.**

**PRESENT VIA ZOOM:** Dori Wollen, Chair, Cathy Alfandre, Vivian Hardison, Steve Hume, Elliot Leonard, Steve Montgomery (alternate).

**PRESENT IN PERSON:** Steve Corti.

**ABSENT:** Sara Cwikla.

Member of the public present via zoom: Ian Eller, Jay Tenney, Mark Ochman

Chair Dori Wollen called the meeting called to order at 7:33 p.m.

Steve Montgomery was appointed to vote for Sara Cwikla.

- 1.) **#20-571-Received 8/25/2020 + 65 Days = 10/29/2020 + 65 Days = 1/2/2020-301 Sport Hill Road-Stepney LLC**, George Ganim, Partner-Construct new home, septic system and associated site improvements. Ian Eller of Edwards and Associates appeared on behalf of the applicants. Chair Wollen read a letter from Mr. Ganim dated December 7, 2020 into the record. She noted that the site had recently been cleared enough to allow members of the Commission to complete their site walk after a period of more than 2 months. Several of the Commissioners noted that the site is extremely wet, with the ground being described as mushy. A watercourse on the western portion of the site was noted as not appearing on the site plan. A drain pipe was noted as directing water from Beers road onto the western side of the site. Mr. Eller responded that there is a swale on that side which is supposed to mitigate the flow of water coming onto the property. It was suggested that the drainage pipes be reoriented so that they would empty into the swale and that the applicant consider deepening the swale. Cathy Alfandre noted that although an application for this site had been approved previously, her visit to the site showed that it had changed significantly since 2013. Members raised concerns about the amount of water flowing onto the site from Beers Road and Sport Hill Road after several dry days. This application expires on January 2, 2021 and cannot be extended further. **MOTION:** Steve Corti moved to approve #20-571 with standard conditions and an additional condition to reengineer the swale and the pipe under the driveway to alleviate the flooding of this site and that of the neighbor on the west side of the property. Plans for such changes are to be presented to the Commission by its scheduled meeting on January 26, 2021. Vivian Hardison seconded. **VOTE: #20-571 was approved by unanimous voice vote.**
- 2.) **#20-575-Received 10/27/2020 + 65 days = 12/31/2020-57 Ridgeway Drive-** Jason Tenney-Install 20' x 40' inground pool and spa, pool fence, shed. Owner Jason Tenney and Mark Ochman, PE, Surveyor appeared on behalf of this application. New site plans were presented. Members noted items not depicted on the new plans, as well as some clerical errors in the notes.

There was discussion of a proposed wall 18 feet from the wetlands. The applicant and his expert were asked if they had considered rotating the pool, or shifting it slightly away from the wetlands and septic system. Mr. Tenney explained the pool had been sited to allow for some grass for a play area, and to maintain privacy. Mr. Ochman spoke to his client and asked if they could slide the pool 4 feet closer to the neighbors, so the wall could be eliminated. The area could be then regraded and low shrubs planted to protect the wetlands. Mr. Tenney agreed to submit a request to extend his application and return in January with corrected site plans.

**3.) SITE WALKS:**

**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.

H. V#20-573, Notice of Violation at 36 Kachele Street---Remigio Melo Jr., issued 9/24/2020, Cease and Desist order. The Commission approved application #20-574, however, it left the violation in place until such time that all construction is completed satisfactorily.

**6.) NEW BUSINESS:**

**7.) REVIEW FOR REPORT TO PLANNING AND ZONING:**

**8.) CONSERVATION PROJECTS:**

**9.) OPEN - SPACE ISSUES:** Chair Wollen reported that she and Steve Corti appeared before the Board of Finance regarding the current maintenance plan to remove damaged trees at Paine. Although the BOF appropriated \$10,000 to remove trees which are endangering pathways and trails at Paine. Dr. Bindelglass asked if DPW could handle cutting these trees. Steve Corti reported that he had met with Jay Perkins from DPW who determined there are approximately 2 ½ weeks work and will advise Steve Corti if DPW can handle this additional workload at this time.

**10.) WEO COMMUNICATIONS:**

**11.) CORRESPONDENCE**

**12.) MISCELLANEOUS:** Chair Wollen, members Cathy Alfandre, Vivian Hardison and Staff Frances Daly attended the CACIWC annual conference via zoom on Saturday December 5, 2020. They reported on the various topics covered.

**13.) EXECUTIVE SESSION:**

**14.) APPROVAL OF MINUTES FROM PRIOR MEETINGS. MOTION:** Vivian Hardison moved to approve the minutes of the Special Zoom meeting of November 17, 2020. Steve Corti seconded. **VOTE:** The minutes from the November 17, 2020 meeting were approved by unanimous voice vote.

**15.) ADJOURNMENT: MOTION** Steve Corti moved to adjourn the meeting. Cathy Alfandre seconded. **VOTE:** Approved by unanimous voice vote.

The meeting adjourned at 9:03 p.m.

Submitted by Frances M. Daly  
Secretary, Easton Conservation Commission