



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  
MARCH 9, 2021 7:30 p.m.**

**PRESENT IN PERSON:** Dori Wollen, Chair, Vivian Hardison, Dave Logie (alternate)  
**PRESENT VIA ZOOM:** Cathy Alfandre, Sarah Cwikla, Elliot Leonard, Steve Montgomery.

Member of the public present via zoom: Maria Corti, Peter Romano, Peter Stofa, Stephen Folb, Rob Warren, Mark Lancor, "Joe C.", "Joe".

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

1.) **#21-580 27 Old Oak Road**-received 02/09/2021 + 65 days = 04/15/2021- Construct new single family house, driveway, pool, pool cabana, barn and patio. Pete Romano of LandTech and the owner, Peter Stofa appeared on behalf of this application. Mr. Romano stated that the applicant and he will meet with the Town Sanitarian, Eren Ceylan on March 10<sup>th</sup> to look at the proposed septic system. He noted that the proposed pool fence is 30 feet from the wetlands. Vivian Hardison asked why there was a rain garden proposed. Mr. Romano stated it would catch the runoff from the barn roof. It was noted that the area where the rain garden is shown is already very wet and mushy. Several Commissioners expressed concern about the proximity of the proposed barn to the wetlands. The applicant was asked if the barn could be made smaller and moved forward on the property. Mr. Romano stated it had been placed so deep in the property for aesthetic reasons, but could be moved forward, in line with the stone fences. Cathy Alfandre asked why the new driveway was brought to within 40 feet of the wetlands. Mr. Romano answered that it was for aesthetic reasons. He stated that the design presumption had been that it might be okay to disturb the upland review area once, but that he now understood that the Commission doesn't want the upland review area disturbed. Chair Wollen asked if the barn would be electrified and have water in it. Mr. Stofa said it would just have electricity and would be used to store his work equipment as well as family bikes, etc. The Commissioners stated they wanted to see revised plans showing the new location of the barn and driveway. Messrs. Romano and Stofa agreed to present the revisions at the next meeting.

**#21-581 105 Norton Road**-received 02/09/2021 + 65 days = 04/15/2021-create and restore a water feature and associated landscaping, Richard and Lorraine McLaughlin. The Commissioners discussed their availability to meet at the McLaughlin's to conduct a site walk.

Saturday March 20 was selected. Staff was directed to contact Mr. McLaughlin to advise him of the date of the site walk.

**#21-582-36 Wimbledon Lane- Easton Racquet Club**-received 2/23/2021 + 65 days = 4/28/2021- Construct pickle ball court with lighting and 2 racquetball courts with lighting. Rob Warren, treasurer of the club and Mark Lancor, principle engineer of DYMAR appeared on behalf of this application. Mr. Lancor presented the plan. He stated that an earlier more extensive application had been approved by this Commission in 2006 or 2007 but was not built. Chair Wollen asked to have the two sites staked at each of the four corners for the site walk.

**#21-583-40 Harvester Road-MG Easton Company (Mountain Grove Cemetery)** Received 3/9/2021 + 65 days = 5/13/2021. Relocate a gravel driveway and install a curtain drain. No one appeared on behalf of this application

**2.) SITE WALKS:** 105 Norton Road, 36 Wimbledon Lane

**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. An application has been filed, but no one appeared.

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.

K.) Warning re: Activities within 200 feet of a 3 acre pond. Lorraine McLaughlin -105 Norton Road. Richard McLaughlin has filed application # 21-581.

**4.) NEW BUSINESS:**

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

**6.) CONSERVATION PROJECTS:**

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

**8.) WEO COMMUNICATIONS:** ongoing

**9.) CORRESPONDENCE DEEP**

**10.) MISCELLANEOUS:** Chair Wollen advised that both Steve Corti and Steve Hume have declined reappointment. Steve Montgomery was appointed as a full member to fill Steve Hume's term.

Steve Corti stated via e-mail that the revised map of 301 Sport Hill Road approved at the meeting of 1/26/2021 did correctly show the drainage improvements requested by the Commission.

**11.) APPROVAL OF MINUTES FROM PRIOR MEETINGS. MOTION:** Cathy Alfandre moved to approve the minutes of the regular meeting of February 9, 2021 via zoom. Dave Logie

seconded. **VOTE:** The minutes from the February 9, 2021 meeting were approved by vote of six in favor and one abstention (Hardison).

**12.) ADJOURNMENT: MOTION** Vivian Hardison moved to adjourn the meeting. Dave Logie seconded. **VOTE:** Approved by unanimous vote.

The meeting adjourned at 8:31 p.m.

Submitted by Frances M. Daly