



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION REGULAR MEETING April 26, 2022 7:30 p.m.

PRESENT: Dori Wollen, Chair, Cathy Alfandre, Maria Corti, Elliot Leonard, Dave Logie, Steve Montgomery, Karin Niesyn

ABSENT: Sarah Cwikla

MEMBER OF THE PUBLIC PRESENT: Dane Lynn, Bruce Bombero, DPW, Jason Edwards, A.J. Grosso, Craig Vicidomino.

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

1.) INLAND WETLAND APPLICATIONS

22-606 34 POND ROAD; Dana Benson, Regrade property, install drainage system, received 4/12/2022 + 65 = 6/16/2022. Mr. Benson submitted an e-mail asking to temporarily withdraw his application as he will be out of town for an extended period of time. The Commission placed this item on hold.

#22-607 2 Sierra Lane, Lynn, Dane and Eleanor, After the fact application- Cut trees in Conservation Easement, received 4/12/2022 + 65 = 6/16/2022. Mr. Lynn appeared on behalf of this application. He asked permission to cut down a tree in his wetland area. Chair Wollen stated that the large tree which was blown over can be removed. **MOTION:** Cathy Alfandre moved to approve **#22-607** with standard stipulations. Karin Niesyn seconded. **VOTE:** Motion passed by unanimous voice vote.

22-608 22 South Park Avenue, Town of Easton, Install catch basin within 100 feet of wetlands, received 4/12/2022 + 65 = 6/16/2022. Bruce Bombero, Deputy Director of DPW appeared on behalf of this application. Dave Logie questioned if the installation of the catch basin would permanently divert the flow of stormwater runoff. Mr. Bombero said that while the hole in which the basin is being dug, the runoff will be temporarily be diverted into the swale. **MOTION:** Cathy Alfandre moved to approve **#22-608** with standard stipulations and as described on the map received 4/18/2022. Dave Logie seconded. **VOTE:** Motion passed by unanimous voice vote.

#22-609 49 Adirondack Trail, Sound II Home Builders, Construct 2 ½ story house, driveway and pool, received 4/12/2022 + 65 = 6/16/2022. A.J. Grasso appeared on behalf of this application, as well as the home owners Mr. and Mrs. Reisberg. He was asked if any consideration had been given to placing the house elsewhere on the lot. Mr. Grasso said that the plan of the original subdivision had been followed as it was the best option for the style of house his clients want to build. Chair Wollen noted that the wetlands line goes straight through the house and through the pool. He was

asked if the patio could be moved away from the wetlands line-and he and the owners agreed to cut 3 feet from the back of the patio. **MOTION:** Elliott Leonard moved to approve #22-609 with standard stipulations as per the plan signed 4/26/2022 showing the change to the patio in the back. Karin Niesyn seconded. **VOTE:** Motion approved by unanimous voice vote.

#22-610 99 Rock House Road, Ronald Delmonico, Construct Single family home, driveway and septic system. Received 4/12/2022 + 65 = 6/16/2022. Jason Edwards appeared on behalf of this application, He added 2 stockpiles since last meeting and doubled the silt fence. Dave Logie asked if they would follow the existing driveway. Cathy Alfandre asked about the 2 alternatives noted on the application and if there was any alternative to the placement of the driveway. Mr. Edwards stated the driveway was in the only possible placement, and the house was in the best position to prevent it opening straight onto the hill. Concerns were raised regarding future placement of a yard. It was stated that there is no place for a pool. Mr. Edwards proposed placing a split rail fence to be a barrier to limit the lawn from the wetlands. **MOTION:** Cathy Alfandre moved to approve #22-610 as per the plan dated 4/25/2022 with standard stipulations and an additional stipulation to have a 20-foot barrier marked by split rail fence and double silt fence, and an additional stipulation that any future work near the wetlands by any owner of the property come before this Commission. Maria Corti seconded. **VOTE:** Motion passed by unanimous voice vote.

22-612 45 Adirondack Trail, Craig Vicidomino, Install 20' x 40' inground pool, received 4/26/2022 + 65 = 6/25/2022. Homeowner Craig Vicidomino and the pool installer appeared on behalf of this application. The Chair asked to have the four corners of the pool and patio staked.

2.) SITE WALK: 45 Adirondack Trail

3.) UNFINISHED BUSINESS:

A. **V#05-143,** Notice of Violation at 740 Stepney Road--Neunteufel and VonKuthy, issued 7/5/05 At the February 22 meeting, Chair Wollen read a memo from the WEO, Mark DeLieto regarding his follow up with Mr. Neunteufel. He plans to meet with Mr. Neunteufel again. He has spoken to Mr. Neunteufel on several occasions. As of this meeting there is no further update.

B. Cease and Desist Order for property at 740 Stepney Road--Neunteufel and VonKuthy, issued 7/20/05.

C. **V#11-158,** Notice of Violation at 580 Sport Hill Road--Austin Ganim, issued 5/24/11. WEO and Attorney Taylor are going to set up a date to visit the property this month.

D. **V#21-585** Activities within 200 feet of a 3-acre pond- Lorraine McLaughlin, 105 Norton Road, issued 3/24/2021. Chair Wollen stated she has been in contact with Rich McLaughlin and he plans to appear at the next meeting (April 12th, 2022).

E. **V#21-584** Notice of Violation at 1074 Black Rock Road- Trevor A. Smith, issued 3/9/2021, Cease and Desist order. Staff was directed to send a second violation letter, (sent on April 9,2021). Chair Wollen noted that this address had been discussed at a recent P&Z meeting. The WEO submitted a memo detailing the history of this violation and the dispute between Mr. Smith and his neighbor. There were several questions as to where the fill was deposited. Staff was directed to find a map of 1074 Black Rock Road. Cathy Alfandre asked if a site walk was warranted. The Chair stated that the WEO should go to the property first. As of this meeting there is no further update.

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

G. **V#21-592** Activities within 100 feet of wetlands-David Harding, 570 Morehouse Road, Easton CT, issued August 12, 2021. There has been no further contact from Mr. Harding. Chair Wollen wrote a letter to Mr. Harding which was delivered by a Marshall on December 2nd,2021.

The Commission discussed Mr. Harding's lack of response and whether to start the fine process. On April 11, 2022, Chair Wollen wrote to Mr. Harding in order to remind him of the Ordinance which permits this Commission to start charging a fee for non-compliance. She asked him to appear at the meeting on 4/26/2021, but he did not respond.

H. **V#21-593** Activities within 100 feet of wetlands- John Stanczyk, 582 Morehouse Road, Easton CT, issued August 13, 2021. The homeowner's application **#21-597** was approved but the remediation work has not been completed. Several Commissioners noted that as of 3.8.2022 the silt fence is in disrepair and no action has been taken to remediate. Staff was directed to call Mark Ochman. Mr. Ochman did speak to the homeowners who apparently had an arrangement with their neighbor David Harding (See item G V#21-592 above) to do the remediation. They have been trying to contact Mr. Harding to no avail. There is no further update as of this meeting.

I.) **V#22-604**, Trees cut down within Conservation Easement- Eleanor and Dane Lynn, 2 Sierra Lane, Easton CT, issued January 26, 2022. Mr. Lynn appeared at the meeting of February 8, 2022 to address this violation. Chair Wollen requested that he file an after-the-fact application. Mr. Lynn submitted application **#22-607**, plans and the fee at the meeting of April 12, 2022. Application **#22-607** was approved at the meeting of 4/26/2022.

MOTION; Steve Montgomery moved to lift **Violation # 22-604**. Elliott Leonard. **VOTE**: Violation **#22-604** was lifted by unanimous voice vote.

J.) **V#22-611** Activities within 100 of wetlands- Nagy Enterprises, Inc, 18 Tatetuck Trail. Norman Nagy appeared in response to this notice. He will submit a new application to extend the earlier one which expired December 3rd, 2021

3.) NEW BUSINESS:

4.) REVIEW FOR REPORT TO PLANNING AND ZONING:

5.) CONSERVATION PROJECTS:

6.) OPEN - SPACE ISSUES:

7.) WEO COMMUNICATIONS:

8.) CORRESPONDENCE:

9.) MISCELLANEOUS: Chair Wollen reported that the Town accepted a 7-acre parcel at 40 Far Horizons Drive as open space from Stefan Abelin at the Town Meeting on 4/25/2022.

Chair Wollen read a thank you letter from Steve Corti.

Chair Wollen asked the members to review the Commissions fee schedule as it was last revised in 2007. The upcoming South Park sale was discussed. A request from Aquarion for nominations of an Environmental Champion was also discussed.

10). APPROVAL OF MINUTES FROM PRIOR MEETING:

MOTION: Elliot Leonard moved to approve the minutes of the last meeting. Dave Logie seconded. **VOTE**: The minutes of the April 12, 2022 meeting were approved unanimously.

11). ADJOURNMENT: A motion to adjourn the meeting was made by Steve Montgomery and seconded by Elliot Leonard. **VOTE**: Approved by unanimous voice vote.

The meeting adjourned at 9:31 p.m.

Submitted by Frances M. Daly
Secretary, Easton Conservation Commission