



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
HELD IN PERSON AND VIA ZOOM  
TOWN HALL CONFERENCE ROOM "A"  
May 24, 2022 7:30 p.m.**

**PRESENT IN PERSON:** Dori Wollen, Chair, Maria Corti, Cathy Alfandre, Dave Logie, Steve Montgomery, Karin Niesyn. **PRESENT VIA ZOOM:** Elliot Leonard

**ABSENT:** Sarah Cwikla

**MEMBERS OF THE PUBLIC PRESENT IN PERSON:** Rich McLaughlin, Norm Nagy.  
**MEMBERES OF THE PUBLIC VIA ZOOM:** Jonathan and Grace Stanczyk.

Chair Dori Wollen called the meeting to order at 7:35 p.m.

**1.) INLAND WETLAND APPLICATION:**

**#22-613 105 NORTON ROAD:** Rich McLaughlin, "Develop Bogs", replace 18" pipe with 24-30" drain pipe, install irrigation, set brook boundary, received 5/10/2022 + 65 days=7/14/2022. A special meeting (a site visit) was held on Saturday May 21<sup>st</sup> at 10 a.m. Minutes were filed for that meeting. Rich McLaughlin appeared on behalf of this application. There was a discussion of Mr. McLaughlin's plan with several alternatives to the bog development being raised. Mr. McLaughlin stated he wanted to consider his alternatives as they might be less expensive and easier to install. He said he would return to the next meeting.

**#22-614 18 TATETUCK TRAIL:** Nagy Enterprises Inc., Construct New House, Septic System and Driveway, received 5/26/2022 + 65 days = 7/28/2022. Norman Nagy appeared on behalf of this application. A permit had been approved for this address in December 2019, and expired in December 2021. Mr. Nagy stated that the placement of the proposed house, driveway and septic had changed since the 2019 application. The Commissioners discussed that because of the changes the Commissioners would need to do a site walk. Mr. Nagy agreed to the site walk.

**SITE WALK: 18 Tatetuck Trail**

**2.) UNFINISHED BUSINESS:**

A. **V#05-143**, Notice of Violation at 740 Stepney Road--Neunteufel and VonKuthy, issued 7/5/05. The WEO advised staff that Mr. Neunteufel has been in contact with him about resolving this issue. After a discussion it was decided that the WEO should ask Mr. Neunteufel to accompany him on a site visit.

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. The WEO submitted a memo which the Chair read into the record. Per the action taken at the last meeting, a letter has been sent to Mr. Ganim, advising him that this violation will be lifted upon receipt of his signed acknowledgement that any activity within 100 feet from the edge of the wetlands must be permitted by this Commission.

D. **V#21-585** Activities within 200 feet of a 3-acre pond- Lorraine McLaughlin, 105 Norton Road, issued 3/24/2021. Mr. McLaughlin filed application 22-623 discussed at this meeting.

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 2<sup>nd</sup>, 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 (fourth notice) in order to remind him of the Ordinance which permits this Commission to start charging a fee for non-compliance. Additional research is being done to comply with the process of levying fines. Due to lack of any response Commissioners agreed to issue a fine of \$1000.

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. The Commissioners are concerned that the work is not being completed as directed. Several Commissioners stated that they had observed work being done which seems to be not according to the approved plan. A "Cease and Desist" letter was sent # 21-593a. Mrs. Stanczyk and her son Jonathan appeared in response via zoom. Mrs. Stanczyk stated she would ask Mark Ochman to check the work which has been done so far. Staff was instructed to ask the WEO to check the site. Chair Wollen advised Mrs. Stanczyk that the intent of the cease and desist letter was to save the homeowner additional expense if or when work was being done incorrectly.

J.) **V#22-611** Activities within 100 of wetlands- Nagy Enterprises, Inc, 18 Tatetuck Trail. Norman Nagy appeared in response to this notice. A new application was submitted at this meeting. # 22-614

**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:** Elliot Leonard reported that he had been contacted by a resident that there was activity taking place at 34 Pond Road. Mr. Benson had withdrawn his application. Staff was directed to ask the WEO to check out the complaint.

Staff provided a copy of Redding's fee schedule. Chair Wollen will compare their fees to Easton's. Chair Wollen discussed maintenance of open spaces and ways to fund it. It was noted that the meeting dates in June were incorrectly noticed. The June 7<sup>th</sup> and 21<sup>st</sup> meetings will be cancelled and Special Meetings will be called for June 14<sup>th</sup> and 28<sup>th</sup> 2022.

**10). APPROVAL OF MINUTES FROM PRIOR MEETING:**

**MOTION:** Steve Montgomery moved to approve the minutes of the meeting of May 10, 2022 and the special meeting of May 21, 2022. Cathy Alfandre seconded. **VOTE:** The minutes of the April 26, 2022 meeting were approved by a vote of 6 in favor. (Elliot Leonard had left the meeting)

**11). ADJOURNMENT:** A motion to adjourn the meeting was made by Dave Logie and seconded by Steve Montgomery. **VOTE:** Approved by a vote of 6 in favor. (Elliot Leonard had left the meeting)

The meeting adjourned at 8:56 p.m.

Submitted by Frances M. Daly  
Secretary, Easton Conservation Commission