



**CONSERVATION COMMISSION**  
225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
EASTON TOWN HALL—CONFERENCE ROOM A  
TUESDAY, September 29, 2015 at 7:30 PM**

**PRESENT:** Dori Wollen, Chair; Catherine Alfandre, Secretary; Roy Gosse; Stephen Corti; Steven Hume; Elliot Leonard; Vivian Hardison, Alternate; and Katherine Reed, Alternate

**ABSENT:** Stephen Edwards, Vice Chair and Sarah Cwikla, Alternate

*The order of the following Items 1-13 has been changed slightly to better reflect the separate duties of the Commission—those of the Inland Wetlands Agency and Conservation Commission.*

- 1. MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:30 p.m. Mrs. Wollen welcomed the Commission's newest alternate member, Katherine Reed, and the Members, in turn, introduced themselves.
- 2. INLAND WETLANDS APPLICATIONS:** There were no applications to discuss.
- 3. SITE WALKS:** None
- 4. 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 located at 740 Stepney Road-- **Neunteufel and VonKuthy**, issued 7/20/05
  - C. V#08-153—Notice of Violation at 68 Sport Hill Parkway—**Michael Newman**, issued 12/1/08
  - D. Cease and Remediate order for 68 Sport Hill Parkway--**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—expiration date of extended permit: June 20, 2017. The Commission is waiting to hear back from Vincent Toscano regarding clearing of overgrowth from the dam and approval from CT DEEP.
  - G. V #15-476, Notice of Violation at 102 Center Road—**Nicholas Khamarji**, issued 5/13/15 for clearing and filling in an area within 100 feet of wetlands on or adjacent to his property. Mr. Khamarji, whose son lives in the house, spoke with the Members at the May 26, 2015 meeting. The Commission is waiting for Mr. Khamarji to return with an A-2 or similar plan, noting wetlands delineations.
  - H. V #15-168, Notice of Violation at 123 Center Road—**Lello Properties, LLC**, issued 5/18/15. Mr. Lello was granted Permit #15-495 to correct the violation. Lifting of this violation is subject to project completion and WEO approval. The Members asked that Phillip Doremus, WEO revisit the property when remediation is complete.
  - I. V #15-169, Notice of Violation, with Cease and Desist at 235 Redding Road—Dierdre

10/1/2015 10:27:54 PM  
CHRISTINE MALLOSAN TOWN CLERK EASTON CT

Andreoli, issued 8/27/15. Phillip Doremus will visit the property when remediation is complete.

**5. NEW BUSINESS:** The Commission had no new business to discuss.

**6. REVIEW FOR REPORT TO PLANNING & ZONING:**

A. 40 Far Horizons Drive and 89 Beers Road—Response given to Planning & Zoning

Commission (P&Z) re their request for a Determination of Wetland Impact, received in office 8/31/15. Dori Wollen noted that the Commission approved an application for this location and stated that there were no further Inland Wetlands comments aside from the I/W approval. Anticipating a request for comment from the Conservation Commission, the Members discussed their thoughts on recommending taking open space property versus “Fee In Lieu Of” (FILO). After lengthy discussion, Steve Corti made a motion

recommending that Planning and Zoning request “Fee in Lieu Of” re their application for a subdivision located at 40 Far Horizons Drive and 89 Beers Road (as opposed to open space property) for the following reasons:

1. There is no public access to the property;
2. The property could not be maintained by the Town due to lack of access;
3. There is no feasible trail system; and
4. The property does not connect to any other open space property in town.

Steve Hume seconded the motion. The motion passed unanimously.

**7. CONSERVATION PROJECTS:**

A. Discuss proposed improvements to Paine Open Space Map—Roy Gosse informed the Members that he has spoken to David Brant of Aspetuck Land Trust, as the map also includes property owned by Aspetuck Land Trust, and will meet with Mr. Brant to address the improvements made thus far. The Land Trust’s technical staff will ultimately create the final map. Roy Gosse emailed David Brant this morning and is awaiting his response.

B. Continue discussion regarding creation of Conservation Regulations/Guidelines: The Commission discussed using the Connecticut Association of Conservation and Inland Wetlands Commissions’ Handbook for Connecticut Conservation Commissions, specifically Page 23, to aid in their creating a set of Conservation Guidelines.

C. Discuss creation of new Open Space map—Dori Wollen reported that she has been working on gathering information, noting that she has made good headway but has more work to do. Mrs. Wollen reminded the Members of their discussion with John Hayes at their last meeting, where they said they would share this information with him so that he might use the information as input for Easton’s Open Space Plan.

**8. OPEN-SPACE ISSUES:**

A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties.

At their last meeting, the Members approved purchase of a sign for Morehouse Open Space, which would include notice of the Town's animal shelter. Steve Edwards was not present at this meeting; therefore, there was no further comment.

**9. WEO COMMUNICATIONS:** Comments are relayed to the Members on a regular basis.

**10. CORRESPONDENCE:**

A. Relative to this Commission's memo to the Planning and Zoning Commission (P&Z) noting comments on the Morehouse Civic Park; A Master Plan, May 2015, Dori Wollen attended P&Z's public hearing on Monday, September 28, 2015 and came away with two major points:

1. It would benefit the Town to put aside a parcel of property (with no "wish list") to hold in reserve for future use; and,
2. The Commission should start thinking about other Town-owned parcels and how they might be best utilized and protected from a Conservation perspective.

While at the meeting, Dori Wollen expressed to P&Z the importance of the Conservation Easement around the oak tree in the front of the property. Mrs. Wollen also expressed concern regarding the proposed skating pond, noting that the greenbelt's location needs to be defined, as well as the fact that on the plan, the pond is located in a Conservation Easement, which is not acceptable. Regarding a boardwalk trail, the Members feel that maintenance in itself, as well as procuring volunteers to do the work, might prove to be difficult and cited Senior Park as an example. Dori Wollen continued, stating that the Parks and Recreation Department stated parking at recreational facilities town-wide as an issue.

The Members' discussion turned to South Park Avenue and the need to protect certain Conservational aspects of the property, such as the access to the river. The Members discussed writing a letter regarding protection and preservation at the South Park Avenue parcel, but decided it would be prudent to hold off until a later date. Roy Gosse instead recommended creating a summary of objectives or requirements that denotes what the Commission is trying to accomplish, without being "parcel specific".

**11. MISCELLANEOUS:**

A. Ongoing—Discussion regarding February 2000 fee/fine ordinance  
Elliot Leonard noted that he has not yet met with Phillip Doremus regarding wording of the Commission's current violation letter but will do so in the weeks to come.

**12. APPROVE MINUTES FROM PRIOR MEETING:**

- A. Minutes—The Members cited two corrections needing to be noted re the September 8, 2015 Minutes, as follows:

Correction #1: Under “5. Review for Report to Planning & Zoning”, in the second paragraph, where Roy Gosse is noted as making a statement, it should read, “Dori Wollen reported that Roy Gosse has taken the lead...”.

Correction #2: Under “11. Miscellaneous”, the second to last sentence should read, “The Members further discussed the need to create a general timeline regarding noticing, hearings and fines, etc.” Roy Gosse made a motion to

accept the September 8, 2015 Minutes, with above-noted corrections, and Elliot Leonard seconded. The motion passed unanimously.

- 13. ADJOURNMENT:** At approximately 9:00 p.m. Steve Corti made a motion to adjourn the meeting, and Roy Gosse seconded. Motion passed unanimously.

PREPARED and FILED  
By Krista Kot, Secretary  
CT GS1-225©