



## 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, February 9, 2016 at 7:30 PM**

**PRESENT:** Dori Wollen, Chair; Catherine Alfandre, Secretary; Steven Hume; Elliot Leonard; Katherine Reed, Alternate; and Jamie Weinstein, Alternate. Vivian Hardison arrived at 8:25 p.m.

**ABSENT:** Stephen Corti and Sarah Cwikla

\*Katherine Reed and Jamie Weinstein voted for Steve Corti and Sarah Cwikla, respectively.

1. **MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:30 p.m.
2. **INLAND WETLANDS APPLICATIONS:**
  - A. I/W Permit Application #15-502, 95 Adams Road--Sport Hill Road 629 LLC--Ttee/Cov.  
Construct private dwelling, driveway, and retaining walls w/in upland review area, with associated grading. Designate a future pool location within upland review area. Slightly reconfigure Conservation easement. Received 12/8/15+65=2/11/16. Donna Nagy, part owner of the property, was present and responded to a number of remaining questions from the Commission. Satisfied, Cathy Alfandre made a motion to approve Permit Application #15-502, Construct private dwelling, driveway, and retaining walls w/in upland review area, with associated grading, and designated future pool location within upland review area, with standard stipulations, as well as the following additional stipulations: #5. There shall be a barrier demarcating the wetlands on the south side of the property, consisting of boulders with a distance between of no more than ten feet, and #6. In the event that a future homeowner wants to construct a pool anywhere on the lot other than the approved location shown on the approved plan, the owner will need to submit a new application to the Inland Wetlands Agency. Steve Hume seconded, and the motion passed. All construction is to be as shown on plans received by the Commission at their regular meeting on January 26, 2016, entitled "New Construction; Site Development Plan", dated October 1, 2015, and last revised January 13, 2015. A colored version of this plan, submitted by the applicant at this meeting was added to the file. Approval of the reconfiguration of the Conservation easement was not addressed at this time.
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. Since its last meeting, the Commission sent a letter to Vincent Toscano asking that he attend this meeting in order to provide an update. Mr. Toscano responded by email, detailing his contact with CT DEEP. The Commission will await Mr. Toscano's next update.
- 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. Nicholas 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. Since its last meeting, the Commission sent a letter to Mr. Khamarji requesting that he attend this meeting in order to provide an update; to date, no response has been received.
- 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. Phillip Doremus, WEO revisit the property when remediation is complete. Since its last meeting, the Commission sent a letter to Mr. Lello requesting that he attend this meeting in order to provide an update; to date, no response has been received.
- I. Warning sent by Wetlands Enforcement Officer Phillip Doremus re activity at 77 South Park Avenue.
- J. V#15-170, Notice of Violation at 80 and 90 Redding Road—**Arvid A. Brandstrom**, issued 10/21/15. The Commission is awaiting a new, after-the-fact application, noting all activity the property owner has done as well as what he would like to do in the future. Received 1/12/16: Emailed letter from homeowner requesting 35-40 days to prepare a presentation detailing the past and future development relating to the property.
- K. V#15-171, Notice of Violation at 21 Hall Road—**Stuart M. Allen**, issued by WEO 12/1/15 Krista Kot, Secretary, reported that Stuart Allen sent a letter to Phillip Doremus, telling him that he has maintained the seasonal watercourse on his property for a number of years. The Members discussed the letter, noting that any activity in a watercourse, such as maintenance, would require a wetlands permit. The Members requested that Krista Kot, Secretary to the Commission, ask Mr. Doremus to revisit the property.
- L. V#15-172, Notice of Violation at 60 Weathervane Drive—**Elaine R. Evans**, issued by WEO 12/1/15. At the Commission's January 26, 2016 meeting, with I/W Permit #16-504 approved, Elliot Leonard made a motion to remove Violation #15-172, and Vivian Hardison seconded. Motion passed. Dori Wollen noted that although the Members voted to lift the violation, the lift is contingent upon WEO approval.

**5. NEW BUSINESS:**

- A. Election of Officers—Elliot Leonard made a motion to re-elect Dori Wollen as Chair, elect Catherine Alfandre as Vice-Chair, and elect Steven Hume as Secretary. Jamie Weinstein Seconded, motion passed.

**6. REVIEW FOR REPORT TO PLANNING & ZONING: None**

**7. CONSERVATION PROJECTS:**

- A. Ongoing—Paine Open Space (O/S) Map—Dori Wollen reported that she spoke with David Brant regarding requested revisions (noted below) to the map. Mr. Brant said he could make the first two revisions, but stated that Aspetuck Land Trust does not have the ability/manpower to determine mileage on each trail.

- 1.) Replace the solid line notating the Paine Barn foundation with a dotted line to better signify that the barn no longer exists;
- 2.) Change the trail shown around the barn to show that it runs north at the barn foundation, as it is currently mismarked; and,
- 3.) Add mileage onto each trail.

Dori Wollen also reported that Mr. Brant requested that the Commission split the cost of creating the map with ALT, stating that the Commission's cost might be around \$200. The Members felt this a fair fee and will expect an invoice requesting such. Steve Hume suggested that the determination of mileage of each trail might be an appropriate service project for the boy scouts and suggested Krista Kot contact the troop.

- B. (Item D. under this heading has been consolidated into Item B.) Continue discussion regarding creation of Conservation Regulations/Guidelines—The Members continued their discussion regarding the revision of the 1994 Open Space Plan for the Commission's own use, as well as their part in providing input to the Town Plan of Conservation & Development, last updated in 2006. Dori noted the four revised sections of the 1994 Open Space Plan she has received thus far, asking the Members to make edits and comments as appropriate on the individual sections, and added that Krista Kot will put them all together into a usable package once all changes are final. The Commission also discussed the purpose of updating the Open Space Plan for their own use. One of the reasons that stood out as to why they should update the Plan was that according to the State, The Agricultural Land Preservation Fund cannot be tapped until the Commission has an open space plan. According to the 1985 ordinance, the Conservation Commission recommends to the Board of Finance as to how funds can be used. Reportedly, there is currently sixty to eighty thousand dollars in the account. Elliot Leonard suggested that when land is taken for open space, the Commission should also request funds in order to maintain the property.

- C. Discuss creation of new Open Space map—Ongoing

- D. February 22, 2016—meet w/Planning and Zoning Commission to discuss the Conservation Commission's input re updating Easton's Town Plan of Conservation and Development, last updated in 2006. This item was discussed above. As Mrs. Wollen may be unavailable to attend the meeting on the 22nd, the Commission may submit their input to the Planning and Zoning Commission in writing.

**8. OPEN-SPACE ISSUES:**

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties-- Steve Edwards, former Vice Chair of the Commission has ordered a sign; the Commission is awaiting word of its completion. Dori Wollen suggested that the Commission contact Mr. Edwards to let him know that they would take over the project.

**9. WEO COMMUNICATIONS:** Ongoing

**10. CORRESPONDENCE:**

- A. Aquatic Pesticide Permit Application regarding Button Mill Pond—Duly noted.

**11. MISCELLANEOUS:**

- A. Violation letter/fee procedures; Elliot Leonard—Ongoing
- B. Email from Mary Buchanan, Conservation Associate, Highstead—Redding, CT. Mary Buchanan is working with the Fairfield County Regional Conservation Partnership (FCRCP) to create a GIS map of the protected open space in Fairfield County to help the FCRCP with conservation planning and provide a regional resource for mapping open space, and is looking for Easton's input. The Members discussed the request and will respond that they would like to help but that they are currently updating the map and won't be done for some time. They will, though, refer Ms. Buchanan to ALT for its GIS information as well as invite Ms. Buchan to attend an upcoming meeting to tell the Members about her organization and what she does.
- C. Annual Report: Dori Wollen suggested one last change to the Annual Report, as well as noted the addition of the newly-elected officers at the end of the Annual Report.

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

- A. Minutes—Steve Hume made a motion to approve the Minutes from the January 26, 2016 meeting, as submitted, and Vivian Harrison seconded. Motion passed.

**13. ADJOURNMENT:** At approximately 8:37 p.m. Catherine Alfandre made a motion to adjourn the meeting, and Elliot Leonard seconded. Motion passed.

PREPARED and FILED by  
Krista Kot, Secretary  
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