



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 23, 2016 at 7:30 PM

PRESENT: Dori Wollen, Chair; Catherine Alfandre, Secretary; Steven Hume; Elliot Leonard; Vivian Hardison; and Sarah Cwikla

ABSENT: Stephen Corti; Katherine Reed, Alternate; and Jamie Weinstein, Alternate

1. **MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:32p.m.

2. **INLAND WETLANDS APPLICATIONS:**

A. Relevant to I/W Permit #15-502, 95 Adams Road—Sport Hill Road 629 LLC—Ttee/Cov, approved 2/9/16. Slightly reconfigure conservation easement. The Commission discussed the applicant's request to slightly reconfigure the conservation easement on the property. Although the applicant had requested a swap of land within the conservation easement, the Commission instead approved the driveway as going through the existing conservation easement, with the following stipulation: All work on the driveway shall be within ten (10) feet or less of the center line of the driveway. Any other work within the conservation easement would require an additional approval.

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

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. The Commission sent a letter to Mr. Khamarji on

February 4, 2016 requesting that he attend this meeting in order to provide an update; to date, no response has been received. The Members plan to address this item at their next meeting.

- 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. Responding to the letter the Commission sent Mr. Lello on February 5, 2016 requesting that he attend this meeting in order to provide an update; Mr. Lello came to Town Hall and spoke with Phillip Doremus and told him he did not plan on planting the trees as noted in his Permit #15-495. Mr. Doremus will visit the property to check on the remediations.
 - 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. David Solway, agent for Mr. Brandstrom, emailed the Commission on 2/11/16 requesting additional time in order to complete the application. Duly noted.
 - K. V#15-171, Notice of Violation at 21 Hall Road—Stuart M. Allen, issued by WEO 12/1/15
Krista Kot, Secretary to the Conservation Commission, 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 the Commission's secretary, Krista Kot, ask Mr. Doremus to revisit the property. No update at this time.
 - 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. Saddle Ridge Petition—The Members briefly discussed receipt of a petition by Saddle Ridge for Certification, requesting the Appellate Court to accept their appeal, noting that the Commission may provide input to Attorney Ira Bloom towards a response, due in ten days.
 - B. The following item was previously listed under "Conservation Projects": 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. Dori Wollen informed the Members that she had attended the above-referenced meeting and spoke with the Planning and Zoning Commission about the Conservation Commission's Open

Space Plan, which is currently being updated. This Plan, once accepted, will be used by P&Z in its impending revision of the Town Plan of Conservation and Development. The following items were discussed in detail:

1. Recommendation of creation of a trail system: The Planning and Zoning Commission (P&Z) discussed the proposed trail system (shown on the map included in the 2004 Plan of Conservation and Development). Both commissions are very supportive of creating a trail system, and P&Z informed Mrs. Wollen that they would greatly appreciate the Conservation Commission's help in this matter.
2. Open Space (O/S) Management: This is a big issue, as currently the Commission has one member, Stephen Corti, dedicated to maintaining the open space—mainly the Paine Open Space—together with a few volunteer trail stewards from Aspetuck Land Trust; namely, Michael Wallace, Midge Krisak, and Lisa Brodlie. As the Commission does not know who will be available in the distant future to continue O/S maintenance, Mrs. Wollen expressed this as an area of concern, noting that the Commission has to think forward on how to plan for future maintenance and development, not only at Paine, but at all other open space parcels of the Town.
3. Educating the Public: Like Planning and Zoning, the Conservation Commission feels it is important to educate the public regarding the various open space areas in Town. Press releases and articles will be sent to the local newspaper that will include the recently updated Paine Open Space map, highlighting the Town's various open space properties.
- 6. REVIEW FOR REPORT TO PLANNING & ZONING:** None
- 7. CONSERVATION PROJECTS:**
 - A. Paine Open Space (O/S) Map—The Members reviewed the final Paine Open Space Map and decided it was ready to be put up on the Town's website. David Brant will be notified that it is fine to post the new map on the Aspetuck Land Trust website as well. The Town's website will also include the governing regulations for the property.
 - B. Creation of Conservation Regulations (Guidelines)—Dori Wollen: Ongoing
 - C. Discuss creation of new Open Space map: Ongoing
- 8. OPEN-SPACE ISSUES:**
 - A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties-- Krista Kot informed the Members that Steve Edwards turned the completed Morehouse Open Space sign over to the Department of Public Works; the sign will not be installed until the ground thaws.
- 9. WEO COMMUNICATIONS:** Ongoing
- 10. CORRESPONDENCE:**
 - A. Letter from Aquarion Water Company re the 2016 Aquarion Environmental Champion Awards--Duly noted.

- B. Copy of Planning and Zoning approval letter for Subdivision Application #15-02 at 40 Far Horizon [sic] Drive and 89 Beers Road—Duly noted.
- C. Letter from CT Department of Energy and Environmental Protection: Permit Application for the Use of Pesticides in State Waters at 735 Sport Hill Road—Duly noted.
- D. Invoice for Paine Open Space Map update—David Brant forwarded River Design, Inc.'s invoice in the amount of \$750.00 and asked the Commission to split the bill 50/50. Upon discussion, Members agreed and instructed Krista Kot to handle payment. Funds will be covered from the Maintenance line in the budget.

11. MISCELLANEOUS:

- A. Violation letter/fee procedures; Elliot Leonard—Ongoing
- B. Email from Mary Buchanan, Conservation Associate, Highstead, Redding, CT--Duly noted.
- C. Dori Wollen made note of a new bill which will take effect October 1, 2016, revising the CT Wetlands and Watercourses Act; the Commission will have to amend their Regulations accordingly.

12. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—Steve Hume made a motion to approve the Minutes from the February 9, 2016 meeting, as submitted, and Elliot Leonard seconded. Motion passed.

- 13. ADJOURNMENT:** At approximately 8:35 p.m. Catherine Alfandre made a motion to adjourn the meeting, and Vivian Hardison seconded. Motion passed.

PREPARED and FILED by
Krista Kot, Secretary
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