



## 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, March 22, 2016 at 7:30 PM

**PRESENT:** Dori Wollen, Chair; Catherine Alfandre, Vice-Chair; Elliot Leonard; Vivian Hardison (joined at 8:14 p.m.); Katherine Reed, Alternate; and Jamie Weinstein, Alternate

**ABSENT:** Steven Hume, Secretary; Stephen Corti; Sarah Cwikla

Note: Katherine Reed and Jamie Weinstein voted in place of Stephen Corti and Sarah Cwikla, respectively.

1. **MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:31p.m.

2. **INLAND WETLANDS APPLICATIONS:**

- A. I/W Permit #16-505, 100 Marich Drive—Larry Edwards, J. Edwards & Associates, Applicant/Agent—Construct new house, pool, and associated site improvements. Received 3/8/16+65=5/12/16. Owner of Record: Steven M. Soberman  
Larry Edwards, Professional Engineer, J. Edwards & Associates was present and addressed the Commission, noting items requested by the Commission to be added to the map. The Members discussed the application further, determining the need for a line of alternating boulders and plantings at the toe of the slope near the septic in order to demarcate the wetlands. Mr. Edwards said he would return to the Commission with a plan including the above addition as well as mark the proposed location of the driveway.

3. **SITE WALK(S):**

- A. 100 Marich Drive

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, owner, as well as his son, also Nicholas Khamarji were present. Dori Wollen explained that the warning notice was issued as a result of a report stating that trees were cut in the regulated area on the property at 102 Center Road, and the violation notice was issued, as there was no response from the property owner regarding the warning notice. Mr. Khamarji stated that he was not aware of the warning notice as he does not live at that address. He further noted that there has been no tree-cutting, adding that the split wood is from trees that had been cut to clear the Town's electrical lines. Dori Wollen told Mr. Khamarji that he will need to come to the Commission for any future activity within 100 feet of his neighbors' wetlands. Mrs. Wollen further advised that hand tools and lawnmowers are permissible, but heavy equipment, such as a backhoe, is not. Catherine Alfandre made a motion to lift Violation #15-476, and Jamie Weinstein seconded. Motion passed.
- 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 visited the property, and said that he will revisit later in the spring.
- 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.
- 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. A letter was sent out on March 16, 2016 advising that Phillip Doremus, WEO will visit the site to ensure the area is stable. If the area is deemed stable, the Commission may lift the violation.
- L. V#15-172, Notice of Violation at 60 Weathervane Drive—Elaine R. Evans, issued by WEO 12/1/15. Although the Members voted to lift the violation at their January 26, 2016 meeting, the lift is contingent upon WEO approval. Phillip Doremus will visit the property in the spring.
- M. Conservation Commission's input regarding updating Easton's Town Plan of Conservation and Development, last updated in 2006. The Commission is currently updating their Open Space Plan, which should be completed by the summer. Once

accepted at a Town Meeting, the document can be used by the Planning and Zoning Commission in its revision of the Town Plan of Conservation and Development.

Note: Also discussed at the February 22, 2016 meeting was the intent to create a plan for open space management in order to ensure proper management and maintenance of Paine Open Space, as well as other Town-owned open space properties. Steve Corti endorsed the idea and said that he would be happy to help the Commission and Planning and Zoning in establishing such a plan, which would possibly include hiring someone to be in charge of open space management and maintenance.

- N. Statements in Opposition to the Petitions for Certification re Saddle Ridge Developers, LLC, et.al. v. Easton Conservation Commission from both Ira Bloom and Intervenor

**5. NEW BUSINESS:**

- A. Written request from Harold Rosnick for release of bond relating to Adirondack Estates. Attorney Rosnick was not present. The Commission asked that Krista Kot, the Commission's office secretary contact Attorney Rosnick to request that he attend their next meeting to explain his project to the newer Members of the Commission. Once done, the Members will revisit the site.

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

**7. CONSERVATION PROJECTS:**

- A. Ongoing: Paine Open Space (O/S) Map—Trail Steward Mike Wallace to post red trail markers and Sarah Cwikla to measure trail lengths
- B. Ongoing: Creation of Conservation Regulations (Guidelines)—Dori Wollen. See Item "M" under "Unfinished Business".
- C. Ongoing: Discuss creation of new Open Space map

**8. OPEN-SPACE ISSUES:**

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties
- B. Dori Wollen will email Grace Stanczyk, Comptroller, to let her know that pipes at Paine Open Space have collapsed and are in immediate need of replacement; therefore, the Commission will require the earlier requested \$4,000 for repair to be added to next year's budget.

**9. WEO COMMUNICATIONS: Ongoing**

**10. CORRESPONDENCE:**

- A. 60-Day Public Notice form the US Army Corps of Engineers—Noted. The Members will review the document before the next meeting.
- B. CT DEEP Permit Application for the Use of Pesticides in State Waters for 166 Banks Road—Duly noted

**11. MISCELLANEOUS:**

- A. Violation letter/fee procedures; Elliot Leonard—Ongoing
- B. The Commission noted the clear-cutting activity at property located at 30 Banks Road.

Dori Wollen informed the Members that she had spoken of the Commission's concern to Phillip Doremus and Tim Brady, and Mr. Doremus advised that the tree cutting is allowed under the as-of-right designation. The Members went on to discuss Robert Maquat's proposed wetlands crossing and requested a letter be sent to Mr. Maquat reminding him that he will need to return to the Commission with a permit application for this activity.

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

Elliot Leonard made a motion to approve the Minutes from the March 8, 2016 meeting, as submitted, and Katherine Reed seconded. Motion passed.

- 13. ADJOURNMENT:** At approximately 8:17 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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