



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, April 12, 2016 at 7:30 PM**

PRESENT: Dori Wollen, Chair; Catherine Alfandre, Vice-Chair; Stephen Corti; Steven Hume; Elliot Leonard; Sarah Cwikla; and Vivian Hardison

ABSENT: Katherine Reed, Alternate and Jamie Weinstein, Alternate

1. MEETING CALL TO ORDER: Chair Dori Wollen called the meeting to order at approximately 7:30p.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 presented the Commission with a new plan that included a line of alternating boulders and plantings demarcating the wetlands. After further discussion, Elliot Leonard made a motion to approve Permit Application #16-505, 100 Marich Drive, based on the revised plan received at this meeting, dated 2/4/16 and last revised 4/4/16, entitled “Proposed Site Plan; 100 Marich Drive; Easton, Connecticut”, with standard stipulations, including notation of the line of demarcation. Steve Corti seconded; motion passed.
- B. I/W Permit App. #16-506, 133 Center Road—Albert Lello, Owner/Applicant. Install in-ground pool, fence, shed, and pool equipment. Received 4/12/16+65=6/16/16
Albert Lello presented his plan for an in-ground pool, fence, shed, and pool equipment. After discussion, the Members requested that Mr. Lello return with a more detailed map showing land elevations, the entire pond, and anything else he plans to do. Steve Corti was also concerned about the location of a propane tank at the edge of wetlands. The Commission will review the files regarding the circumstances surrounding that approval. The Members were also concerned about the pool’s close proximity to the wetlands delineation line (less than 30’ away). Note was made to inform the applicant of the need to submit an additional fee for the pool shed.
- C. I/W Permit App. #16-507, North Side of Adirondack Trail—17 Adirondack LLC c/o Harold Rosnick. 3-lot subdivision. Received 4/12/16+65=6/16/16. Harold Rosnick was present with Mark Ochman of Ochman Associates. Mr. Ochman explained the plan to revise Lot 4 and add two lots off of a common driveway currently serving 2 lots. Mr. Rosnick would like to add approximately 230 feet to the existing 300-foot long

driveway, as well as create a hammerhead turnaround 20 feet off the eastern property line. Also included in the plans is a proposed Conservation Easement to be located at the back of Lot B. The Members noted the stockpile located in the regulated area; Mr. Ochman suggested that he could move the stockpile out of the regulated area in Lot A where it is currently shown. Mr. Ochman suggested that he could also slide one of the houses over and turn the driveway in order to locate both, as well as the grading, farther away from the wetlands. The Commission requested an updated plan, including the mentioned changes. Later in the meeting Members expressed concern regarding the location of the proposed easement and the fact that activity could go undetected in the easement due to its isolation.

3. **SITE WALK(S):** None at this time—awaiting new plans.

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 #15-168, 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. Received 1/12/16. The Commission is awaiting a new, after-the-fact application. The Members believe that Mr. Brandstrom has had adequate time to submit an application noting all activity the property done as well as what he would like to do in the future. The Commission will issue a follow-up letter stating such and will ask Mr. Brandstrom to attend the next meeting to give the Commission an update.
- K. V#15-171, Notice of Violation at 21 Hall Road—Stuart M. Allen, issued by WEO 12/1/15. 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 has an updated draft of their Open Space Plan; the Commission plans to hold a public hearing to approve a final version 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.
- 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 Intervenors
No update.
- O. As of Right #15-503, Amerakon Partners LLC—Robert Maquat
Robert Maquat was present with Timothy Brady to update the Commission on the as-of-right activity at Banks Road. The Commission acknowledged the installation of silt fencing by the pond. Robert Maquat informed the Members that at the recommendation of Ed Nagy, DPW, and Phillip Doremus, WEO, rock was put down on the accessway off of Banks for both stability and to serve as a tracking agent. Steve Corti strongly reminded Messrs. Maquat and Brady that there shall be no filling of wetlands, regardless of how the property is categorized--farmland or otherwise. The Commission was assured that "good practices" were being used in the creation of the grazing pasture. The Members requested a wetlands map for a better understanding of the property as well as that Mr. Maquat keep the Members up to date. Mr. Maquat said that he would plan to attend one of the Commission's next two meetings.

5. NEW BUSINESS:

- A. Written request from Harold Rosnick for release of bond relating to Adirondack Estates in the amount of \$31,600. Harold Rosnick explained his project to the Commission. The Members noted a number of areas they feel still require remediation, with the main issue being lack of soil stabilization. Mr. Rosnick requested that the Commission table the request for the time being in order for him to make the necessary remediations.
- B. Request from Maria Lobo dated March 29, 2016 to amend I/W Permit #14-467—Mrs. Lobo purchased the property located at 180 Redding Road from the permittee, Ronald Noren, and asked that the permit be changed to reflect her new ownership. Approved.

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—No update.
- B. Not an issue, but Elliot Leonard reported to the Members that he was present at the recent “Civic Day”, held at the Easton Public Library’s Community Room to hand out copies of the newly updated Paine Open Space map. Elliot said that while there, he was speaking with Alternate Member Jamie Weinstein who suggested the Commission hold a Commission-sponsored educational day for Paine Open Space, to educate the public on the property. The Members felt this was an excellent idea. Dori Wollen also suggested writing a short article on Paine Open Space for the Easton Courier; Steve Hume stated that he would be happy to write the article.
- C. Steve Corti reported that he called the Town in to help remove widowmakers at Paine Open Space.

9. WEO COMMUNICATIONS: Ongoing

10. CORRESPONDENCE:

- A. 60-Day Public Notice form the US Army Corps of Engineers—Duly Noted.
- B. Letter from residents Mark Conese and Cynthia Fox, dated 3/28/16—The Members discussed this item and noting that this is not in their purview, will refer the residents to the landowners, the state and Aspetuck Land Trust.
- C. Letter from Tracy D. Kulikowski, AICP; Land Use Director, Town of Weston, CT dated 4/1/16--Duly noted.

11. MISCELLANEOUS:

- A. Ongoing--Violation letter/fee procedures; Elliot Leonard, Cathy Alfandre

12. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—Cathy Alfandre made a motion to approve the Minutes from the March 22, 2016 meeting, as submitted, and Vivian Hardison seconded. Motion passed.

13. ADJOURNMENT: At approximately 9:33 p.m. Steve Corti made a motion to adjourn the meeting, and Sarah Cwikla seconded. Motion passed.

PREPARED and FILED by
Krista Kot, Secretary
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