



## 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 26, 2016 at 7:30 PM**

**PRESENT:** Dori Wollen, Chair; Steven Hume; Elliot Leonard; and Sarah Cwikla

**ABSENT:** Catherine Alfandre, Vice Chair; Stephen Corti; Vivian Hardison; Katherine Reed, Alternate and Jamie Weinstein, Alternate

**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 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

Mr. Lello did not attend tonight's meeting. Awaiting further information as noted at the last meeting on April 12, 2016, "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 expressed concern 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.

B. I/W Permit App. #16-507, North Side of Adirondack Trail—17 Adirondack LLC c/o Harold Rosnick and Joseph Daniel Birarelli. Three-lot subdivision. Received 4/12/16+65=6/16/16. Mark Ochman of Ochman Associates presented an updated plan, consisting of several maps, with the first entitled, "Subdivision Map Prepared for 17

Adirondack, LLC; Adirondack Trail; Easton, Connecticut; February 1, 2016", with a revision date of April 18, 2016. The common drive including hammerhead (turnaround) were moved farther away from the wetland and property line; houses on both Lots A and B were also moved farther away from the wetlands, and the stockpile was moved out of the regulated area on Lot A. A conservation easement is proposed at the back of Lots A and B, totaling 7.1 acres. Mr. Ochman will stake the site to enable a site walk prior to the next meeting (sites to be staked driveway, hammerhead, house corners, septic, and lower edge of Conservation easement).

C. I/W Permit App. #16-508, 235 Silver Hill Road—Jay and Alicia Young, Owners. Install 20'x40' in-ground pool w/4' walkway/apron, 12'x16' pool house (correction made to size). Received 4/24/16+65=6/30/16. Owner/Applicant Jay Young presented the application. Upon staking the corners including the pool house, members will walk the site.

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

A. Adirondack Trail and 235 Silver Hill Road, after staking

**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. In response to a follow-up letter from the Commission, Mr. Brandstrom emailed the Members stating that he and his wife would not be back from Florida before our next meeting and would like to attend our meeting at the end of May or beginning of June. In a follow-up letter, the Commission will inform Mr. Brandstrom about failing to abide by its regulations, which will require levying a fine.

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. As of Right #15-503, Amerakon Partners LLC—Robert Maquat. Item added to the Agenda--Elliot Leonard moved, Steve Hume seconded, motion carried.

Robert Maquat was present with Timothy Brady to update the Commission on the as-of-right activity at Banks Road. Mr. Brady confirmed that the silt fence was extended to prevent any erosion into the pond near Banks Road. Clearing and tree cutting is to be completed within a week, followed by seeding to stabilize the cleared land. Following that, the property will be fenced. Mr. Maquat and Mr. Brady will return to the Commission with further updates upon completion of each of the next phases.

**5. NEW BUSINESS:**

- A. Tree cutting near Steep Hill—Report from Richard Welter. Based on research, Ed Nagy (DPW) stated that the cutting is most likely being performed on Aquarion land by Aquarion. Will follow up with Gary Haines of Aquarion to confirm.

**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. Mike Wallace questioned posting the new trail map; before doing so the Commission agreed to investigate replacement/fixing up of the kiosk that is seemingly in disrepair.
- B. Ongoing: Creation of Conservation Regulations (Guidelines)—Dori Wollen.
- 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.

**9. WEO COMMUNICATIONS:** Ongoing

**10. CORRESPONDENCE:**

- A. CT DEEP Permit Application for Use of Pesticides in State Waters for 95 North Street—duly noted.
- B. CT DEEP Permit Application for Use of Pesticides in State Waters for 94 Mile Common—duly noted.

**11. MISCELLANEOUS:**

- A. Ongoing--Violation letter/fee procedures; Elliot Leonard, Cathy Alfandre. Dori Wollen will meet with Adam Dunsby, First Selectman to discuss this process.

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

- A. Minutes—Elliot Leonard made a motion to approve the Minutes from the April 12, 2016 meeting, as submitted, and Sarah Cwikla seconded. Motion passed.

**13. ADJOURNMENT:** At approximately 8:40 p.m. Steve Hume made a motion to adjourn the meeting, and Elliot Leonard seconded. Motion passed.

PREPARED and FILED  
By Krista Kot, Secretary  
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