



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, September 8, 2015 at 7:30 PM

PRESENT: Dori Wollen, Chair; Catherine Alfandre, Secretary; Steve Hume; Elliot Leonard; and Sarah Cwikla, Alternate

ABSENT: Stephen Edwards, Vice Chair; Roy Gosse; Stephen Corti; Vivian Hardison, Alternate; and Katherine Reed, 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 #15-500; 441 Judd Road—James F. Wright, Agent. Clean out pond for dry hydrant maintenance and remove silt from site. Received 9/8/15+65=11/12/15

Jim Wright explained his plan to clean the pond and remove the material from the site. Dori Wollen informed Mr. Wright that according to Connecticut General Statutes, Chapter 440, Wetlands and Watercourses, the Town would not require an application for town-related maintenance relating to a fire pond. With this said, Mr. Wright withdrew the application. Going forward, although the Fire Department will not be required to submit applications for routine fire pond maintenance, they will inform the Commission of their projects so that the Wetlands Enforcement Officer can review any necessary soil erosion controls before the projects begin.

3. **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. The Commission is waiting to hear back from Vincent Toscano regarding clearing of overgrowth from the dam and approval from CT DEEP.

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. Mr. 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.

- 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. The Members asked that Phil Doremus revisit the property.

4. NEW BUSINESS:

- A. V #15-169, Notice of Violation, with Cease and Desist at 235 Redding Road—Dierdre Andreoli, issued 8/27/15. Darren Andreoli explained that he excavated the pachysandra, expecting to fill the area with topsoil, which he would then seed and hay. Dori Wollen informed Mr. Andreoli that he should have applied for a permit as the project is in the regulated area. After further discussion, Mrs. Wollen suggested a vote to lift the cease and desist order and to allow the work to resume, as noted on the map (named below). This work includes installing a silt fence and notifying the Wetlands Enforcement Officer when this is done so it can be approved. After the silt fence is in place, the topsoil (approx. 3'x5') shall be spread, and then the area seeded, and hayed. Mr. Andreoli drew in and initialed the intended location for the silt fence on a copy of the map from his most recent permit approved in 2013, entitled, "Zoning/Location Survey), dated September 16, 2003, and last revised April 9, 2013. Cathy Alfandre made a motion to lift the Cease and Desist order to allow the work to resume as noted above, and Elliot Leonard seconded. The motion passed unanimously. A letter will be sent to the homeowner confirming the lift. The lift of the Cease and Desist order will take effect after the letter is filed with the Town Clerk's Office for an additional fee.

5. REVIEW FOR REPORT TO PLANNING & ZONING:

- A. Request for comment re "Morehouse Civic Park; A Master Plan, May 2015"
John Hayes, the Town of Easton's Land Use Director was present to walk the Members through the major steps of the Master Plan, developed, in part, with the assistance of John Broadbin, representing Easton Parks and Recreation, and Phillip Doremus, Zoning and Wetlands Enforcement Officer for the Town of Easton. John Hayes began by noting the upcoming public hearing on September 28, 2015 regarding this item. Steve Hume responded that the Commission would have appreciated more time to render comment, with a number of other Members in agreement. Mr. Hayes continued, going through the alphabetically listed areas, explaining the activity planned for each area. The Members followed up with a number of questions, spanning all three phases of the project, which Mr. Hayes answered to the best of his ability, as the later phases are somewhat conceptual.

With the Members having no further questions at this point, Dori Wollen informed John Hayes that the Conservation Commission would like to work together with the Planning and Zoning Commission in regards to the Open Space portion of their Master Plan. Mr. Hayes responded that he would appreciate the Commission's thoughts regarding trails, trail networking and developing open space, among other things. Roy Gosse noted that he has taken the lead on

updating the Paine Open Space trail map. Mr. Gosse is currently working with David Brant of Aspetuck Land Trust in order to gain the Land Trust's input and assistance in the physical creation and printing of the map.

Mrs. Wollen asked for a timeline for input for the Master Plan, and Mr. Hayes responded that he expects that he would need the Commission's comments by sometime next year, suggesting a possible working session with an exchange of ideas between the Conservation Commission and the Planning and Zoning Commission.

- B. DWI #15-499, Determination of Wetland Impact—40 Far Horizons Drive & 89 Beers Road—Stefan Abelin, Applicant. Received in office 8/31/15. Dori Wollen noted that the Commission approved an application recently for this location, and stated that there are no further comments aside from the approval. Krista Kot will forward a copy of the approval letter to the Planning and Zoning secretary.

6. CONSERVATION PROJECTS:

- A. Discuss proposed improvements to Paine Open Space Map—Dori Wollen noted that Roy Gosse reported that he will meet with David Brant of Aspetuck Land Trust in October to continue work on the map.
- B. Continue discussion regarding creation of Conservation Regulations: This project is ongoing.
- C. Discuss creation of new Open Space map—This project is ongoing.

7. CORRESPONDENCE:

- A. Email from Brian Roach regarding I/W #15-500 (Relating to Item A under "2. Inland Wetlands Applications"). Duly noted.

8. OPEN-SPACE ISSUES:

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties. Dori Wollen noted that Steve Edwards received a quote of \$474 for a 3'x4' sign for the Morehouse Open Space entrance. Cathy Alfandre made a motion to spend \$474 for the 3'x4' entrance sign to the Morehouse Open Space property, and Steve Hume seconded. The motion passed unanimously. The sign will also include wording regarding the Easton Animal Shelter.

9. WEO COMMUNICATIONS: Comments are relayed to the Members on a regular basis.

10. SITE WALKS: None

The Members requested that "Approve Minutes from Prior Meeting be moved so it appears after "Miscellaneous" on the Agenda, as follows:

11. MISCELLANEOUS:

- A. Ongoing—Discussion regarding February 2000 fee/fine ordinance
Elliot Leonard informed the Members that he had created a violation letter, including Explanation of the fine/fee ordinance that was intended for use with a recent violation.

Dori Wollen explained that Phil Doremus, WEO was not in agreement with this letter and instead settled upon another version. Mr. Leonard suggested that he will meet with Phil Doremus to craft a letter of which they'll both approve. The Members further discussed the need to create a general timeline outlining, noticing, hearings, and fines, etc. Cathy Alfandre stated for the record that the Commission needs a consistent process with teeth.

12. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—August 25, 2015 Meeting: Krista Kot noted that at the prior meeting, Five Silver Hill was removed verbally from the address description of the Saddle Ridge application being discussed, but written notation was not included in the Minutes. With this said, Cathy Alfandre made a motion to approve the Minutes with the addition of the omission, and Steve Hume seconded. The Minutes were approved unanimously.

At this point in the meeting, the Members digressed to "5. REVIEW FOR REPORT TO PLANNING & ZONING: A. Request for comment re "Morehouse Civic Park; A Master Plan, May 2015" to discuss comments to Planning and Zoning regarding the Morehouse Civic Park, noting a number of concerns as follows:

- 1) The Commission would oppose any activity that would endanger the oak tree in the existing easement in Area C.
- 2) What happened to the Green Belt on Area C?
- 3) When the property is developed, the Planning and Zoning Commission will need to return for an entire wetland pocket on Area B (recreation area).
- 4) Concern about parking along Circulation Road, Plan Area B, and along wetlands on the eastern portion of Area C.
- 5) The hiking trails through wetlands will be on boardwalks, with a separate I/W permit required.

Dori Wollen added that the above items will need to be addressed before the project begins. A number of the Members plan to be present at the September 28 public hearing.

Before adjourning, Dori Wollen acknowledged, for the record, an email from Alternate Member Vivian Hardison regarding Item "A" under "Miscellaneous".

- 13. ADJOURNMENT:** At approximately 9:45 p.m. Cathy Alfandre made a motion to adjourn the meeting, and Elliot Leonard seconded. Motion passed unanimously.

PREPARED and FILED
By Krista Kot, Secretary
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