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CHRISTINE HALLORAN
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EASTON CT

CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
REGULAR MEETING
TUESDAY, August 26, 2014
7:30 PM

PRESENT: Roy Gosse, Chairman; Stephen Edwards, Vice Chairman; Dori Wollen, Secretary; Steven Hume; and Elliot Leonard

ABSENT: Stephen Corti; Cathy Alfandre; and Sarah Cwikla, Alternate

MEETING CALL TO ORDER: Roy Gosse called the meeting to order at approximately 7:48 p.m.

1. **INLAND WETLANDS APPLICATIONS:**
   A. #14-479, Saddle Ridge Developers, LLC. Request for Determination of No Regulated Activity Or, In the Alternative, Request for Approval/Modification to Conduct Regulated Activities Related to a 48-Lot Subdivision Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (136). Received 8/12/14+65= 10/16/14. This development will be known as "Easton Crossing" and is located on approximately 124 acres. The Members reviewed the plan, lot by lot, determining the activity level of each lot, noting that only the lots with significant activity would be charged a fee.

   After reaching agreement, Steve Edwards made a motion to establish the permit application fee of $8,660.00 for Permit Application #14-479, Easton, Crossing, and Steve Hume seconded. The motion passed, Roy Gosse abstained.
   The breakdown of fees is noted below. The total is subject to re-confirmation of the Noticing Fee.

Subdivision Fee:	$1,000
Residence Fee:	4,500
Detention Basin Fee:	1,500
Permanent Wetlands Crossing	550
Public Hearing Fee	450
Noticing Fee	600
State Fee	60
Total:	$8,660

The Members further discussed that they expect to schedule a site walk, where the members of the Conservation Commission and the Planning and Zoning Commission, as well as the applicant, would be present. The Members will request that the roads, wetlands, septic, and center of homes, as well as acreage of the lots should be marked out in preparation for the walk.

2. **OLD 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. V#13-166, Notice of Violation at 235 Redding Road—**Darren Andreoli,** issued 7/10/13
   G. Amended Wetlands Permit #10-389, 288 Maple Road – Helena Morf, 4-lot subdivision. The Commission is looking into what has been done thus far re dam maintenance.
   H. V#14-474, Notice of Violation at 40 Sherwood Road – Brian Alberino and Sarah Gerard, issued 5/5/14 – The applicant has been sent a letter instructing them to notify Phillip Doremus, WEO, when the project is complete. Mr. Doremus will then visit the site, and if all is found to be satisfactory, a lift letter will be issued, which the property owner will need to file with the town in order for the lifting of the violation to take effect.
   I. V#14-475, Notice of Violation at 175-177 Everett Road – Dennis and Holly Pryor, issued 5/5/14. The Commission requested that Phil Doremus provide an update on this violation.

   Note: A status review by Phil Doremus, WEO of the above noted items is in process.

4. **NEW BUSINESS:** None

5. **REVIEW FOR REPORT TO PLANNING & ZONING:**
   A. Request from Planning and Zoning Commission to review application submitted to the Planning and Zoning Commission by Saddle Ridge Developers, LLC, on behalf of Silver Sport Associates, to construct a

housing development with an affordable component pursuant to Conn. General Statutes Sec. 8-30g, on their property of 124 acres, bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road. The Conservation Commission felt review of this item would be premature and will render comment at a later date.

6. CONSERVATION PROJECTS:

A. Discussion re Paine Barn Special Revenue Fund. The Members revisited their August 12, 2014 discussion, and determined that a memo should be sent to the First Selectman, Adam Dunsby, stating that since the funds were donations, that the Commission plans to use the money for the betterment of the Paine Open Space and, in this vein, have already identified appropriate and necessary repair work at the property.

7. CORRESPONDENCE:

A. Letter from J. Casey Healy of Gregory and Adams, P.C. to Adam W. Dunsby regarding the recording of the revised Conservation easement at 25 Rock House Road. Duly noted.

8. OPEN-SPACE ISSUES: See Item 6, above.

9. WEO COMMUNICATIONS: None

10. SITE WALKS: None

11. APPROVE MINUTES FROM PRIOR MEETINGS: Steve Edwards made a motion to accept the Minutes of the August 12, 2014 meeting, and Elliot Leonard seconded. The motion passed unanimously.

12. MISCELLANEOUS: None

13. ADJOURNMENT: Steve Edwards made a motion to adjourn the meeting at approximately 8:50 p.m., and Dori Wollen seconded. The motion passed unanimously.

PREPARED and FILED
BY KRISTA KOT
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Secretary, Easton Conservation Commission

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