



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION REGULAR MEETING

TUESDAY, September 9, 2014
7:30 PM

PRESENT: Roy Gosse, Chairman; Stephen Edwards, Vice Chairman; Dori Wollen, Secretary; Stephen Corti; Cathy Alfandre; Steven Hume; Elliot Leonard; and Sarah Cwikla, Alternate

ABSENT: None

MEETING CALL TO ORDER: Roy Gosse called the meeting to order at approximately 7:34 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. A public hearing will be held at 7:00pm on Tuesday, 9/16/14 in the Cafetorium at Helen Keller Middle School. The Members briefly discussed their available dates for continuing the public hearing, separately from the Planning and Zoning Commission, after the applicant completes his presentation.

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.
- H. V#14-474, Notice of Violation at 40 Sherwood Road – Brian Alberino and Sarah Gerard, issued 5/5/14 – The Commission sent the property owners a letter instructing them to notify Phillip Doremus, WEO, when their 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.

Note: The Members requested that Phillip Doremus, WEO prepare a written update on each of the above-noted items. The Members also expressed concern regarding two additional properties:

- 1) 25 Rock House Road—The Members would like Phil Doremus to visit the property to make sure that the proper installation of erosion controls is in place.
- 2) 70 Redding Road—The Members noted heavy machinery around the spillway and swale in wetlands, as well as storage of volumes of downed trees near the river, which, in a heavy rain, could cause a log jam.

4. NEW BUSINESS: None

5. REVIEW FOR REPORT TO PLANNING & ZONING:

The following item should have appeared on the 9/9/14 agenda as it is still an open item.

- 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 feels review of this item at this time would be premature and will render comment at a later date.

6. CONSERVATION PROJECTS:

- A. Discussion re Paine Barn Special Revenue Fund. The Members continued their August 26, 2014 discussion, with Steve Corti identifying five locations at Paine Open Space where drainage pipes are badly in need of repair. Mr. Corti will consolidate this information, which will be included in a memo to First Selectman, Adam Dunsby,

noting that the members will use the remaining funds in the Paine Barn Special Revenue Fund to cover the costs of the repairs. As the barn is no longer at the site, the funds will be used for the betterment of the open space property.

Steve Corti noted that there are additional repairs in the open space property needing to be done that can be covered by the Commission's annual budget. The Members also suggested inviting Adam Dunsby to walk the Paine property to gain first-hand knowledge on the projects needing to be done.

The Commission will contact Ed Nagy of the Public Works Department in order to schedule mowing of the Paine Open Space field as well as on the main trails, as they are starting to get covered over with briars.

7. CORRESPONDENCE: None

8. OPEN-SPACE ISSUES:

- A. See Item "6" above.
- B. Steve Corti told the Members that he recently spoke with Peter Smith, a resident who has helped maintain open space property in the past, and reported that Mr. Smith has mowed the upper field at Paine Open Space, at no charge to the Town. The Members thank Mr. Smith for his work.

9. WEO COMMUNICATIONS: None

10. SITE WALKS: None


11. APPROVE MINUTES FROM PRIOR MEETINGS: Steve Edwards made a motion to approve the Minutes of the August 26, 2014 meeting, and Dori Wollen seconded. The motion passed unanimously.

12. MISCELLANEOUS:

Dori Wollen made a motion to add the following item to the Agenda, and Steve Corti seconded. Motion passed unanimously.

Reconstruction of Morehouse Road from #488 to #418--Phil Doremus, WEO, suggested that the question of whether the Town should fill in the drainage ditch along the shoulder of the road should be posed to the Commission. After discussion, the Commission concluded that it would like to see the Public Works Department not fill in the ditch but rather create a more gentle swale with the purpose that there should be as much opportunity as possible for groundwater recharge. Another step to achieve that objective might be through the utilization of a perforated drainage pipe under the road. A memo will be sent to Ed Nagy to this effect.

- 13. ADJOURNMENT:** Dori Wollen made a motion to adjourn the meeting at approximately 8:35 p.m., and Cathy Alfandre seconded. The motion passed unanimously.

PREPARED and FILED
BY KRISTA KOT
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Secretary, Easton Conservation Commission