



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, October 14, 2014
7:30 PM**

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

ABSENT: Roy Gosse, Chairman

1. MEETING CALL TO ORDER: Vice-Chairman Steve Edwards, sitting in for Chairman Roy Gosse, called the meeting to order at approximately 7:30 p.m.

2. INLAND WETLANDS APPLICATIONS:

- A. #14-479, Saddle Ridge Developers.** 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. Steve Edwards noted that the site walk will take place on Saturday, October 18, 2014 at 8:30am, with participants meeting near the metal gate at the entrance to the property off Cedar Hill Road. The Public Hearing has been continued to Tuesday, October 21, 2014 at 7:30pm in the Easton Public Library Community Room.
- B. #14-480, 18 Vista Drive—Dennis Kassib.** Construct single driveway. Received 9/23/14+65=11/27/14. Ronald Ochman, Professional Engineer and Land Surveyor of Ochman Associates, Easton, CT was present on behalf of the applicant, who is currently living in Colorado, to discuss the application. Mr. Ochman again explained the application and responded to several questions from the Commission. Steve Edwards asked whether the ends of the envelope to be located in the depression would be wrapped. Ron Ochman said that the plan was to leave the ends unwrapped, but that he would wrap them if needed. Satisfied with the application as proposed, with the addition of an extra stipulation requiring the ends of the envelope in wetlands be wrapped, Dori Wollen made a motion to approve the above-noted application, according to the map received at their September 23, 2014 meeting, entitled, "Map Showing Proposed Driveway for Dennis J. Kassib; 18 Vista Drive; Easton, CT., August 20, 2014", with the added stipulation to wrap the ends of the envelope, and Elliot Leonard seconded. The motion passed unanimously.

- C. #14-481, 200 Mile Common—David and Geraldine Luther. Construct new septic system. Ronald Ochman, Professional Engineer and Land Surveyor of Ochman Associates, Easton, CT was present to respond to any lingering questions the Commission might have regarding the construction of the new septic system. Several questions were asked by the Members, and in the end, satisfied with the application as proposed, Cathy Alfandre made a motion to approve the above-noted application, according to the map received at their September 23, 2014 meeting, entitled, “Proposed Subsurface Wastewater Disposal System; Prepared for; David and Geraldine Luther; #200 Mile Common Road; Easton, Connecticut; Sept. 5, 2014”, with standard stipulations, and Steve Corti seconded. The motion passed unanimously.

2. 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. 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 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.

The Members requested that Mr. Doremus prepare a written report on all of the items listed under “Unfinished Business” in time for their next meeting on October 28, 2014.

The Commission discussed the status of Phillip Doremus’s title as Designated Agent and suggested that the matter be addressed with Chairman Roy Gosse and possibly Adam Dunsby, First Selectman.

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

6. CONSERVATION PROJECTS:

- A. Paine Barn Special Revenue Fund—Steve Corti reported that he and Roy Gosse met two weeks ago and put together a synopsis for Adam Dunsby noting approximately six crossings in need of repair. Photos were taken at that time and will be made available to Mr. Dunsby with a memo listing the three most important projects. After approval from the First Selectman, as the work will cost between \$2,500 and \$7,499, the Commission will need to obtain three bids for the work.

Steve Corti also mentioned that in walking the “new” open space parcel formerly known as the Morf property, he noted that a section of pipe approximately 2.5 feet long of an approximately 20-foot exit pipe from Island Pond (owned by Aspetuck Land Trust) needs replacing and felt a letter to Aspetuck Land Trust might be in order, as they own a small piece of the pipe. Steve Edwards suggested that it might be better for Steve Corti to meet with David Brant to discuss the project, as opposed to writing a letter. Mr. Corti said he would get in touch with David Brant.

7. CORRESPONDENCE: None

8. OPEN-SPACE ISSUES: None

9. WEO COMMUNICATIONS: None

10. SITE WALKS:

- A. Easton Crossing—Saturday, October 18, 2014, 8:30am, meet at entrance off of Cedar Hill Road near metal gate.

11. APPROVE MINUTES FROM PRIOR MEETINGS:

- A. Dori Wollen made a motion to approve the September 9, 2014 meeting Minutes, as written, and Elliot Leonard seconded. The motion passed by a unanimous vote.
- B. Steve Hume made a motion to approve the September 23, 2014 meeting Minutes, as written, and Elliot Leonard seconded. The motion passed by a unanimous vote.

12. MISCELLANEOUS: None

- 13. ADJOURNMENT:** Dori Wollen made a motion to adjourn the meeting at approximately 8:15pm, and Steve Corti seconded. The motion passed by a unanimous vote.

PREPARED and FILED
BY KRISTA KOT
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Secretary, Easton Conservation Commission