



## CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**AMENDED**  
**REGULAR MEETING**  
**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION**  
**TUESDAY, January 14, 2014**  
**7:30 PM - Town Hall, Conf. Room A**

**PRESENT:** Stephen Edwards, Vice Chairman; Dori Wollen, Secretary; Stephen Corti; Steven Hume; and Catherine Alfandre

**ABSENT:** Roy Gosse, Chairman (conferenced in by phone for executive session only)

1. **MEETING CALL TO ORDER:** Steve Edwards, sitting in for Chairman Roy Gosse, called the meeting to order at approximately 7:41 p.m.
2. **EXECUTIVE SESSION:** Steve Edwards stated the purpose of the meeting would be to discuss Saddle Ridge vs. the Conservation Commission and noted various participants and invited guests, including Conservation Chairman Roy Gosse (by phone), Attorney Ira Bloom, First Selectman Adam Dunsby, and Department Secretary Krista Kot, as well as Land Use Director John Hayes, and members of the Planning and Zoning Commission including Robert Maquat, Steven Carlson, Robert DeVellis, Wallace Williams, and Milan Spisek, who was initially patched in to the meeting by phone and arrived approximately fifteen minutes later.

At approximately 7:43pm, motion was made by Dori Wollen, and seconded by Steve Corti, to enter into executive session. The vote was unanimous, motion carried.

At approximately 8:45pm, motion was made by Steve Corti, and seconded by Steve Hume, to come out of executive session. The vote was unanimous, motion carried.

The Commission resumed their regular meeting at approximately 8:47pm.

**3. INLAND WETLANDS APPLICATIONS:**

- A. #13-466, 718 Sport Hill Road - Demolish existing garage and utility room, construct new garage and study and remodel existing home. Received 11/26/13+65=1/30/14. The Members briefly discussed the 12/17/13 approval by email proxy of the above application.
- B. #14-467 (noted in error on Agenda as #13-467), 180 Redding Road - Ronald B. Noren. Build new residential dwelling w/driveway and septic. Received 1/14/14+65=3/20/14. David Bjorklund of Spath Bjorkland Associates, Inc. was present on behalf of the homeowners. Mr. Bjorkland described the homeowner's desire to attain the designation of a "buildable lot" for the above-noted address. Steve Edwards noted that one of the corners of the proposed house was approximately 27 feet from wetlands, and suggested that Mr. Bjorkland rework the plan to locate the home at least 50 feet from wetlands.

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CHRISTINE HALLORAN TOWN CLERK EASTON CT

Mr. Bjorkland responded that if the house were constructed 50 feet from wetlands, it would encroach on the regulated area in the north, noting he is trying to keep the house out of the flood plain. Steve Edwards suggested a front-loading garage, and Mr. Bjorkland responded saying that might enable them to locate the house 40 feet from wetlands. Mr. Edwards ended by asking that the wetlands and corners of the house be flagged in preparation for the Members to walk the site.

**4. 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#12-162, Notice of Violation at 45 Heritage Drive--**Eve Lashar**, issued 3/27/12
- G. V#13-164, Notice of Violation at 88 Beers Road—**Arthur and Carrie Maisano**, issued 4/3/12
- H. V#13-166, Notice of Violation at 235 Redding Road—**Darren Andreoli**, issued 7/10/13
- I. Warning letter for 135 Redding Road noting activity in the regulated area. Wetlands Enforcement Officer Phillip Doremus has recommended removal of this item from "Old Business" as the activity was related to storm clean-up. The Members have asked for a note to file from Mr. Doremus prior to removal.

**5. NEW BUSINESS:** None

**6. REVIEW FOR REPORT TO PLANNING & ZONING:** None

**7. CONSERVATION PROJECTS:**

- A. Steve Corti reported that he's been working on cleaning up some Aspetuck Land Trust trails, noting a couple of hanging trees that need to be extricated.

**8. CORRESPONDENCE:**

- A. Permit Application for the Use of Pesticides in State Waters from CT DEEP for treatment of small pond to control various aquatic vegetation at 5 Staples Road. Briefly discussed and duly noted.

9. **OPEN-SPACE ISSUES:** None

10. **WEO COMMUNICATIONS:**

- A. Steve Corti reported that he spoke with Phillip Doremus, WEO about activity taking place at a new home site on Maple Road. Mr. Corti discussed the dumping of a large amount of material on a graded slope, but noted that Mr. Doremus feels that the grass will grow in sufficiently to prevent any significant amount of runoff.

11. **SITE WALKS:**

- A. #14-467, 180 Redding Road

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

- A. Cathy Alfandre made a motion to accept the Minutes of the November 24, 2013 Meeting, and Steve Corti seconded. The vote was unanimous, motion carried.
- B. Dori Wollen made a motion to accept the Minutes of the December 12, 2013 joint Commission (Conservation and Planning/Zoning) meeting, and Steve Hume seconded. The vote was unanimous, motion carried.

13. **MISCELLANEOUS:**

- A. Dori Wollen noted that the letter to Shannon Farkas regarding 33 Center Road which was discussed in the November 26, 2013 Minutes was not worded as suggested at the meeting. Originally the Members had thought to charge 18% per year, as of the date of the approval letter, but as there was found to be nothing in the regulations re charging such an amount, the Members decided against it. The applicant has since paid the "after-the-fact" fee in full.
- B. Dori Wollen mentioned that she was asked by Adam Dunsby to speak at the recent Town Meeting about the open space property obtained by the Town as a result of the Prizio subdivision, which the Commission addressed in 2008. Department Secretary Krista Kot relayed that Phillip Doremus suggested to the First Selectman's office that perhaps the Conservation Commission should be alerted before the next meeting involving a vote on open space so that a Commission Member could be present to provide information on the property.

14. **ADJOURNMENT:** Dori Wollen made a motion to adjourn the meeting at approximately 9:17pm, and Steve Corti seconded. The vote was unanimous, motion carried.

Filed by Krista Kot, Secretary  
CT GS 1-225 (c) *K. Kot*  
Easton Conservation Commission

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*[Signature]*  
EASTON CONSERVATION CLERK. *AK*