



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

CONSERVATION COMMISSION
SPECIAL MEETING MINUTES FOR PUBLIC HEARING
HELEN KELLER MIDDLE SCHOOL CAFETORIUM
November 6, 2014 AT 7:30 PM

PRESENT: Roy Gosse, Chairman; Stephen Edwards, Vice-Chairman; Dori Wollen, Secretary; Stephen Corti; Catherine Alfandre; Steven Hume; and Elliot Leonard.

ABSENT: Sarah Cwikla, Alternate

MEETING CALL TO ORDER: Chairman Roy Gosse called the meeting to order at approximately 7:40pm, noting the first item of business, a public hearing for the below-noted application.

1. PUBLIC HEARING:

Pursuant to Section 9 of the Inland Wetlands and Watercourses Regulations of the Town of Easton, the Easton Conservation Commission, acting as the Inland Wetlands and Watercourses Agency for the Town of Easton, has scheduled a Special Meeting for a public hearing for Inland Wetlands Application #14-479, submitted by Matthew Ranelli, Esquire, of Shipman & Goodwin LLP, Hartford, authorized agent of Saddle Ridge Developers, LLC, for property owned by Silver Sport Associates, Limited Partnership to "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 at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136)", an area of approximately 124 acres, to be called Easton Crossing.

Chairman Gosse opened the public hearing, noting that there were several items to cover.

Before discussion began, Matt Ranelli, Esq. submitted a copy of a letter from the State of Connecticut Department of Public Health dated September 16, 2014, referred to at the last public hearing, as well as the following:

- 1) Report entitled, "Supplemental Materials; November 6, 2014"
- 2) Engineering Report Addendum
- 3) Revised Plans:
 - a. "Lot 40" Conceptual Lot Development Plan
 - b. "Lot 43" Conceptual Lot Development Plan
 - c. "Lot 5" Conceptual Lot Development Plan
 - d. Large packet of plans with cover sheet, "Easton Crossing; Sport hill Road, Silver Hill Road, Cedar Hill Road & Westport Road; Easton; Connecticut/ Aug. 4, 2014; Rev. Oct. 30, 2014

Leslie Minasi, Intervenor, 34 Cedar Hill Road, and member of Coalition to Save Easton, as well as Citizens for Easton, reported that she had no expert present but that she submitted a report by Steven Trinkaus of Trinkaus Engineering, LLC, Southbury, CT to the Commission that will stand as expert testimony.

Jeff Becker, 5 Cedar Hill Road, read from a letter he had submitted to the Commission.

Jane Price, 30 Sherwood Road, a representative of Citizens for Easton, read a letter signed by Verne Gay.

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REC'D 11/13/2014 04:15:08 PM
CHRISTINE HALLORAN TOWN CLERK EASTON CT

With no one else coming forward to speak, Chairman Gosse asked Attorney Ranelli to address responses to the various reports/letters submitted to the Commission.

Attorney Ranelli, stating that the applicants had received reports from the Intervenor, the Town's Consultant, Todd Ritchie of GHD, as well as numerous other individuals, noted that the Supplemental Materials Report submitted at this meeting responds to all of the reports received to date. Attorney Ranelli discussed the letter from the State Department of Health, noting that it contains four recommended conditions of approval, if the application were to be approved, and added that the applicant finds the proposed conditions acceptable.

Attorney Ranelli told the Commission that the new plans now illustrate the largest house on each lot, adding an extra 500 square feet, remaining well below the 10% recommended by the State Plan of Conservation and Development, which, Attorney Ranelli reminded the Commission, does not apply in this case--only to state-funded projects. Attorney Ranelli continued reading through the various tabs in the report, responding to the numerous comments made by the different organizations and/or representatives of Town departments. Attorney Ranelli noted that although Aquarion agreed previously to supply water for the project, they are not proponents of the current application. Attorney Ranelli later touched on a report submitted by the Intervenor, written by wetland consultant Steven Danzer, Steven Danzer PhD and Associates, LLC, expressing that Mr. Danzer does not support his own statements.

Ted Hart, P.E., Milone & MacBroom, spoke next, addressing some of the letters included in the Supplemental Materials Report, one of which was from the Town Sanitarian, Polly Edwards, also signed by Dr. Christopher Michos, Easton's Director of Health, expressing concern regarding the amount of water in wells surrounding the development. Mr. Hart stated that it was found that there would be plenty of water in the underlying bedrock. He went on to note that 28 lots can accept a 2,800 square foot home (footprint) with an accessory apartment, with no oversize tubs. Regarding Tab No. 6, the limit of disturbance line has been added to plans. Regarding Tab No. 7, Mr. Hart noted that a liner has been added in the pocket ponds, as in the DEEP Stormwater Quality Manual. Another change would be to have no underdrains, as there were in the prior application, in order to let water out slowly. Ted Hart said that the proposed drains have been designed to survive 100-year storm events. He also noted that the upland review area has been decreased by three acres from the original subdivision application.

Several comments were made by the Commission members as to what type of secure piping to use. Steve Edwards suggested tight pipe, and Steve Corti questioned whether sealed, welded, or spliced pipes would be used.

Regarding Tab No. 4, the letter from Peter Neary, Easton Fire Marshal, Mr. Hart explained that the homes would count on two connecting in-ground 5,000 gallon fiberglass tanks with a hydrant, as well as a dry hydrant. Ted Hart also noted the increased use of permeable pavers for outside parking.

Mr. Hart also informed the Members that there will now be five open space parcels, with the latest being created from a piece of leftover land near the Cedar Hill Road entrance.

Cathy Alfandre asked next about the infiltration system. Mr. Hart responded that it is a new design with an impervious liner. Steve Edwards noted that Mr. Hart indicated that there would be standing water with the proposed system, to which Mr. Hart answered that they would create a habitat, planting appropriate aquatic species.

After Mr. Hart concluded his presentation, Steve Corti asked if there would be any required repairs to Sport Hill Road or Westport Road, to which Mr. Hart responded that there would be a slight widening along Sport Hill Road, as required by Ed Nagy, Public Works Director.

Steve Corti wanted it known for the record that there are no utilities represented on Plans SD-1 and SD-2. George Trudell of Trudell Homes, 48 South Main Street, Newtown, CT spoke for the applicant, saying the reason is that United Illuminating will not do a conduit layout until the plan is approved.

Steve Edwards stated that he wants the plans to include the locations where tight pipe will be used, and Steve Corti added that utility companies don't do environmental studies before laying pipe. Mr. Hart then told Mr. Corti that the developer has hired a contractor. Steve Edwards then asked to note that tight pipe should be used on the plans, and Dori Wollen reiterated for the record that Plans SD-1 and SD-2 have no noted utilities, and Mr. Hart responded that he would have it added to the plans. The Members then briefly discussed the roof leaders.

Jennifer Beno, Biologist at Soil Science and Environmental Services, Inc., 545 Highland Avenue, Cheshire, CT addressed comments relating to the Danzer report. It was noted that although Mr. Danzer doesn't agree with the methodology, he doesn't disagree with the findings.

Attorney Ranelli addressed the Members, stating that they are a commission with limited jurisdiction. He also noted there are no new disturbances, as well as a reduction in disturbance within the 100-foot upland review area from the prior plan.

Conversation continued, with Todd Ritchie commenting on the application, noting no identified impacts relating to the proposed project's density, adding that field staking on each lot should be a condition of approval and then briefly discussed drainage issues. Also suggested was that perhaps the Town should have input on erosion, sediment, and phasing.

Attorney Ira Bloom suggested that Mr. Ritchie should be given a few days to respond to the latest applicant submissions, perhaps preparing a summary with specifics.

Consultant Todd Ritchie went on to speak about the Danzer report, although informing the Members he would not analyze Mr. Danzer's findings, he said that he did not feel his ideas were wrong--just different.

Attorney Ranelli stated that the applicant was ready to close the hearing, but Mr. Gosse responded that the Commission needed time to digest the new information given them at the meeting.

Both attorneys and the Commission determined November 19, 2014 to be the best date for all. Mr. Gosse then announced that the public hearing would be continued to November 19, 2014 and take place at the Helen Keller Middle School Cafetorium at 7:30pm. Attorney Ranelli then submitted to the Commission a letter consenting to an extension to November 19, 2014.

With no other business to discuss, Dori Wollen made a motion to continue the public hearing to Wednesday, November 19, 2014, and Elliot Leonard seconded. The vote passed unanimously.

2. REVIEW FOR REPORT TO PLANNING & ZONING The Members will postpone addressing Item No. 2 on the Special Meeting Agenda until their next Regular Meeting.

Dori Wollen then made a motion to close the evening's Special Meeting, and Elliot Leonard seconded. The vote passed unanimously.

FILED by Krista Kot
CT GS 1-225 (c)
Secretary, Easton Conservation Commission