



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
EASTON LIBRARY COMMUNITY ROOM**

October 27, 2020 7:30 p.m.

PRESENT: Dori Wollen, Chair, Cathy Alfandre, Steve Corti, Vivian Hardison, Elliot Leonard, Steve Montgomery (alternate).

ABSENT: Sarah Cwikla, Steve Hume.

Chair Dori Wollen called the meeting called to order at 7:31 p.m.

Steve Montgomery was appointed to vote for Steve Hume.

- 1.) **#20-571**-Received 8/25/2020 + 65 Days = 10/29/2020-**301 Sport Hill Road**-Stepney LLC, George Ganim, Partner-Construct new home, septic system and associated site improvements. Ian Eller, of J. Edwards and Associates appeared on behalf of the applicant. Chair Dori Wollen noted that the site had not been cleared despite the applicant having been notified in writing that the regulated area could be cleared by hand. She said she was able to see two red and two blue flags when she went to the site but could not tell what they marked. Ms. Wollen also said a neighbor approached her to complain about the overflow of water from the site onto the neighbor's property on the left. Mr. Eller presented a letter granting a 65 day extension. He said he would speak to his client about clearing the regulated portions of the site by hand.
- 2.) **#20-572**-Received 9/22/2020 +65 days =11/26/2020- **34 Pond Road** – Dana Benson-Regrade property to prevent basement flooding. No one appeared on behalf of this application. No site walk was planned until Mr. Benson returns with more information.
- 3.) **#20-574**-Received 10/13/2020 + 65days =12/17/2020-**36 Kachele Street**-Remigio Melo Jr. 14'x 24' shed. Remiglio Melo appeared on behalf of this application. Several commissioners noted that the lean-to addition to the shed was not flagged. They asked Mr. Melo to describe the location and size of the lean-to. He stated there is no plan to build a driveway or a walk to the shed. **MOTION:** Cathy Alfandre moved to approve application #20-574 as shown on the map dated 5-11-1999, and amended to show "Proposed Accessory Structure –Shed"- with standard stipulations and an additional stipulation to leave the silt fence in place until all construction is completed. Vivian Hardison seconded the motion. **VOTE:** The motion passed with 5 in favor and one abstention (Corti)
- 4.) **#20-575**-Received 10/27/2020 + 65 days = 12/31/2020-**57 Ridgeway Drive**- Jason Tenney- Install 20' x 40' inground pool and spa, pool fence, shed. Jason Tenney appeared on behalf of this application. He stated that it is his plan to have a 20'x40' pool and spa. He had received a permit from this Commission in 2019 to install fill to level the site. Mr. Tenney said that he plans to have a pool fence installed as well as a prefab shed to house lawn equipment. It was suggested

that Mr. Tenney speak to his engineer to clarify the elevations on the site plan, as well as a site contour plan. Chair Wollen asked to have the proposed pool, fence and shed flagged.

5.) SITE WALKS: 301 Sport Hill Road, 57 Ridgeway Drive

6.) 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 at 740 Stepney Road--Neunteufel and VonKuthy, issued 7/20/05

C. V#08-153, Notice of Violation at 68 Sport Hill Parkway—"68 Sport Hill Parkway, LLC"-Michael Newman, issued 12/1/08

D. Cease and Remediate order for 68 Sport Hill Parkway—"68 Sport Hill Parkway, LLC"-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. Amended Wetlands Permit #10-389, 288 Maple Road---4-lot subdivision, property owner: Vincenzo Toscano.

G. Warning re: activities within 100 feet of wetlands- The MG Easton Company, Harvester Road, Easton CT 06612 issued 10/10/2019.

H. V#20-573, Notice of Violation at 36 Kachele Street---Remigio Melo Jr., issued 9/24/2020, Cease and Desist order. See application # 20-574 above. The Commission approved application #20-574, however, it left the violation in place until such time that all construction is completed satisfactorily.

7.) NEW BUSINESS: Chair Wollen introduced a request from the Easton Agricultural Commission to recommend use of the Agricultural Preservation Fund to secure development rights to the Al Barney farm located at 206 Everett Road. She summarized the history of the Agricultural Land Preservation Fund created pursuant to an Ordinance in 1985 and administered by the Conservation Commission. The purpose of the Fund is to save farms and related activities in Easton. Victor Alfandre, member of the Agricultural Commission, spoke in favor of this proposal. He stated that the Barney Family is selling the development rights to the property, but will retain ownership of the farm. Accordingly, this property will remain a farm in perpetuity. The majority of the funding to buy such development rights is coming from the Federal government, the State of Connecticut, and the Connecticut Farmland Trust. The total purchase price is \$544,434 and the Conservation Commission is asked to support this purchase with a \$26,804.25 contribution from the Agricultural Land Preservation fund.

MOTION: Steve Corti moved that the Easton Agricultural Commission's request to recommend use of the Agricultural Land Preservation Fund to complete securing development rights of the **Barney farm** located at 206 Everett Road (aka Joan Barney and David Barney Farm) be allocated in the amount of **\$26, 804.25**. Elliot Leonard seconded the motion. **VOTE:** The motion passed by unanimous voice vote.

8.) REVIEW FOR REPORT TO PLANNING AND ZONING;

9.) CONSERVATION PROJECTS:

10.) OPEN - SPACE ISSUES; Steve Corti reported that there are a number of fallen trees at Paine Open Space. He asked DPW to take down some large ash trees that are leaning over the trails. Chair Wollen stated that the Commission needs to discuss how to manage the open space in the future.

11.) WEO COMMUNICATIONS:

12.) CORRESPONDENCE

13.) MISCELLANEOUS: Vivian Hardison gave an update on the Sustainable CT commission project.

Chair Wollen reported that she had been contacted by Glenn Chalder, a consultant working with the P&Z Commission to update their subdivision regulations. He requested input from the Commission on the current regulations.

14.) EXECUTIVE SESSION:

15.) APPROVAL OF MINUTES FROM PRIOR MEETINGS. Cathy Alfandre noted that item 3 on the minutes should be corrected to read application #20-574 in two places.

MOTION: Elliot Leonard moved to approve the minutes from October 13, 2020 as corrected. Cathy Alfandre seconded. **VOTE:** The minutes from the October 13, 2020 meeting were approved, as amended, by a vote of 5 in favor and one abstention (Hardison).

16.) ADJOURNMENT: MOTION Vivian Hardison moved to adjourn the meeting. Steve Corti seconded. **VOTE:** Approved by unanimous voice vote.

The meeting adjourned at 9:07 p.m.

Submitted by Frances M. Daly

Secretary, Easton Conservation Commission