



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
HELD VIA ZOOM AND IN PERSON  
CONFERENCE ROOM "A" TOWN HALL  
September 14, 2021 7:30 p.m.**

**PRESENT IN PERSON:** Dori Wollen, Chair, Cathy Alfandre, Dave Logie, Steve Montgomery, Maria Corti (Alternate)

**PRESENT VIA ZOOM:** Vivian Hardison

**ABSENT:** Elliot Leonard, Sarah Cwikla, Karin Niesyn (alternate)

Members of the public present via zoom, Marc Ochman, Jonathan Stanczyk. Members of the public present in person: James Wright.

Chair Dori Wollen called the meeting to order at 7:31. Maria Corti was appointed to vote for Sarah Cwikla.

- 1.) **# 21-594-1 Center Road**-Easton Volunteer Fire Company. Received 8/24/2021+65 days=10/28/2021. Regrade and clear property, construct storage building. James Wright appeared on behalf of this application in person. Cathy Alfandre noted that the area of the wetlands marked as W14-W15 on the site plan must be protected from being regraded when the rest of parcel is regraded. There was a discussion with the applicant as to what constitutes wetlands. **MOTION:** Steve Montgomery moved to **APPROVE** application **# 21-594 1 Center Road** with standard stipulations and an additional stipulation to place silt fence around the area marked as W14-W15 to prevent incursions into the wetlands. Vivian Hardison seconded the motion. **VOTE: #21-594** was approved by unanimous voice vote.
- 2.) **#21-595- 313 Sport Hill Road-As of Right Determination Request-** The Commission received a letter from George Ganim Sr. requesting an As of Right determination. There was no application filed. In 2015 there was a determination allowing Mr. Ganim to remove boulders from this property, but it is not known if that project was ever undertaken. **MOTION:** Steve Montgomery moved to remove **#21-395 313 Sport Hill Road** from the agenda for a lack of information. Vivian Hardison seconded. **VOTE: 21-395** was removed by unanimous voice vote. Staff was instructed to write to Mr. Ganim to request information about his request.
- 3.) **#21-596 176 Judd Road-** Anthony Battaglia, Received 9/14/2021 + 65 days =11/18/2021. Install septic system. Mark Ochman appeared on behalf of this application via Zoom. There is a small area of the proposed septic system which is within the regulated area. Chair Wollen asked to have the septic system flagged.

4.) **#21-597 582 Morehouse Road**-John M. Stanczyk (31 Stanczyk Drive)- Received 9/14/2021 +65 days =11/18/2021. Replace broken culvert under driveway and re-stabilize an already disturbed area. Mark Ochman appeared on behalf of this application via Zoom. He stated that the intent is to protect and repair the wetlands which has been damaged by the previous activities. Cathy Alfandre asked where the waterflow originates. Mr. Ochman stated it starts on the property to the south, which has been undergoing some disturbances. Vivian Hardison questioned if the size of the pipe was sufficient because of the increased waterflow. Mr. Ochman replied that since the pipe had not been maintained for a long time and was filled with silt, the new pipe could be the same size. Chair Wollen asked if it was necessary to flag the project. Mr. Ochman stated the project was evident immediately upon pulling into the driveway.

**5.) 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. The Assessor recorded a quit claim deed transferring this property to Ralph Neunteufel. Staff was directed to send a letter to the new owner describing the 2 violations and requesting him to attend the next meeting.

C. V#11-158, Notice of Violation at 580 Sport Hill Road--Austin Ganim, issued 5/24/11

D. Amended Wetlands Permit #10-389, 288 Maple Road—4-lot subdivision, property owner: Vincenzo Toscano.

E. Warning re: activities within 100 feet of wetlands- The MG Easton Company, Harvester Road, Easton CT 06612 issued 10/10/2019. The Commission approved application #21-583; however, it left the warning in place until such time that all construction is completed satisfactorily. Mark DeLieto, WEO, inspected the site on September 9 ,2021 and found the work has been completed.

**MOTION:** Cathy Alfandre moved to lift the warning to the MG Easton Company re: activities within 100 feet of wetlands; Dave Logie seconded. **VOTE:** The warning was lifted by unanimous voice vote.

F. **V#21-585** Activities within 200 feet of a 3-acre pond- Lorraine McLaughlin, 105 Norton Road, issued 3/24/2021. Chair Wollen stated she has been in contact with Rich McLaughlin.

G. **V#21-584** Notice of Violation at 1074 Black Rock Road- Trevor A. Smith, issued 3/9/2021, Cease and Desist order.

H. Warning re; activities within 100 feet of wetlands- David Harding 570 Morehouse Road, Easton CT, issued May 17, 2021

I. **V#21-592** Activities within 100 feet of wetlands-David Harding, 570 Morehouse Road, Easton CT, issued August 12, 2021. The violation notice was returned by the Post Office. P&Z has also issued violations for this property and plan to serve them by a Marshall. Staff was directed to have the violation letter be served at the same time as the P&Z service.

j. **V#21-593** Activities within 100 feet of wetlands- John Stanczyk, 582 Morehouse Road, Easton CT, issued August 13, 2021. The homeowner has filed an application: see **#21-597** above.

**6.) NEW BUSINESS:** Chair Wollen stated that it should appoint the new WEO, Mark DeLieto, as its Designated Agent. **MOTION:** Cathy Alfandre moved to Appoint Mark DeLieto Designated Agent. Steve Montgomery seconded. **VOTE:** Motion passed by unanimous voice vote.

**7.) REVIEW FOR REPORT TO PLANNING AND ZONING:**

**8.) CONSERVATION PROJECTS:**

**9.) OPEN - SPACE ISSUES:** Chair Wollen advised that she has received e-mails from Aspetuck Land Trust regarding fallen trees in the Paine Open Space. She has spoken to Ed Nagy to see if DPW could clear the trees. Mr. Nagy stated he was not able to do so now but will try to assign a crew in the fall. Dave Logie stated he will try to look at the fallen trees to determine scope of the problem.

**7.) WEO COMMUNICATIONS:** Mark DeLieto notified staff that he had inspected the Mountain Grove Cemetery on September 9, 2021 and found it completed satisfactorily.

**8.) CORRESPONDENCE DEEP:**

**9.) MISCELLANEOUS:**

**10.) APPROVAL OF MINUTES FROM PRIOR MEETINGS. MOTION:** Vivian Hardison moved to approve the minutes of the regular meeting of August 24, 2021. Dave Logie seconded. **VOTE:** The minutes from the August 24, 2021 meeting were approved by a unanimous voice vote.

**11.) ADJOURNMENT: MOTION** Cathy Alfandre moved to adjourn the meeting. Dave Logie seconded the motion. **VOTE:** Approved by unanimous vote.

The meeting adjourned at 8:45 p.m.  
Submitted by Frances M. Daly