



INSTR # M2021000756
DATE FILED 10/04/2021 12:41:42 PM
CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

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 28, 2021 7:30 p.m.**

PRESENT IN PERSON: Dori Wollen, Chair, Cathy Alfandre, Vivian Hardison, Dave Logie, Steve Montgomery, Maria Corti (Alternate), Karin Niesyn (alternate) (The alternates did not vote.)

PRESENT VIA ZOOM: Elliot Leonard, Sarah Cwikla

Members of the public present via zoom, Marc Ochman, Jonathan Stanczyk.

Members of the public present in person: Anthony Battaglia, Brittany O'Connor, Abby Pullo, Daniel Philips and unknown, Harold Rosnick and Sean Mauro.

Chair Dori Wollen called the meeting to order at 7:32.

1.) #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. The owner Anthony Battaglia appeared in person. Mr. Ochman stated that this is a vacant lot that has a 4-bedroom house proposed, and that only a small area of the proposed septic system is within the regulated area. A question was raised about a portion of the silt fence not having been installed. Mr. Battaglia stated it is his intent to finish installing the silt fence this weekend. **MOTION:** Cathy Alfandre moved to **APPROVE** application # **21-596, 176 Judd Road** with standard stipulations. Vivian Hardison seconded. **VOTE:** #21-596 was approved by unanimous voice vote.

2.) #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. Dave Logie noted that the silt fence needs to be properly installed as it is currently just hanging in air. Dori Wollen noted it should be extended all the way to the driveway. Elliot Leonard asked about the angle of the sides of the swale. Questions were raised about the necessity of using machinery in the swale remediation. Mr. Ochman stated that it is necessary to use machines to remove debris and to place riprap in that area, but that repairing the swale can be done by hand. It was noted by several commissioners that some blue PVC pipes coming from the neighbor's property are newly installed. Additionally, it was noted that there is rust colored water with an oily appearance coming from the neighbor's property into the area of the culvert. Concern was

expressed that once the hay bales are removed after repairing the culvert, this dirty water would flow into the pond and potentially into the wetlands across Morehouse Road. Chair Wollen stated that the Commission can request to test the water in the pond, as well as the water flowing along the driveway, in order to see if it is contaminated. It was noted that the pile of debris on the South East side of the dirt pile needs to be removed, and that the WEO needs to be notified before work commences. **MOTION:** Cathy Alfandre moved to **APPROVE** application #21-597 with standard stipulations as well as the following additional stipulations;

- A.) The silt fence is to be stabilized and extended.
- B.) The east side of the swale is to be repaired by hand.
- C.) The area is to be stabilized by planting seed as soon as possible.
- D.) It is recommended that the water from the neighboring property be tested (#570 Morehouse Road)
- E.) The stockpiles of dirt and debris on either side of the driveway are to be removed.

Vivian Hardison seconded the motion. **VOTE: #21-597 was approved by a vote of 6 in favor with one opposed (Steve Montgomery).**

3.) **#21-598 15 Hickory Knoll Drive**, Abby Pullo, Received 9/28/2021 + 65 days = 12/2/2021. Construct a detached 36'x36' 1 ½ story garage. Ms. Pullo appeared on behalf of this application. Questions were raised about the distance of the garage from the wetlands. Ms. Pullo stated it would be on a concrete slab foundation. Chair Wollen asked to have the four corners flagged.

4.) 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. Staff sent 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. **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.

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

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

H. **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. Service by a Marshall was requested. Daniel Phillips, a neighbor and friend of David Harding appeared on behalf of Mr. Harding. He stated he had read a letter regarding the violations on this property and thought it only pertained to the area adjoining the Stanczyk's property (see V#21-593). Chair Wollen advised that there was both a warning and a violation on this property. She read the Warning letter from May 17, 2021 and the violation letter dated August 12, 2021 into the record. Mr. Phillips was asked to advise Mr. Harding that he needs to contact the

Commission, to advise and explain what projects he is undertaking in order that the Commission may determine the extent of any work in the regulated area. Chair Wollen advised that failure to comply may result in further legal action and or fines being levied.

I. 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 she had been contacted by Harold Rosnick regarding **permit#16-507, North Side of Adirondack Trail- Three lot subdivision**, which expired on June 13, 2021. **MOTION:** Cathy Alfandre moved to add discussion of permit #16-507 to the agenda. Steve Montgomery seconded. **VOTE:** Motion passed by unanimous voice vote. Mr. Rosnick appeared on behalf of his request to extend this permit as he has not yet completed work on this subdivision. One house is 90 % completed and one on lot B is ready to begin. He said he had been under the impression that if work was started on the subdivision, it would be allowed to be finished. Chair Wollen read from the permit issued June 14, 2016 that the “permit is valid for a period of FIVE YEARS from the date of approval, expiring June 13, 2021.” The language goes on to state that an extension may be approved if requested at least one month prior to the expiration date. Mr. Rosnick admitted he had forgotten to request the extension in May and asked the Commission to accept his request now. He brought new plans to show there were no changes to the plans approved in 2016. **MOTION:** Cathy Alfandre moved to approve the retroactive extension of **#16-507, North Side of Adirondack Trail- Three lot subdivision** for a period of TWO YEARS from June 14, 2021 until June 13, 2023. Steve Montgomery seconded. **VOTE:** **VOTE: #21-597 was approved by a vote of 6 in favor with one abstention (Vivian Hardison).**

7.) REVIEW FOR REPORT TO PLANNING AND ZONING:

8.) CONSERVATION PROJECTS:

9.) OPEN - SPACE ISSUES

10.) WEO COMMUNICATIONS:

11.) MISCELLANEOUS:

12.) APPROVAL OF MINUTES FROM PRIOR MEETINGS. **MOTION:** Steve Montgomery moved to approve the minutes of the regular meeting of September 14, 2021. Dave Logie seconded. **VOTE:** The minutes from the August 24, 2021 meeting were approved by a unanimous voice vote.

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

The meeting adjourned at 8:55 p.m.
Submitted by Frances M. Daly