



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
December 14, 2021 7:30 p.m.**

**PRESENT:** Dori Wollen, Chair, Cathy Alfandre, Sarah Cwikla, Vivian Hardison, Elliot Leonard, Dave Logie, Steve Montgomery, Maria Corti, Karin Niesyn.

Public present: Michael LoBuglio, Architect, Peter Neunteufel and one other, William Taylor Esq., and Austin Ganim.

Chair Dori Wollen called the meeting called to order at 7:30 p.m.

- 1.) **#21-601-** Received October 26<sup>th</sup>, 2021+ 65 days =12/30/2021-**8 Canterbury Lane, Fuentes, Magda**, Construct inground pool, remove weeds and dead trees. No one appeared on behalf of this application. Ms. Fuentes submitted a letter requesting an extension so all her plans can be finalized. This application is extended 65 days to 3/6/2022.
- 2.) **#21-603-30 Bayberry Lane, Janet Weinstock Isa-** Received 12/14/2021 + 65 days= 2/17/2021. **Demolish existing house.** Michael LoBuglio appeared on behalf of this application. He stated that the owner would like to demolish the existing house in order to be able to better visualize where a new house should be built. Chair Wollen noted that previous owners had received wetlands permits to demolish the existing house. Mr. LoBuglio presented amended site plans on which he marked the position of the stockpile and silt fence. Chair Wollen stated the Commission will need to complete a site walk.
- 3.) **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 second Violation letter was delivered by Marshall. Peter Neunteufel appeared in response to this letter. Chair Wollen described the history of the Violation. Mr. Neunteufel stated that there is no activity in the wetlands and that the property is a farm. The Chair read into the record some e-mails from the Wetlands Enforcement Officer (WEO) regarding activity he was able to observe in October and November of this year. She requested that Mr. Neunteufel allow the WEO to enter the property and observe what activities are taking place. Mr. Neunteufel asked that he be present at any such visit, and provided his phone number.
  - C. V#11-158, Notice of Violation at 580 Sport Hill Road--Austin Ganim, issued 5/24/11. rd. Attorney Taylor and Mr. Ganim appeared to discuss this violation in response to our letter of Oct. 21, 2021 regarding this long outstanding violation. Attorney Taylor discussed their

recollection of this violation, stating that the issue was gravel in the wetlands. He said that based on a request from the Wetlands Commission they contacted a soil scientist who provided a report from the University of New Hampshire entitled "Subsurface Gravel Wetland". Mr. Taylor presented a copy of this report to the Commission. He stated that 10 years ago Mr. Ganim utilized this report to install perforated pipes under the hoop houses. They stated that after 10 years overgrowth has occurred making it difficult to see the work that had been done.

Chair Wollen asked that the WEO be allowed to enter the property and see the work that was done. Attorney Taylor asked that all Communication with Mr. Ganim go through him.

D. **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.

E. **V#21-584** Notice of Violation at 1074 Black Rock Road- Trevor A. Smith, issued 3/9/2021, Cease and Desist order. Staff was directed to send a second violation letter.

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

G. **V#21-592** Activities within 100 feet of wetlands-David Harding, 570 Morehouse Road, Easton CT, issued August 12, 2021. There has been no further contact from Mr. Harding. Chair Wollen wrote a letter to Mr. Harding which was delivered by a Marshall.

H. **V#21-593** Activities within 100 feet of wetlands- John Stanczyk, 582 Morehouse Road, Easton CT, issued August 13, 2021. The homeowner's application **#21-597** was approved but the remediation work has not been completed yet.

**7.) NEW BUSINESS:**

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

**9.) CONSERVATION PROJECTS:**

**10.) OPEN - SPACE ISSUES:**

**11.) WEO COMMUNICATIONS:**

**12.) CORRESPONDENCE:**

**13.) MISCELLANEOUS:** The 2022 Meeting schedule was distributed.

**14. APPROVAL OF MINUTES FROM PRIOR MEETINGS**

**MOTION:** Elliot Leonard **moved** to approve the minutes of the last meeting. Vivian Hardison seconded. **VOTE:** The minutes of the November 9, 2021 meeting were approved unanimously.

**16. ADJOURNMENT:** A motion to adjourn the meeting was made by Vivian Hardison and seconded by Elliot Leonard. **VOTE:** Approved by unanimous voice vote.

The meeting adjourned at 8:31 p.m.

Submitted by Frances M. Daly  
Secretary, Easton Conservation Commission