



CONSERVATION COMMISSION
225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
REGULAR MEETING
EASTON TOWN HALL—CONFERENCE ROOM A
TUESDAY, October 13, 2015 at 7:30 PM**

PRESENT: Dori Wollen, Chair; Stephen Edwards, Vice Chair; Catherine Alfandre, Secretary; Roy Gosse; Sarah Cwikla, Alternate; and Katherine Reed, Alternate

ABSENT: Stephen Corti; Steven Hume; Elliot Leonard; and Vivian Hardison, Alternate

1. **MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:30 p.m.
2. **INLAND WETLANDS APPLICATIONS:** There were no applications to discuss.
3. **SITE WALKS:** None
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 located at 740 Stepney Road-- **Neunteufel and VonKuthy**, issued 7/20/05
 - C. V#08-153—Notice of Violation at 68 Sport Hill Parkway—**Michael Newman**, issued 12/1/08
 - D. Cease and Remediate order for 68 Sport Hill Parkway--**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—expiration date of extended permit: June 20, 2017. The Commission is waiting to hear back from Vincent Toscano regarding clearing of overgrowth from the dam and approval from CT DEEP.
 - G. V #15-476, Notice of Violation at 102 Center Road—**Nicholas Khamarji**, issued 5/13/15 for clearing and filling in an area within 100 feet of wetlands on or adjacent to his property. Mr. Khamarji, whose son lives in the house, spoke with the Members at the May 26, 2015 meeting. The Commission is waiting for Mr. Khamarji to return with an A-2 or similar plan, noting wetlands delineations.
 - H. V #15-168, Notice of Violation at 123 Center Road—**Lello Properties, LLC**, issued 5/18/15. Mr. Lello was granted Permit #15-495 to correct the violation. Lifting of this violation is subject to project completion and WEO approval. The Members asked that Phillip Doremus, WEO revisit the property when remediation is complete.
 - I. V #15-169, Notice of Violation, with Cease and Desist at 235 Redding Road—Dierdre Andreoli, issued 8/27/15. Phillip Doremus will visit the property when remediation is complete.

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5. NEW BUSINESS:

- A. Warning sent by Wetlands Enforcement Officer Phillip Doremus re 77 South Park Avenue. In light of the verbal communication between the applicant and the Inland Wetlands office personnel, the WEO will be asked to visit the site and issue a cease and desist order. Woodchips will not help a potential flood, nor will a damaged silt fence.

6. REVIEW FOR REPORT TO PLANNING & ZONING:

- A. Request for comments dated September 30, 2015, re 40 Far Horizons Drive and 89 Beers Road for upcoming Planning & Zoning public hearing set for October 26, 2015. In anticipation of this request, action was taken at the September 29, 2015 meeting. Memo will be sent to P&Z based on prior discussions and approval by the Commission.

7. CONSERVATION PROJECTS:

- A. Discuss proposed improvements to Paine Open Space Map—Roy Gosse reported on his discussions with David Brant of Aspetuck Land Trust. Mr. Brant was in agreement with the proposed revisions to the Paine property map and will pass it onto ALT's map person for further action. The Commission expects several revisions before final approval of the Commission. Discussions ensued re publicity of the new map as well as the need to update the rules of use of the property.
- B. Continue discussion regarding creation of Conservation Regulations/Guidelines: Dori Wollen handed out copies of the 2004 Conservation comments to P&Z re Running Brook (South Park) as well as Minutes of the 2006 public hearing of a subsequent application by the same applicant. Additional Conservation comments/correspondence will be researched on Saddle Ridge, Tranquility, Riverside, Magellan, and Judd Road subdivisions. The resultant input is expected to help the Commission form a comprehensive set of Conservation Guidelines.
- C. Discuss creation of new Open Space map—Dori Wollen handed out the first version of a list of open space parcels owned by the Town. The next version will include both Aquarion and the State of Connecticut-owned land as well.

8. OPEN-SPACE ISSUES:

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties. Steve Edwards ordered a sign for the Morehouse Open Space property and expects delivery within a few weeks.

- 9. **WEO COMMUNICATIONS:** Discussion about possible violations at 70 Redding Road elicited several comments. Drive-by observers reported pile of stumps, a backhoe, and a front-end loader—all in the flood plain area. Although upon verbal notification the homeowner picked up a permit application well over two weeks ago, so far no application has been filed. The Commission will request that the WEO issue a violation notice citing activities in a critical flood plain area.

10. CORRESPONDENCE: None

11. MISCELLANEOUS:

- A. Ongoing—Discussion regarding February 2000 fee/fine ordinance. Although Elliot Leonard was not at the meeting, he left word about his discussions with Phillip Doremus regarding wording of the Commission's current violation letter. Agreement was reached whereby Mr. Doremus would use his standard letter, followed by one from the Commission if the applicant does not respond in a reasonable time to the violation notice. Language of the follow-up letter is subject to further discussions.

12. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—Catherine Alfandre made a motion to approve the Minutes of the September 29, 2015 regular meeting, as submitted, and Stephen Edwards seconded. The motion passed unanimously.

13. ADJOURNMENT: At approximately 8:30 p.m. Stephen Edwards made a motion to adjourn the meeting, and Roy Gosse seconded. Motion passed unanimously.

Minutes taken by Dori Wollen
FILED by Krista Kot, Secretary
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