



**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 27, 2015 at 7:30 PM**

**PRESENT:** Dori Wollen, Chair; Catherine Alfandre, Secretary; Roy Gosse; Steven Hume; and Vivian Hardison, Alternate

**ABSENT:** Stephen Edwards, Vice Chair; Stephen Corti; Elliot Leonard; Sarah Cwikla, Alternate; and Katherine Reed, Alternate

1. **MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:31 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. Nicholas 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, WEO will visit the property when remediation is complete.

- J. Warning sent by Wetlands Enforcement Officer Phillip Doremus, WEO re 77 South Park Avenue. Dori Wollen read comments secretary to the Commission Krista Kot received from Phillip Doremus, noting that in light of David Senior's recent efforts to remediate his driveway area, he should not be sent a violation letter (pursuant to his recent warning letter). Mr. Doremus noted that Mr. Senior has done some remediation to the side of the property closest to the water, as well as installed a drainage grate in his driveway. Question was raised re the condition of the silt fence. WEO will inspect when the job is complete.

**5. NEW BUSINESS:**

- A. V#15-170, Notice of Violation at 80 Redding Road—Arvid A. Brandstrom, issued 10/21/15. Property owner has been requested to attend. The violation notice was mailed on October 21, 2015, but as the Return Receipt card has not been returned, the letter may not yet have been signed for and received.
- B. Review and vote on the 2016 Conservation Commission Meeting Schedule--  
The Commission will hold off on voting on the proposed 2016 Meeting Schedule schedule pending further review of the coming year's holiday schedule.
- C. Cathy Alfandre made a motion to add another item, Item "C" under "New Business" regarding the application, #15-494, approved June 24, 2015, for "Activity relating to creation of 5-lot subdivision" at 40 Far Horizons Drive and 89 Beers Road, and Steve Hume seconded. The motion passed, unanimously. In light of discussion at Monday night's Planning & Zoning (P&Z) Commission meeting, Dori Wollen recommended adding comments to the Conservation Commission's October 14, 2015 comments to P&Z regarding the above-noted project. Additional comments will include the following: In addition to the Conservation Commission's comments from October 14, 2015, the Commission requests conservation easements on wetlands and a 25-foot border from the edge of wetlands on the four developable lots. It should also be noted that although the application submitted to this Commission was for activity relating to a five-lot subdivision (plan dated, March 1, 2015 and entitled, "Overall Site Development Plan; Combined Properties; #40 Far Horizons Drive & #89 Beers Road for activities relating to a 5-lot subdivision"), and the application submitted to Planning and Zoning is for a 6-lot subdivision (plan dated August 1, 2015, entitled, "Subdivision Plan; Prepared for Stefan Abelin; and Louis & Dorothy Coccozza; Combined Properties; #40 Far Horizons Drive & #89 Beers Road; Easton, Connecticut"), the activities in or near the regulated area remain the same. Further, there are no regulated activities proposed for 89 Beers Road noted on the plan received by P&Z. Roy Gosse made a motion to amend (add to) the response to P&Z regarding 40 Far Horizons Drive and 89 Beers Road to include the conservation easements on wetlands and a 25-foot border from the edge of wetlands on the four developable lots. Steve Hume seconded, and the motion passed, unanimously.
- 6. REVIEW FOR REPORT TO PLANNING & ZONING:** (See above, Item B under New Business.)

**7. CONSERVATION PROJECTS:**

- A. Discuss proposed improvements to Paine Open Space Map—Roy Gosse reported that David Brant of Aspetuck Land Trust (ALT) is in the process of discussing the Commission's revised plan with ALT's mapmaker.
- B. Continue discussion regarding creation of Conservation Regulations/Guidelines: Dori Wollen noted that there is nothing new to report regarding this item.
- C. Discuss creation of new Open Space map—Dori Wollen handed out a revised list of open space parcels. This new list includes both Aquarion and State of Connecticut-owned open space. This information will eventually be added to the map that resides in the Conservation Commission's office.
- D. Discussion regarding creating an open letter stating the Commission's objectives for the Town's available open space properties--Nothing new to report.

**8. OPEN-SPACE ISSUES:**

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties--Steve Edwards was not present; therefore, there was no update.

**Miscellaneous Comments:**

- 1. Dori Wollen reported to the Members that Steve Corti recommended that a kiosk be located off the road at the Skyline Drive and Carriage Road entrance to Paine Open Space. The entrance should include a fence, possibly split-rail that would help guide open space visitors towards the open space property entrance.
- 2. Roy Gosse recommended a new kiosk be built at the main entrance to Paine Open Space, to replace the current weathered kiosk, possibly using something more durable than the current material, wood. Mr. Gosse further suggested that ALT could produce a large map, to be displayed within the kiosk.

- 9. **WEO COMMUNICATIONS:** Comments have been relayed to the Commission by Krista Kot on an ongoing basis.

- 10. **CORRESPONDENCE:** None

**11. MISCELLANEOUS:**

- A. Violation letter/fee procedures; Elliot Leonard—Elliot Leonard was not present to report.

**12. APPROVE MINUTES FROM PRIOR MEETING:**

- A. Minutes—Catherine Alfandre made a motion to approve the Minutes of the October 13, 2015 regular meeting, as submitted, and Roy Gosse seconded. The motion passed, unanimously.

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

FILED by  
Krista Kot, Secretary  
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