



## CONSERVATION COMMISSION

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### MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION REGULAR MEETING

EASTON TOWN HALL—CONFERENCE ROOM A

TUESDAY, December 8, 2015 at 7:30 PM

**PRESENT:** Dori Wollen, Chair; Stephen Edwards, Vice Chair; Catherine Alfandre, Secretary; Roy Gosse; Vivian Hardison, Alternate; and Katherine Reed, Alternate

**ABSENT:** Steven Hume; Elliot Leonard; and Sarah Cwikla, Alternate

**1. MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:30 p.m.

**2. INLAND WETLANDS APPLICATIONS:**

A. I/W Permit Application #15-501, 45 Sanford Drive—Peter and Judith Neary. Remove silt from existing pond used for fire protection purposes. Received 12/8/15+65=2/11/16  
Mr. Neary introduced himself and presented his application to the Members; he explained his request to clean out his pond, noting that he does not yet know how much material he will remove, but that he expects the project to take one day. Mr. Neary noted and initialed, on the map received by the Commission at this meeting, the location where he plans to stockpile the removed materials. Steve Edwards ended by requesting that Mr. Neary stake the 100-foot regulated area and location where Mr. Neary would like to put the removed materials. The Members will walk the site before the next meeting.

B. I/W Permit Application #15-502, 95 Adams Road—Sport Hill Road 629 LLC—Ttee/Cov. Construct private dwelling, driveway, and retaining walls w/in upland review area, with associated grading. Designate a future pool location within upland review area. Slightly reconfigure conservation easement. Received 12/8/15+65=2/11/16  
Tom Quinn, Licensed Professional Engineer of Four Old Mill Road, Redding, CT was present with Donna Nagy. Mr. Quinn explained the applicant's plan for the above-noted activity. The Members discussed the application, as well as the requirement of submitting any changes to an existing Conservation Easement for approval at a Town Meeting. The Members noted that as the easement request is Conservation-related and not part of the Inland Wetlands application; therefore, this request would not hold up the I/W application. The Commission requested that the following proposed locations be flagged: the retaining wall, the house, the center line of the driveway, the septic system, and the site of the possible future pool. The Members will walk the site before the next meeting.

**3. SITE WALKS:**

A. I/W Permit Application #15-501, 45 Sanford Drive

B. I/W Permit Application #15-502, 95 Adams Road

C. "As-of-Right" Determination #15-503—30 Banks Road ("C" under "New Business")

**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. 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. At the owner's request, Phillip Doremus, WEO visited the site today in order to determine if a silt fence could be removed. In a memo to the Commission stating his findings, he determined that the fence could be removed as the disturbed areas are completely stabilized. Mr. Doremus further noted that there are no current Wetland violations. Accordingly, Steve Edwards moved to issue a letter to the property owner noting the lifting of Violation #15-169, and Steve Corti seconded. The motion passed unanimously. In order for the lift to take effect, the property owner, or designee, will need to file the letter with the Easton Town Clerk's Office, for an additional filing fee.
- J. Warning sent by Wetlands Enforcement Officer Phillip Doremus re activity at 77 South Park Avenue.
- K. V#15-170, Notice of Violation at 80 and 90 Redding Road—Arvid A. Brandstrom, issued 10/21/15. The Commission is awaiting a new, after-the-fact application, noting all activity the property owner has done as well as what he would like to do in the future.

**5. NEW BUSINESS:**

- A. V#15-171, Notice of Violation at 21 Hall Road—Stuart M. Allen, issued by WEO 12/1/15. The Commission has yet to hear from the property owner.

B. V#15-172, Notice of Violation at 60 Weathervane Drive—Elaine R. Evans, issued by WEO 12/1/15. Elaine and Jim Evans were present. Mr. Evans explained that his wife inherited the property, and that they did not realize that the work they were doing, which included filling in a collapsed in-ground pool, was a regulated activity. Mr. Evans continued, saying that they drove (equipment) around the side of the house, within 100 feet of wetlands. Phil Doremus, who issued the violation, went out to the property and instructed the contractor to install a silt fence. The Commission informed the property owner that she should complete an application, after the fact, for the work done and what is yet to be done.

C. Request for “As-of-Right” Determination #15-503—30 Banks Road. Amerakon Partners LLC; Robert Maquat, Petitioner. Received in office 12/4/15.

Robert Maquat was present with Tim Brady, an adjacent neighbor, who would like to lease 4.4 acres owned by Mr. Maquat and adjacent to Mr. Brady’s existing upland and wetlands, for farming (grazing, included). Mr. Maquat noted that according to a map from 1934, the land had once been cleared and used for farming. Mr. Maquat continued, stating that the trees and stumps will be removed, chipped and ground, but not buried in wetlands. Mr. Maquat also spoke of plans for a farmer’s driveway that would cross wetlands and an intermittent stream, adding that other entry points were explored. Discussion turned to the submitted drawing of the wetland crossing. Referring to the drawing, Steve Edwards informed the applicant that the Commission requires the fabric to be wrapped around the stone, creating an “envelope”. Mr. Edwards continued, stating that the Commission would need more detail re the roadway, which should appear on the same page as the submitted plan. The current crossing plan suggests using asphalt, but the Commission was assured that the actual crossing would not. The Members further discussed piping; Rob Maquat said that he would ask Mark Ochman (Ochman Associates Inc.) for his assistance. Steve Edwards suggested that the plan should mimic existing conditions but protect from erosion and failure. In closing, the Members requested that the driveway be flagged, as well as the locations where grazing would be allowed and where a fence would be installed to keep livestock out of the stream. The Commission will also need details added to the plan re the Banks Road entrance/exit. The Members plan to walk the property before their next meeting.

**6. REVIEW FOR REPORT TO PLANNING & ZONING: None**

**7. CONSERVATION PROJECTS:**

- A. Discuss proposed improvements to Paine Open Space Map—Roy Gosse reported that he emailed David Brant who said that he has a draft but it needs additional work. Roy expected, but has not yet received, the amended draft. Although this is Mr. Gosse’s last Commission meeting, he will see the project through to its completion and forward key documents to the Commission.
- B. Continue discussion regarding creation of Conservation Regulations/Guidelines-- Nothing new to report.
- C. Discuss creation of new Open Space map—Ongoing.
- D. Discussion regarding creating an open letter stating the Commission’s objectives for the

Town's available open space properties—Related, Dori Wollen brought up for discussion the Town of Easton Open Space Plan, submitted to the Conservation Commission March 1994. Dori Wollen asked each of the Members present to choose a section of the Plan to update, and the remaining two sections would be assigned to Members Steve Hume (#4) and Elliot Leonard (#5), who were not present. The Planning and Zoning Commission will be working on their Town Plan in the coming year, so Dori Wollen asked that the Members have a rough draft completed by Planning and Zoning's January 25, 2016 meeting.

**8. OPEN-SPACE ISSUES:**

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties-- Steve Edwards reported that he expected to have to sign by now, and although this is Mr. Edwards's last Commission meeting, he will make sure the holes are dug and ready for installation.

**9. WEO COMMUNICATIONS:** Comments from WEO Phillip Doremus regarding 60 Weathervane Drive and 235 Redding Road were relayed to the Chair prior to the meeting.

**10. CORRESPONDENCE:**

- A. "Save the Date" Notice for 2016 Connecticut Land Conservation Conference on 3/19/2016—Duly noted. Krista Kot will scan a copy of the notice to the Members.

**11. MISCELLANEOUS:**

- A. Violation letter/fee procedures; Elliot Leonard—Elliot Leonard was not present; therefore, there was no new report.

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

- A. Minutes—Steve Edwards made a motion to approve the Minutes of the November 24, 2015 regular meeting, as submitted, and Roy Gosse seconded. The motion passed, unanimously. Vivian Hardison made a request for clarification regarding Item 12.A., "Approve Minutes from Prior Meeting". Ms. Hardison questioned the wording regarding an alternate member voting in a member's stead. Dori Wollen responded that the wording was correct.

**13. ADJOURNMENT:** At approximately 9:12 p.m. Dori Wollen made a motion to adjourn the meeting, and Steve Edwards seconded. Motion passed, unanimously.

PREPARED and FILED by  
Krista Kot, Secretary  
CT GS1-225©

On behalf of the Commission, I thank exiting Members Roy Gosse and Steve Edwards for their unfailing dedication to the Commission; their experience, expertise, and exuberance will be greatly missed.

--Krista Kot, Secretary to the Commission