



## 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, January 26, 2016 at 7:30 PM**

**PRESENT:** Dori Wollen, Chair; Catherine Alfandre, Secretary; Steven Hume; Elliot Leonard; Vivian Hardison; and Jamie Weinstein, Alternate

**ABSENT:** Stephen Corti; Sarah Cwikla; and Katherine Reed, Alternate

1. **MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:31 p.m. Mrs. Wollen welcomed the Commission's newest Alternate Member, Jamie Weinstein to the Commission.
2. **INLAND WETLANDS APPLICATIONS:**
  - A. 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. Donna Nagy, representative for the applicant, was present with Tom Quinn, Licensed Professional Engineer, Redding, CT. Mr. Quinn explained the applicant's desire for a Conservation easement swap as well as the applicant's plan to construct a five-bedroom house, with associated activities. The new plan shows five bedrooms (previously 4), with the house moved 15 feet to the north, closer to the septic system, to create a larger front yard. After discussion, the Members informed Ms. Nagy that they would be out to visit the property before their next meeting.
  - B. I/W Permit Application #16-504, 60 Weathervane Drive—Elaine Evans. Fill in in-ground swimming pool and install patio in its place, and repair disturbed accessway along the side yard (the repair of the disturbed accessway was added at the Commission's request at their last meeting, 1/12/2016). Received 1/12/16+65=3/17/16. This application is in response to Violation #15-172 (see V#15-172 under "Unfinished Business"). After discussion, Steve Hume made a motion to approve Application #16-504, 60 Weathervane Drive, Fill in in-ground swimming pool and install patio in its place, with standard stipulations and additional stipulations as noted below:
    - 1.) All access to the project needs to be gained via the north side of the house;
    - 2.) All work will take place within the silt-fenced area, away from the creek;
    - 3.) The patio to be constructed shall stay within the confines of the existing retaining wall; and,

- 4.) Before seeding the previously-disturbed area, Phillip Doremus will visit the site in order to approve grading. Cathy Alfandre seconded the motion; the motion passed with Jamie Weinstein voting in Steve Corti's absence.

**3. SITE WALKS:**

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

**4. UNFINISHED BUSINESS**

Before addressing the items below, the Members discussed the violation process, concentrating on the issuance of additional correspondence to unresponsive property owners, requesting those property owners to attend the next meeting in order to provide the Members with an update.

- 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. Warning sent by Wetlands Enforcement Officer Phillip Doremus re activity at 77 South Park Avenue.
- J. 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. Received 1/12/16: Emailed letter from homeowner requesting 35-40 days to prepare a presentation detailing the past and future development relating to the property.

- K. V#15-171, Notice of Violation at 21 Hall Road—Stuart M. Allen, issued by WEO 12/1/15  
Krista Kot, Secretary, reported that Stuart Allen called Phil Doremus on 1/11/16, and told him that he was clearing out an existing ditch, and that he will be writing the Commission a letter to this effect. To date, no letter has been received by the Commission.
- L. V#15-172, Notice of Violation at 60 Weathervane Drive—Elaine R. Evans, issued by WEO 12/1/15  
With I/W Permit #16-504 approved, Elliot Leonard made a motion to remove Violation #15-172, and Vivian Hardison seconded. Motion passed.

**5. NEW BUSINESS: N/A**

**6. REVIEW FOR REPORT TO PLANNING & ZONING:**

The Members reviewed the most recent revised plan for 40 Far Horizon Drive and 89 Beers Road, entitled, "Subdivision Plan Prepared for Stefan Abelin and Louis & Dorothy Coccozza; Combined Properties; #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated August 1, 2015, last revised January 14, 2016, and received in the Planning and Zoning Commission office on the same day. The Conservation Commission has no further comment—duly noted.

**7. CONSERVATION PROJECTS:**

- A. Discuss proposed improvements to Paine Open Space Map—Dori Wollen will ask David Brant of Aspetuck Land Trust to have the following changes made to the map:
  - 1.) Replace the solid line notating the Paine Barn foundation with a dotted line to better signify that the barn no longer exists;
  - 2.) Change the trail shown around the barn to show that it runs north at the barn foundation, as it is currently mismarked; and,
  - 3.) Add mileage onto each trail.Once the changes are made, the Commission expects to vote on the map.
- B. Continue discussion regarding creation of Conservation Regulations/Guidelines—The Members discussed the revision of the 1994 Open Space Plan for the Commission's own use (Item D, below) as well as their part in providing input at to the Town Plan of Conservation & Development, last updated in 2006. The meeting with the Planning and Zoning Commission to discuss this item is scheduled for February 22, 2016.
- 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—Several Members have each updated a different section of the existing Easton Open Space Plan; once all the sections have been completed, Mrs. Wollen will consolidate them into one document.
- E. February 22, 2016—meet w/Planning and Zoning Commission to discuss the Conservation Commission's input re updating Easton's Town Plan of Conservation and Development, last updated in 2006. This item was discussed above.

**8. OPEN-SPACE ISSUES:**

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties--  
Steve Edwards, former Vice Chair of the Commission has ordered a sign; the Commission is  
awaiting word of its completion.

**9. WEO COMMUNICATIONS:** Ongoing

**10. CORRESPONDENCE:** None

**11. MISCELLANEOUS:**

- A. Violation letter/fee procedures; Elliot Leonard—Discussion re this item was noted under  
the heading, "Unfinished Business".
- B. 2016-2017 Budget—Dori Wollen informed the Members that she met with First Selectman  
Adam Dunsby to discuss the proposed 2016-2017 budget. Mrs. Wollen noted that  
the Commission is requesting an additional \$4,000 to finish the repair work on the drainage  
pipes at the Paine Open Space property. The cost of the three most recent pipes' repair was  
covered by the Paine Barn Account, but the \$1,500 left in the account, together with the money  
in the maintenance budget will not be enough to cover the cost of the expected repairs.
- C. Added note: The Members discussed Judge Berger's dismissal of Saddle Ridge Developers'  
three pending appeals.

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

- A. Minutes—Cathy Alfandre made a motion to approve the Minutes from the  
January 12, 2016 meeting, and Elliot Leonard seconded. Motion passed.

**13. ADJOURNMENT:** At approximately 9:00 p.m. Elliot Leonard made a motion  
to adjourn the meeting, and Vivian Hardison seconded. Motion passed.

PREPARED and FILED by  
Krista Kot, Secretary  
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