



CONSERVATION COMMISSION

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INSTR # M2016000189
DATE FILED 03/15/2016 10:05:36 AM
CHRISTINE HALLORAN
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MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION REGULAR MEETING EASTON TOWN HALL—CONFERENCE ROOM A TUESDAY, March 8, 2016 at 7:30 PM

PRESENT: Dori Wollen, Chair; Catherine Alfandre, Vice-Chair; Stephen Corti; Elliot Leonard; Sarah Cwikla; Katherine Reed, Alternate; and Jamie Weinstein, Alternate

ABSENT: Steven Hume, Secretary and Vivian Hardison

Katherine Reed and Jamie Weinstein voted in place of Steven Hume and Vivian Hardison, respectively.

Note: In typing these Minutes, Office Secretary Krista Kot found an error in the February 23, 2016 Minutes.

Catherine Alfandre should have been listed as "Vice-Chair", and Steven Hume should have been listed as "Secretary".

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 #16-505, 100 Marich Drive—Larry Edwards, J. Edwards & Associates, Applicant/Agent—Construct new house, pool, and associated site improvements. Received 3/8/16+65=5/12/16
Owner of Record: Steven M. Soberman

Jason Edwards, Owner of J. Edwards & Associates was present and addressed the Commission.

Mr. Edwards explained the proposal to construct a house w/septic and driveway; although included on the proposed plan, the pool, at this point, is conceptual. The Members discussed the application and asked Mr. Edwards to return to their next meeting with a revised plan, which would include the following additions:

1. Location of stockpile if the excavated material is to be left on the property; 2. Elevation of proposed pool and pool house; 3. Width of surrounding pool patio and walkway; 4. Footing drains; 5. Recharge system; 6. Any encumbrances around the house; and 7. Notation of 200' line from the Mill River.

The Members also requested that Mr. Edwards inform the Commission once he has staked the septic, center of the driveway, pool, and at least the two eastern corners of the house.

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

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. In response to a letter sent by the Commission on February 4, 2016, the Commission received a letter from homeowner Nicholas Khamarji, dated February 22, 2016 stating that he considers the matter closed.

The Commission does not consider this matter closed. A letter will be sent to Mr. Khamarji advising him that a plan was located (in a prior property owner's file), and that he should come to the Town Hall for a copy of the plan. The Commission will also request that Mr. Khamarji attend their next meeting in order to discuss the report of activity in the regulated area. Until the Members are satisfied, the violation will remain in place and on the Town's land records.

- 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 visited the property, and said that he will revisit later in the spring.
- 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. David Solway, agent for Mr. Brandstrom, emailed the Commission on 2/11/16 requesting additional time in order to complete the application. Despite issuance of a Cease and Desist notice, there appears to be ongoing activity in the regulated area. The Commission requested Krista Kot, the Commission's office secretary, ask Phillip Doremus to issue a second notice to cease and desist, stating that there should be no further activity until the new plan is presented to the Commission with an application to remediate the violation, covering what has been done as well as proposed work.
- K. V#15-171, Notice of Violation at 21 Hall Road—Stuart M. Allen, issued by WEO 12/1/15. Krista Kot, Secretary to the Conservation Commission, reported that Stuart Allen sent a letter to Phillip Doremus, telling him that he has maintained the seasonal watercourse on his property for a number of years. No update at this time.
- L. V#15-172, Notice of Violation at 60 Weathervane Drive—Elaine R. Evans, issued by WEO 12/1/15. At the Commission's January 26, 2016 meeting, with I/W Permit #16-504 approved, Elliot Leonard made a motion to remove Violation #15-172, and Vivian Hardison seconded. Motion passed. Dori Wollen noted that although the Members voted to lift the violation, the lift is contingent upon WEO approval. Phillip Doremus will visit the property in the spring.
- M. The following item was previously listed under "Conservation Projects": February 22, 2016—Dori Wollen met w/Planning and Zoning Commission (P&Z) to discuss the Conservation Commission's input regarding updating Easton's Town Plan of Conservation and Development, last updated in 2006. The Commission is currently updating their Open Space Plan, which should be completed by the summer. Once accepted at a Town Meeting, the document can be used by P&Z in its revision of the Town Plan of Conservation and Development.

Dori Wollen mentioned to Steve Corti, not present at the Commission's last meeting, that also discussed February 22 was the intent to create a plan for open space management in order to ensure proper management and maintenance of Paine Open Space, as well as other Town-owned open space properties. Steve Corti endorsed the idea and said that he would be happy to help the Commission and Planning and Zoning in establishing such a plan. Discussion continued, noting the possibility of hiring someone to be in charge of open space management and maintenance.

5. NEW BUSINESS:

- A. Statements in Opposition to the Petitions for Certification re Saddle Ridge Developers, LLC, et.al. v. Easton Conservation Commission from both Ira Bloom and Intervenors—The Members briefly discussed the statements.

6. REVIEW FOR REPORT TO PLANNING & ZONING: None

7. CONSERVATION PROJECTS:

- A. Ongoing: Paine Open Space (O/S) Map—Trail Steward Mike Wallace to post red trail markers and Sarah Cwikla to measure trail lengths
- B. Ongoing: Creation of Conservation Regulations (Guidelines)—Dori Wollen. See Item “M” under “Unfinished Business”
- C. Ongoing: Discuss creation of new Open Space map

8. OPEN-SPACE ISSUES:

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties
- B. Steve Corti noted a power line at Paine Open Space that should have been removed as a stipulation for approval when the Morf subdivision was created. The Members and/or Krista Kot will look into this.

9. WEO COMMUNICATIONS: Ongoing

10. CORRESPONDENCE: N/A

11. MISCELLANEOUS:

- A. Violation letter/fee procedures; Elliot Leonard—Ongoing

12. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—Sarah Cwikla made a motion to approve the Minutes from the February 23, 2016 meeting, as submitted, and Steve Corti seconded. Motion passed.

13. ADJOURNMENT: At approximately 8:50 p.m. Steve Corti made a motion to adjourn the meeting, and Cathy Alfandre seconded. Motion passed.

PREPARED and FILED by
Krista Kot, Secretary
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