



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, May 24, 2016 at 7:30 PM**

PRESENT: Dori Wollen, Chair; Catherine Alfandre, Vice Chair; Steven Hume, Secretary; Elliot Leonard; Sarah Cwikla; Vivian Hardison; and Katherine Reed, Alternate (left at 9:10pm)

ABSENT: Stephen Corti and Jamie Weinstein, 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 App. #16-506, 133 Center Road—Albert Lello, Owner/Applicant. Install in-ground pool, fence, shed, and pool equipment. Received 4/12/16+65=6/16/16
Mr. Lello discussed his permit with the Commission, noting that since the proposed location for the pool was moved farther away from wetlands, there is no longer room for a shed; therefore, it should no longer be considered part of the permit application. Mr. Lello then presented the Commission with an amended plan. The Members discussed the amended plan and informed Mr. Lello that they will walk the site before their next meeting.
- B. I/W Permit App. #16-507, North Side of Adirondack Trail—17 Adirondack LLC c/o Harold Rosnick and Joseph Daniel Birarelli. Three-lot subdivision. Received 4/12/16+65=6/16/16. Mark Ochman of Ochman Associates, PEL. # 24913, reviewed the updated plan consisting of several maps, with the first page stamped having been received in office May 2, 2016 and mentioned in the May 10, 2016 Minutes. Mr. Ochman restated that several items have been moved farther away from wetlands. Despite the improvements, the Members feel that the property would be better suited for two lots than three as the majority of the house on Lot B is in the buffer/regulated area. The Members requested that Mark Ochman return to the next meeting with a plan showing the proposed house located farther to the west as well as the stone wall 20 feet off the wetlands on both Lots A and B.
- C. I/W Permit App. #16-509, 156 Morehouse Road—Aleksandra Moch, Agent. Excavate a pond w/in wetlands; install plantings and remove invasive species. Received 5/10/16 + 65=7/14/16. Aleksandra Moch of Stamford, agent for the owner, reviewed the permit application with the Commission. After discussion, the Members requested that Ms. Moch return to the Commission with sequence of construction and methods, in order to ensure that everyone involved in the project is working according to the approved plan.

D. I/W Permit App. #16-510, 25 Carriage Drive; ATF—Robert Klem, Owner. Install 12'x16' shed. Received 5/10/16+65=7/14/16. Robert Klem was present and discussed his after-the-fact permit application, noting he has constructed a shed on a gravel base ten feet away from wetlands. The Members will visit the property before the next meeting.

E. I/W Permit App. #16-511, 15 Morningside Road—Rosenblit Enterprises, LLC, West Hartford, CT; Mark Rosenblit, Member. Repair existing failed septic system. Received 5/24/16+65=7/28/16. Mark Ochman explained that the septic system has failed but no one is currently living in the house. Mr. Ochman stated that he would stake the property in preparation for the Members to walk the property.

3. **SITE WALK(S):**

- A. 133 Center Road
- B. North side of Adirondack Trail
- C. 25 Carriage Drive
- D. 15 Morningside Road

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 #15-168, 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. The Members discussed the fact that this violation has yet to be resolved and plans to send an email as a reminder.
- H. Warning letter for 77 South Park Avenue—David Dwight Senior, issued 10/5/15
- I. V#15-170, Notice of Violation at 80 and 90 Redding Road—Arvid A. Brandstrom, issued 10/21/15. Mr. Brandstrom was present with Steve Stevens of Land Engineering & Surveying, LLC, Bridgeport, CT and Harrison Gill of Gill & Gill Architects, LLC, Norwalk, CT to respond to the Commission's most recent letter dated May 3, 2016.

Mr. Stevens presented a preliminary set of plans, and Mr. Brandstrom informed the Members that his goal, in removing a number of trees and planting grass, is to restore the area to the former fields of 40 years ago, for aesthetic purposes. Mr. Brandstrom would like to dispose of the remaining stumps, from the trees that he removed, as well as rebuild/restack a stone wall located in the regulated area. The Commission informed Mr. Brandstrom that he needs to submit an after-the-fact application including a narrative on work already done, as well as a second application including what he would like to do going forward, including debris removal as well as any other work he has planned. Before closing, Sarah Cwikla requested that wetland setbacks be included on the plans to be submitted at the June 14, 2016 meeting.

- J. V#15-171, Notice of Violation at 21 Hall Road—Stuart M. Allen, issued by WEO 12/1/15. A letter was sent out on March 16, 2016 advising that Phillip Doremus, WEO will visit the site to ensure the area is stable. If the area is deemed stable, the Commission may lift the violation. No update.
 - K. V#15-172, Notice of Violation at 60 Weathervane Drive—Elaine R. Evans, issued by WEO 12/1/15. Although the Members voted to lift the violation at their January 26, 2016 meeting, the lift is contingent upon WEO approval. Phillip Doremus has visited the site and asked Krista Kot, Office Secretary to inform the Commission that the homeowner has yet to plant grass in order to stabilize the area.
 - L. As of Right #15-503, Amerakon Partners LLC—Robert Maquat. Mr. Maquat was not present but stated at a past meeting that he would periodically provide updates to the Commission.
 - M. Written request from Harold Rosnick for release of bond relating to Adirondack Estates—This item has been placed on hold at the request of Mr. Rosnick.
 - N. Discussion re three new signs at Paine O/S—At the May 10, 2016 meeting, it was determined that additional signs would be useful where Paine connects with Nash Open Space as well as at the Carriage Drive entrance. Further thought needs to go into determining the most effective placement of signage.
- 5. NEW BUSINESS:** (Item C was discussed first as the property owner was present)
- A. Request for name change re I/W Permit #14-467 for 180 Redding Road—Catherine Alfandre made a motion to approve a name change for the above-noted property, and Steven Hume seconded. Motion passed.
 - B. V #16-173, Notice of Violation at 32 Adams Road—The property owner was not able to attend, but sent a letter by email and fax, informing the Commission that he would be at their next meeting.

- C. V #16-174, Notice of Violation at 90 Honeysuckle Hill Road; permit application pending Mr. Popescu, husband of the property owner was present. The Members explained that the wetlands enforcement officer issued the violation as he had noted activity in the regulated area. Mr. Popescu assured the Commission that he had not done any work in the regulated area. After further discussion, Catherine Alfandre made a motion to lift the violation at 90 Honeysuckle Hill Road, and Steve Hume seconded. Motion passed.

6. REVIEW FOR REPORT TO PLANNING & ZONING:

- A. Comments re 17 Adirondack LLC—The Members feel that instead of a land-locked easement and/or open space, the Commission should recommend that the Planning and Zoning Commission request fee-in-lieu-of. The Members have asked Krista Kot to issue a memo to Planning and Zoning recommending fee-in-lieu-of, noting that the Commission reserves the right to give additional input once they receive the final plan at their June 14 meeting.

7. CONSERVATION PROJECTS:

- A. Ongoing—Paine Open Space (O/S) map: Trail Steward Mike Wallace to post red trail markers. Sarah Cwikla to measure trail lengths. No update.
B. Ongoing—Creation of Conservation Regulations (Guidelines), Dori Wollen. No update
C. Ongoing—Creation of new O/S map. No update

8. OPEN-SPACE ISSUES:

- A. Sign for Morehouse Open Space—No update

9. WEO COMMUNICATIONS: Ongoing

10. CORRESPONDENCE:

- A. Letter from FEMA dated May 11, 2016 to Adam Dunsby. Duly noted.

11. MISCELLANEOUS: N/A

12. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—Catherine Alfandre made a motion to approve the Minutes from the May 10, 2016 meeting with the following correction: Under Item 6, Review for report to Planning and Zoning, the May 26 date is incorrect—it should read May 24, 2016. Vivian Hardison seconded; Motion passed.

13. ADJOURNMENT: At approximately 10:04 p.m. Catherine Alfandre made a motion to adjourn the meeting, and Vivian Hardison seconded. Motion passed.

PREPARED and FILED
By Krista Kot, Secretary
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