



CONSERVATION COMMISSION

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**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
REGULAR MEETING
EASTON TOWN HALL—CONFERENCE ROOM A
TUESDAY, June 14, 2016 at 7:30 PM**

PRESENT: Dori Wollen, Chair; Catherine Alfandre, Vice Chair; Steven Hume, Secretary; Stephen Corti; Elliot Leonard; Vivian Hardison; and Katherine Reed, Alternate (Alternate Katherine Reed voted in Regular Member Sarah Cwiklas's stead)

ABSENT: Sarah Cwikla; 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, and pool equipment (application previously included a shed). Received 4/12/16+65=6/16/16. Mr. Lello discussed his permit with the Commission, with the Members noting its proximity to the wetlands. After further discussion, Catherine Alfandre made a motion to approve Permit Application #16-506 for an in-ground, fence, and pool equipment, with the fence pulled in additional five feet on the south-westerly side, closest to where the pond juts out, with standard stipulations. Steven Hume seconded. The Members voted 4 to 3 to deny. Steve Corti suggested that perhaps Mr. Lello could return to the Commission with a viable solution.
- B. I/W Permit App. #16-507, North Side of Adirondack Trail—17 Adirondack LLC c/o Harold Rosnick. Three-lot subdivision. Received 4/12/16+65=6/16/16. Mark Ochman of Ochman Associates, PEL. # 24913, submitted a revised set of plans entitled, "17 Adirondack Trail; Easton Connecticut", with the most recent revision date of 6/8/16 on Drawing No. 6, entitled, "Soil Erosion & Sediment Control Plan", dated February 1, 2016. After discussion, Elliot Leonard made a motion to approve Permit Application #16-507, North Side of Adirondack Trail for a three-lot subdivision. Steven Hume seconded, and the motion passed. The approval letter is to include standard stipulations, noting latest plans submitted at this meeting.
- 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, Wetlands Scientist, Stamford, agent for the owner, submitted a revised plan. The Members discussed the plan; satisfied, Catherine Alfandre made a motion to approve Permit Application #16-509, according to the map and excavation plan dated 6/10/16, with the clarification that a qualified professional will

monitor the site every second day and report to the Wetlands Enforcement Officer. Steve Corti seconded, and the motion passed.

- D. I/W Permit App. #16-510, 25 Carriage Drive; After-the-Fact—Robert Klem, Owner.

Install 12'x16' shed. Received 5/10/16+65=7/14/16. Robert Klem was present. After brief discussion, Elliot Leonard made a motion to approve Permit Application #16-510, retroactive, for a 12'x16' shed. Vivian Hardison seconded, and the motion passed, with standard stipulations.

- 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 of Ochman Associates was at the meeting and presented the Members with a revised plan entitled, "Site Plan; Prepared For; Rosenblit Enterprises LLC; #15 Morningside Road; Easton, Connecticut; May 5, 2016". Steven Hume made a motion to approve Permit Application #16-511 to repair existing failed septic system and install curtain drains around the foundation as depicted on the site plan. Aside from the standard stipulations, the following stipulation was added: 4. The proposed stockpile area shall be located as drawn in, initialed, and dated on the above-noted plans. Vivian Hardison seconded, and the motion passed.

3. **SITE WALK(S):** None, as motions were made on all items noted above.

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 Members noted positive work at the property, a letter will be sent to the property owner suggesting that maintenance should be continued down the slope, with the removal of some small maple trees.
- 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. Mr. Lello was present and agreed to meet with Phillip Doremus, WEO, at his property in an effort to resolve this violation.

- 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. Wetlands Scientist Aleksandra Moch was present with property owner, Arvid Brandstrom, Harrison Gill of Gill & Gill Architects, LLC, and David Solway. Aleksandra Moch informed the Members that the wetlands were flagged, per their request and existing conditions documented, as well as submitted two applications. Dori Wollen told Ms. Moch, who is new to Mr. Brandstrom's team, that the Commission had previously requested a plan showing what was done up to the cease and desist notice (resulting in an after-the-fact application). A second plan/application should also be submitted, going forward from today until the end of the project. Steve Corti noted that the Commission is most concerned with the amount of stored material in the flood plain, stating, for the record, that this should be one of the first items addressed, stating a remediation schedule for the stockpile should be included. Dori Wollen informed Mr. Brandstrom that the Commission will formally accept/receive the two applications, but in the meantime, the applicant needs to show all areas that were wetlands that are now lawn, as well as, through a map or narrative, what was done if not noted in the application. Dori Wollen stated that the Members need a description for each application, and the descriptions should match up with their respective plan's activities. Mrs. Wollen ended by stating that nothing else should be done without first checking with the Commission.
- 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.
- 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. 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.
- M. V#16-173, Notice of Violation at 32 Adams Road—Property owner expected but not present.
- N. As of Right #15-503, Amerakon Partners LLC—Robert Maquat. The Members discussed their continued hope that the work be done in a responsible manner. Mr. Maquat was not present but stated at a past meeting that he would provide updates to the Commission on a periodic basis.

5. NEW BUSINESS:

- A. 90 Honeysuckle Hill Road—After lifting the violation at their last meeting, the Commission was made aware that, contrary to what the property owner had told the Members at the May 24, 2016 meeting, there had indeed been activity in the regulated area and requested in a letter that the property owner submit an after-the-fact application. They stated that if an application is not received, a new violation notice will be issued.
- The homeowner's husband, Mr. Popescu, came to the meeting, and after brief discussion, agreed to submit an after-the-fact application that will include a plan noting all work already done in the regulated area, noting the stream on the plan, all future work planned for that area, as well as explanation as to stabilization and mitigation.

6. REVIEW FOR REPORT TO PLANNING & ZONING:

- A. Comments re 17 Adirondack LLC—After the May 24, 2016 meeting, a memo was issued to P&Z, stating the Conservation Commission's recommendation to request fee-in-lieu of, but reserved the right to further comment. At this time, the Conservation Commission has no further comment.

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.
Add-on to Guidelines: Due diligence not only by the WEO, but also by the Commission will be done before lifting a violation.
- Misc: 1. Dori Wollen noted that she had a few of the new Paine O/S maps laminated for use at Paine kiosks.
2. Discussion re need larger kiosks at the main O/S entrances, and smaller signage at the secondary entries.
3. Discussion re getting 3 or 4 bidders for tree and brush maintenance work to supplement assistance given by DPW.

8. OPEN-SPACE ISSUES:

- A. Sign for Morehouse Open Space—No update
- B. 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.

9. WEO COMMUNICATIONS: Duly noted

10. CORRESPONDENCE:

11. MISCELLANEOUS: N/A

12. APPROVE MINUTES FROM PRIOR MEETING:

A. Minutes—Elliot Leonard made a motion to approve the Minutes from the May 24, 2016 meeting, as submitted. Steve Corti seconded; motion passed.

13. ADJOURNMENT: At approximately 10:08 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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