



CONSERVATION COMMISSION

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**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION
REGULAR MEETING
EASTON TOWN HALL—CONFERENCE ROOM A
TUESDAY, June 28, 2016 at 7:30 PM**

PRESENT: Dori Wollen, Chair; Steven Hume, Secretary; Elliot Leonard; Vivian Hardison; and Jamie Weinstein, Alternate (voting for Stephen Corti)

ABSENT: Catherine Alfandre, Vice Chair; Steve Corti; Sarah Cwikla; and Katherine Reed, Alternate

1. MEETING CALL TO ORDER: Chair Dori Wollen called the meeting to order at approximately 7:33 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. Received 4/12/16+65=6/16/16.

As the motion made at the last meeting to approve the application failed, Vivian Hardison made a motion to deny the installation of an in-ground pool, fence, and pool equipment. Elliot Leonard seconded, and the motion passed with Steve Hume abstaining.

The application was denied for the following reasons, keeping in mind the goal of preserving wetlands: 1) The location of the pool on the drawings is too close to wetlands, allowing a clearance of only approximately 45 feet to the wetlands; 2) The Commission is aware that based on water issues on the property, and the property owner is using a sump pump; and 3) The plans propose too much activity for the small space available.

B. I/W Permit App. #16-513, 80 Redding Road—Arvid Brandstrom, Owner/Applicant. Restore wetland(s)/watercourse(s) and affected buffers. Received 6/14/16+65=8/18/16
See Item C, below.

C. I/W Permit App. #16-514, 90 Redding Road—Arvid Brandstrom, Owner/Applicant. Restore wetland(s)/watercourse(s) and affected buffers. Received 6/14/16+65=8/18/16
Items B. and C. above were discussed at the same time, although they are two separate applications. Aleksandra Moch, Wetlands Scientist, was present with Harrison Gill of Gill and Gill Architects, LLC, and David Solway. Alessandra Moch compared an old plan with a new plan, stating that approximately 25 sick or dead trees were removed, along with around 75 small trees, within the last two years from the buffer area along the river. Ms. Moch also mentioned an existing stone wall that was repaired/restacked using rocks taken from a wall in the wetlands. After further discussion, the Members asked that Aleksandra Moch mark the buffer where the trees were removed as well as the channels that were graded over. Dori Wollen also requested that Ms. Moch show

where Mr. Brandstrom did work in the river. In closing, as the applicant submitted two distinct applications, Dori Wollen requested that Ms. Moch figure the area that has already been disturbed for the first application, and for the second, the remaining disturbance the property owner plans to do, as well as figure out the area of the old stone wall that was restacked. The following items were submitted at the meeting: Wetland Evaluation and Impact Assessment for Aspetuck Valley Country Club, dated August 6, 2002; Soil Report dated February 16, 1997; and two untitled maps of the property.

3. **SITE WALK(S):** None at this time

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. At their June 14, 2016 meeting the Commission suggested to Mr. Lello that he meet with Phillip Doremus, Wetlands Enforcement Officer, at 123 Center Road to discuss what needs to be done in order to remediate the site.
- 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. Please see Permit Applications B. and C. under “Inland Wetlands Applications”.
- 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 at this time.
- 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. No update at this time.

- L. Written request from Harold Rosnick for release of bond relating to Adirondack Estates--
This item has been put on hold at Mr. Rosnick's request.
 - M. V#16-173, Notice of Violation at 32 Adams Road—Thomas Ganim, property owner, was present and discussed his violation notice with the Members, stating that as the roadway is used in conjunction with his animals, he plans to submit a request for an “As-of-Right” Determination. The Members suggested Mr. Ganim that he complete the Determination paperwork and return to the next meeting, when the Commission will review his request.
 - N. Update re “As-of-Right” work at 30 Banks Road—American Partners LLC; Robert Maquat. Robert Maquat was present with Timothy Brady to respond to any questions the Members might have. Mr. Maquat stated that there has been a lot of “good progress” while complying with best practices. Mr. Maquat continued, saying that the Members have it in their power to allow the construction of the stream crossing, “As-of-Right”, and would ask Mark Ochman of Ochman Associates to draw up some plans. Dori Wollen suggested that Mr. Ochman draw up the plans and when completed, return to the Commission for their review. The Members noted that a silt fence was installed around the berm and asked that it be put down on the disturbed soil. No seeding has been done yet due to lack of rain.
 - O. 90 Honeysuckle Hill Road—pending “after-the-fact” application. Neither the homeowner, Wanda Popescu, nor her husband was present. The original violation notice was lifted as a result of misrepresentation of activities. Dori Wollen reminded the Members that in her certified letter to Mrs. Popescu, dated May 26, 2016, she stated that the Commission would issue a new violation notice if an “After-the-Fact” application was not received. As no application has been received, the Commission will issue a new violation notice.
- 5. NEW BUSINESS:** None
- 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. Sarah Cwikla to measure trail lengths. No update.
 - B. Ongoing—Creation of Conservation Regulations (Guidelines), Dori Wollen. Dori Wollen noted a change in acreage for Aspetuck Land Trust to be added to the Guidelines. The Members discussed the steps leading up to ratification.
- 8. OPEN-SPACE ISSUES:**
- A. Sign for Morehouse Open Space—No update
 - B. Discussion re three new signs at Paine O/S—No update
- 9. WEO COMMUNICATIONS:** Ongoing
- 10. CORRESPONDENCE:**
- A. Membership letter from Connecticut Land Conservation Council—Duly noted. Dori Wollen reported that she passed the information onto the Easton Garden Club and the Agricultural Commission.

11. MISCELLANEOUS:

- A. The Members discussed Steve Corti's suggestion made at the June 14, 2016 meeting to create a list of vendors, including quotes for work, who could be contacted to help maintain trails and trees at the open space properties. Steve Hume suggested that Steve Corti write a description for the would-be vendors doing the work.

12. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—Elliot Leonard made a motion to approve the Minutes from the June 14, 2016 meeting as submitted. Steve Hume seconded; motion passed.

- 13. ADJOURNMENT:** At approximately 9:10 p.m. Vivian Hardison made a motion to adjourn the meeting, and Jaime Weinstein seconded. Motion passed.

PREPARED and FILED
By Krista Kot, Secretary
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