



## 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 24, 2017 7:30 p.m.**

**PRESENT:** Dori Wollen, Chair; Catherine Alfandre, Vice Chair; Elliot Leonard, Vivian Hardison, Katherine Reed, Steven Montgomery

**ABSENT:** Sarah Cwikla, Steve Corti, Jamie Weinstein

1. Meeting called to order at 7:35 p.m.

**2. INLAND/WETLAND APPLICATIONS:**

- A. #16-518 200 Morehouse Road – Susan and Anthony Farmer – new residence and pool 11/15/16 + **65 day extension = March 16, 2017** - The Commission is waiting to hear from Fairfield for comments regarding the application.
- B. #16-520 95 Sherwood Road – Esposito Residence – covered porch and garage addition **1/10/2017 + 65 days = March 16, 2017** Mr. Esposito was present (owner) and reviewed the proposed garage, breezeway and covered porch addition. Mr. Esposito stated there will be some excavation and the existing shed will be removed. Ms. Wollen said that on her walk of the property she noticed a culvert that was filled with debris. Mr. Esposito stated that the culvert will be cleaned by hand. A motion to approve the application was made by Catherine Alfandre and seconded by Vivian Hardison.
- C. #17-521 25 North Street – Salma Residence – pond cleaning **1/24/17 + 65 days = 3/30/2017** – The homeowner and contractor were not able to attend so the application will be discussed at the February 14, 2017 meeting.
- D. #16-517 90 Honeysuckle Hill Lane – Wanda Popescu – Dr. Popescu was present and the Commission reviewed her amended application with the additional submissions from a soil scientist. The following motion was made by Steve Hume and seconded by Vivian Hardison – Remove the bottom tier of the existing garden. The stabilized removed area shall be planted with the same plant materials that the soil scientist recommended in his January 19, 2017 letter. In addition, a line of demarcation of the wetland area and an additional statement from the soil scientist regarding the grass seeds/planting mix to be used at this freed up tier are required. A time schedule to complete this work by spring was also asked for. . Further, Mrs. Wollen noted that at the last meeting the Commission failed to act re the applicant's Dec 6, 2016 application which was not dealt with due to a technical error. Cathy Alfandre moved to deny the Dec 6, 2016 application because of its wording: "this is an as of right application; this is an amended after the fact application" Steve Hume seconded and the motion carried.



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CHRISTINE HALLORAN  
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**3. AS OF RIGHT DETERMINATION REQUESTS:**

- A. Silverman Farm – 451 Sport Hill Road. The owner/applicant was not present to discuss the changes that were made on this request. Steve Montgomery, Commission member alternate, recused himself from this discussion as his property is next to this area of the Silverman Farm. Steve Montgomery spoke regarding this application and stated that the proposed work is not accurately reflected on the plans. He asserted that the watercourse on this area is a continuous flow and would be disrupted by the proposed work. He supplied the Commission with pictures of the area in question and with signatures from neighbors who share the same feeling. Mrs. McPadden who resides at 27 Old Oak Road and Mrs. Davis who resides at 35 Old Oak Road were also present and expressed the same concerns as Mr. Montgomery. . The Commission will request that both Mr. Silverman and Mark Ochman attend the next meeting on February 14, 2017 and the Commission will take a look at the site.

**4. SITE WALKS: Silverman's Farm**

**5. 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—4-lot subdivision, property owner: Vincenzo Toscano – A certified letter will be sent to Mr. Toscano again requesting the appropriate approval paperwork from the DEEP so that the Commission can review the bond release request.
- G. V#15-168, Notice of Violation at 123 Center Road—Lello Properties, LLC, issued 5/18/15
- H. V#15-170, Notice of Violation at 80 Redding Road—Arvid A. Brandstrom, issued 10/21/15
- I. V#16-175, Notice of Violation at 90 Honeysuckle Hill Lane—Wanda M. Popescu, issued 7/5/16 –
- J. Written request from Harold Rosnick – bond release regarding Adirondack Estates (email). Mr. Rosnick was present. Ms. Wollen stated that the project was done in phases and all steps were followed. The area of concern is technically part of both Adirondack Estates and the Biarelli subdivision and the Commission can return most of the bond but would like to hold on to part of it until such time the work on both subdivision is complete.. Mr. Rosnick offered to have the Commission keep \$5,000.00 and return the rest. A motion was made by Elliot Leonard to keep \$5,000.00 and return the remainder (\$26,500) and seconded by Vivian Hardison.
- K. V#16-519 –355 Sport Hill Road - Sherwood Farm – Mr. Sherwood did not attend the meeting and a notice will be sent certified mail asking to attend the next meeting on February 14, 2017.

**6. NEW BUSINESS: NONE (see under Miscellaneous)**

**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.

**8. OPEN-SPACE ISSUES**

- A. Ongoing—Signage for Morehouse O/S and Tatetuck O/S properties

**9. WEO COMMUNICATIONS: none at this time**

**10. CORRESPONDENCE:** none at this time

**11. MISCELLANEOUS:**

Ms. Wollen went over the Conservation Commission budget in preparation for the Board of Finance meeting.

**12. APPROVAL OF MINUTES FROM PRIOR MEETING:**

- A. A motion to approve the minutes, with the following changes noted by Ms. Wollen, from January 10, 2017 was made by Vivian Hardison and seconded by Elliot Leonard. The changes are as follows:
1. Under item A of Inland/Wetland Applications the last word of the third sentence should be extension not application.
  2. Silverman Farm As of Right Determination – where indicated in the minutes that “grading” will be done should be replaced with “filling”.
  3. Item I under Unfinished Business should read as follows: Ms. Wollen stated that there was some misunderstanding re the Commission’s requirements, among others no activity was permitted without the Commission’s approval. The remediation plan was discussed at length using the original map with an overlay from a soil scientist certifying its content. The updated map (pending weather conditions) shall be submitted by February 14, 2017. Dr. Popescu is to notify the Commission if the deadline cannot be met. Further, Aquarion confirmed that the remediation work on its property was completed to satisfaction.
  4. Item B under new business should read as follows: Saddle Ridge: in the absence of an application there was no discussion on this subject.
  5. Open-Space Issues – Item A should read as follows: The sign for the Morehouse O/S / Animal Shelter is to be erected by DPW.

**13. ADJOURNMENT:**

A motion to adjourn the meeting at 9:50 p.m. was made by Vivian Hardison and seconded by Elliot Leonard.

**FILED BY KIERSTEN RING**

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**Secretary, Easton Conservation Commission**