



## CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
EASTON TOWN HALL CONFERENCE ROOM A  
Tuesday August 28th, 2018 7:30 p.m.**

**PRESENT:** Dori Wollen, Chair; Catherine Alfandre, Steve Corti, Steven Montgomery, Steve Hume, Vivian Hardison, Elliot Leonard, Sarah Cwikla

**ABSENT:** None

1. Chair Dori Wollen called meeting to order at 7:31 p.m. Ms. Wollen advised that because the agenda was not posted in a timely manner, the meeting would be held, but the Commission would not decide any item.
2. **INLAND/WETLAND APPLICATIONS: I/W #18-539 – 691 Morehouse Road – Easton Public Library** – Add addition where current patio is located – received 7/18/18 + 65 days = 9/21/18. Marco Constantini of Silver/Petrucelli Architects presented. He showed a map which identified the staging area for construction and the extended silt fence. Cathy Alfandre noted a change to the construction access. Mr. Constantini replied he learned of a leaching field which would be impacted by his original construction staging area. Dori Wollen asked him to discuss the walkway and the need to fill around the building. Mr. Constantini stated that he had been instructed to provide a temporary storage space to the Historical Society, creating a need for an access path, which will need fill from the stone wall towards the parking lot. The Commissioners noted that all of the proposed work is in the wetlands area. There was a discussion of reconstructing the sidewalk. Dori Wollen asked if any alternative plans for the addition had been considered, noting that if it was restricted to the patio footprint there would be no need to further encroach on the wetlands. Mr. Constantini replied that because of the square footage the addition needs it would have to encroach upon the parking lot. He expressed concern about the reaction of P and Z to the loss of parking spaces. Cathy Alfandre asked about a dark line shown on the map at the area of the fence. Mr. Constantini replied he had put the silt fence there in order for the construction machines to be able to move around. The Commissioners stated that he would not be able to move in that area without removing the current fence, and also that area is densely vegetated. They asked if the disturbance will go beyond the limits of the fence. Ms. Wollen asked if at Mr. Constantini could present an alternative plan, noting that it is easier to work on a flat parking lot than a grassy slope which needs to be filled and leveled. He was asked about the existence of the sheds, the presence of a police car, old tires etc. Mr. Constantini was asked to provide a construction sequence and a modified plan showing the change to the walkways discussed. Chair Wollen asked the Commission members if they wished to hold a public hearing on the Library addition. The members felt it is unnecessary.

**I/W #18-540-60 Maple Road- Mary Jean Corti-construct a 60'x100' Pole Barn- Received 8/28/18 + 65 days=11/1/18.** Chair Wollen asked Steve Corti if he wished to recuse himself and he affirmed he did. Mary Jean Corti appeared on her own behalf. She stated that she owns two

lots and her house is on #60 Maple Road, while the proposed barn is on the lot at #50 Maple Road. Ms. Corti showed maps of the planned building. Cathy Alfandre noted that the proposed building goes up to the wetlands, and asked if the land was flat. Ms. Corti responded it was mostly flat, sandy soil, which would require some slight grading. The construction will consist of a large auger being brought in to drill every eight feet, and the construction of a small concrete pad between the current barn and the proposed barn to allow horses to move from one building to the other. Ms. Corti stated that the new barn will not have heat or water, as it will only be used to exercise her animals. Vivian Hardison asked if the barns could be built closer together to prevent encroachment on the wetlands. Ms. Corti responded that there is a need to be able to open the doors wide enough to get the horses in and out. Dori Wollen asked to have the four corners of the proposed barn staked for the site walk. Ms. Corti paid her application fee and received a receipt.

**I/W # 18-541-5 Pond Road-Erin M. Lynch** Add one story addition. Received 8/28/18 + 65 days=11/1/18. Kevin Lynch appeared on his own behalf. He stated that the addition was to build up one story upon an earlier addition, with no change to the footprint of the house. He stated that the back of the house is 60 feet from the rear property line. On the other side of the property line is wetlands. The commissioners asked how close the Mill River was to the house. He stated approximately 50 yards. Cathy Alfandre noted that the plan to build the addition is furthest away from the wetlands possible on the property. Steve Corti said it would be wise to note the septic system before construction begins. Dori Wollen asked Mr. Lynch to stake the corner for the site visit. Mr. Lynch paid his application fee and received a receipt.

**I/W #18-542-173 North Street-Kevin Wade**-create a "pollinator garden". Kevin Wade appeared on his own behalf. Chair Dori Wollen noted that because Mr. Wade has brought suit against the Commission, she didn't think that the commission could consider this new application, as it is dependent upon his earlier application. Mr. Wade stated he was acting upon the advice of his attorney. Ms. Wollen said that the Commission could not act without the approval of its own outside counsel. Mr. Wade asked if his soil scientist finished his report could he bring that to the Commission. Steve Corti replied that this is a gray area and he did not feel comfortable discussing it without the advice of counsel. The Commission did not accept Mr. Wades application due to the pending litigation.

**3. AS OF RIGHT DETERMINATION REQUESTS - none**

**4. SITE WALKS:** 60 Maple Road, 5 PondRoad

**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 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.
- G. V#15-170, Notice of Violation at 80 Redding Road—Arvid A. Brandstrom, issued 10/21/15
- H. V#16-175, Notice of Violation at 90 Honeysuckle Hill Lane—Wanda M. Popescu, issued 7/5/16. There has been no response to Dori Wollen's last letter.
- I. V#16-519 –355 Sport Hill Road - Sherwood Farm, issued 12/29/16
- J. Warning: 5 Wimbledon Lane – Owner Christian Bujdud – Dori Wollen sent a letter to the

homeowner.

**6. NEW BUSINESS:** Kevin Wade Lawsuit. Dori Wollen advised the Commission that Mr. Wade has appealed the Commissions denial-without prejudice, of his application to build two ponds. She stated that she would e-mail a report to the commissioners.

**7. REVIEW FOR REPORT TO PLANNING AND ZONING:**

**8. CONSERVATION PROJECTS** Dori Wollen reported that she and Vivian Hardison had met with an intern from the Aspetuck Land trust about the creation of a 17,000 acre green corridor crossing 6 towns, including Easton. The hope of the Land Trust is to educate the public to plant native flowers and species which will protect the corridor and prevent invasive species from taking over. Ms. Wollen stated she would e-mail details to the commissioners. Steve Hume stated that this sounds like a project that should also involve the Garden Club.

Dori Wollen raised the issue of the Paine Open House. She stated that the last one had 35 people come through in a 4 hour period. There was a discussion as to which date in October would be best. There was a suggestion to reach out to the Farm tour coordinators to see if the Farmers would like to showcase some of their produce/ sell cider, etc. at the Open House. The Commission is considering having the Open House on Saturday, October 6<sup>th</sup>.

**9. OPEN-SPACE ISSUES:** Steve Corti stated that Paine is in good shape now, but would need to be mown again if there is to be an open house in October.

**10. WEO COMMUNICATIONS:** ongoing

**11. CORRESPONDENCE:** Dori Wollen had received an e-mail from Chester Burley, chair of the Historical Society regarding the Library addition and the wetlands.

**12. MISCELLANEOUS:** memo regarding records retention. Steve Corti asked to have this item put on the agenda for the next meeting.

**13. OPEN SESSION:**

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

**15. ADJOURNMENT:**

A motion to adjourn the meeting at 8:54 p.m. was made by Vivian Hardison and seconded by Steve Corti, all in favor.

**FILED BY Frances M. Daly**  
**Secretary, Easton Conservation Commission**