



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 26, 2015
7:30 PM**

PRESENT: Roy Gosse, Chairman; Dori Wollen, Secretary; Stephen Corti; Catherine Alfandre; Elliot Leonard; and Sarah Cwikla, Alternate

ABSENT: Stephen Edwards, Vice Chairman; Steven Hume, Katherine Reed, Alternate; and Vivian Hardison, Alternate

1. MEETING CALL TO ORDER: Chairman Roy Gosse called the meeting to order at approximately 7:30 p.m.

2. INLAND WETLANDS APPLICATIONS:

A. I/W #15-494, 40 Far Horizons Drive and 89 Beers Road—Larry Edwards, J. Edwards & Associates, LLC, Agent. Activity relating to creation of five-lot subdivision. Received 5/12/15+65=7/16/15. The applicant will return to the Commission after the Members have walked the site. A site walk for this application will be noticed to take place Saturday, June 6, 2015 at 9:00 a.m.

3. 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
Steve Edwards will speak with First Selectman Adam Dunsby regarding the noted violation to discuss gaining approval for legal review.

F. Amended Wetlands Permit #10-389, 288 Maple Road—expiration date of extended permit: June 20, 2017.

G. Discussion with Hal Rosnick re open space land swap off of Riverside Lane.
Messrs. Hal Rosnick and Steve Mendell presented their proposal to swap property owned by Mr. Mendell for Town-owned open space property. Mr. Rosnick presented a proposal to exchange a piece of Mr. Mendell's property for a piece of Town-owned open space property, submitting two plans entitled, "Plan Showing Proposed Revised Lot Lines; Prepared For Stephen Mendell; 30 Riverside Lane, Easton, CT., Nov. 17, 2014", last

revised April 8, 2015, and “Map Showing Proposed Lot Lines for Ellen-Jo Mendell; 30 Riverside Lane; Easton, CT., Nov. 25, 2014”, as well as 13 photographs of various areas on both the parcel Mr. Mendell currently owns and the Town-owned parcel he would like in trade. Roy Gosse’s primary concern is that a land swap, he believes, would compromise the current tranquil environment. After further discussion, the Members asked that Mr. Mendell stake the four corners of where a house might be built, both *without* and *with* the land swap, in preparation for site walks.

- H. Warning letter sent April 29, 2015 to Nicholas Khamarji of 102 Center Road for clearing and depositing (filling) in an area within 100 feet of wetlands on or adjacent to his property. See “4. NEW BUSINESS, Item A”, below.

4. NEW BUSINESS:

- A. V #15-476, Notice of Violation at 102 Center Road—Nicholas Khamarji, issued 5/13/15
Nicholas Khamarji was present. The Commission addressed Mr. Khamarji, telling him that it appears that there has been some activity within the regulated area on his property at the above address, and that a certified warning letter had been sent to the address, but it was returned unclaimed; therefore, a violation was issued. Mr. Khamarji told the Members that he owns the house but his son lives in it. After being asked about activity in the regulated area, Mr. Khamarji responded that wood chips had been spread in the horse paddock area. The Commission asked Mr. Khamarji to return when he has procured an A-2 plan, noting wetlands delineations.
- B. V #15-168, Notice of Violation at 123 Center Road—Lello Properties, LLC, issued 5/18/15. Albert Lello was present. The Members addressed Mr. Lello, advising him of noted activity in the regulated area, including clearing of trees, as well as piling/storage of rocks. Roy Gosse reminded Mr. Lello of the need to submit an application to the Commission before doing work in the regulated area and requested that Mr. Lello go through the application process and submit a current plan, noting what has been done on the property to date.

5. REVIEW FOR REPORT TO PLANNING & ZONING: N/A

6. CONSERVATION PROJECTS:

- A. Discuss proposed improvements to Paine Open Space Map
Roy Gosse informed the Members that he met with Phil Doremus to discuss the creation of a new map featuring Paine Open Space, with a number of corrections made to the current map as well as including the two parcels owned by Aspetuck Land Trust. Mr. Gosse said that because Aspetuck Land Trust has the technology to create maps, he spoke with David Brant about the possibility of his helping with a new Paine map for the Commission. The Members continued, discussing the recommended changes at length and were pleased with the final plans for the map.
- B. At Dori Wollen’s request, Steve Corti went over the list of pipes to be replaced (permitted) at Paine Open Space. He noted the pipe in need of repair at the outlet to Island Pond extends approximately two feet into Aspetuck Land Trust Property.

With this in mind, Roy Gosse recommended that the Commission send a letter to David Brant, noting the repair, in order to confirm their previous discussion.

7. CORRESPONDENCE: N/A

8. OPEN-SPACE ISSUES:

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties.
This item was not discussed as Steve Edwards, who is in charge of this project, was not present.

9. WEO COMMUNICATIONS: Comments are relayed to the Members on a regular basis.

10. SITE WALKS:

- A. 40 Far Horizons Drive and 89 Beers Road—Group site walk to be held Saturday, June 6, 9:00 a.m. To be noticed as a special meeting.

11. APPROVE MINUTES FROM PRIOR MEETING:

Elliot Leonard made a motion to approve the Minutes as submitted, and Sarah Cwikla seconded. The motion passed unanimously.

12. MISCELLANEOUS:

Roy Gosse spoke to the Members and informed them that going forward, his schedule will not allow him to be available to the Commission as often as needed, so he felt that it would be best to step down as Chairman of the Commission. With this said, Mr. Gosse nominated Dori Wollen for Chairperson of the Easton Conservation Commission, and Catherine Alfandre for Secretary of the Easton Conservation Commission. Elliot Leonard seconded, and the motion passed unanimously. Roy Gosse added that he will stay on the Commission through the fall.

13. ADJOURNMENT: Dori Wollen made a motion to adjourn at approximately 9:40 p.m., and Steve Corti seconded. The motion passed unanimously.

PREPARED and FILED
By Krista Kot, Secretary
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