



## 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, June 9, 2015  
7:30 PM**

**PRESENT:** Dori Wollen, Chairman; Stephen Edwards, Vice Chairman; Catherine Alfandre, Secretary; Steven Hume; and Elliot Leonard

**ABSENT:** Roy Gosse; Stephen Corti; Sarah Cwikla, Alternate; Katherine Reed, Alternate; and Vivian Hardison, Alternate

**1. MEETING CALL TO ORDER:** Chairman Dori Wollen called the meeting to order at approximately 7:30 p.m.

**2. INLAND WETLANDS APPLICATIONS:**

Vice Chairman Stephen Edwards recused himself from voting regarding the following item, "A", due to his relationship to the applicant.

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, Larry Edwards, P.E., J. Edwards & Associates, LLC., 227 Stepney Road, spoke with the Members regarding the application, noting their recent site walk on June 6. After lengthy discussion, including revisions Mr. Edwards made to the plan at the Commission's request, as well as conversation pertaining to a recommendation of a minimum of 10% impermeable surface coverage per lot, Mr. Edwards noted that 10% coverage could be possible if the proposed open space parcel were made smaller. The Commission requested that Mr. Edwards return to the next meeting with the following items added to the plan:

1. Additional plantings on Lot 2
2. Rip Wrap to roadway
3. Show property line on Lot 1
4. Acreage noted of open space parcel

**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

(Item E cont'd)

Steve Edwards noted that based on his discussions with Adam Dunsby, First Selectman, he believes that the Commission should look into alternate ways to enforce their Regulations before looking to legal review.

- F. Amended Wetlands Permit #10-389, 288 Maple Road—expiration date of extended permit: June 20, 2017. Krista Kot, Commission Secretary, shared a plan given to her by Margaret Anania, Planning & Zoning Secretary, entitled, “Property Survey Showing Revised Lot Lines and Proposed Common Driveway for Vincenzo Toscano, #294 and #298 Maple Road, Easton, CT., May 13, 2015”—duly noted.
  - G. Discussion with Hal Rosnick re open space land swap off of Riverside Lane.  
The Members are awaiting word that the four corners of where a house might be built, both *without* and *with* the land swap have been staked in preparation for site walks.
  - H. V #15-476, Notice of Violation at 102 Center Road—Nicholas Khamarji, issued 5/13/15 for clearing and filling in an area within 100 feet of wetlands on or adjacent to his property. Mr. Khamarji, whose son lives in the house, spoke with the Members at the May 26, 2015 meeting. The Commission is waiting for Mr. Khamarji to return with an A-2 plan, noting wetlands delineations.
  - I. V #15-168, Notice of Violation at 123 Center Road—Lello Properties, LLC, issued 5/18/15. Albert Lello discussed the activity with the Members at the May 26, 2015 meeting. The Commission is waiting for Mr. Lello to submit an application and plan showing the work done on the property to date.
4. **NEW BUSINESS:** N/A
5. **REVIEW FOR REPORT TO PLANNING & ZONING:** N/A
6. **CONSERVATION PROJECTS:**
- A. Dori Wollen mentioned Roy Gosse’s work in creating, with the additional input of the Members, and assistance of Aspetuck Land Trust, a new map featuring Paine Open Space, as well as two parcels owned by the Land Trust.
  - B. Dori Wollen reported that she spoke with Steve Corti recently, who noted that some of the signs are gone at the Open Space property and suggested that sign replacement might be a good boy scout eagle project. Steve also reported that the dredging work on the pond on the Open Space property is almost done, and the area looks “fantastic”.
  - C. Dori Wollen discussed her research of the Connecticut General Statutes re the duties and responsibilities of the Conservation Commission. The relevant pages of the Statutes will be sent to all Members and the contents discussed at the next meeting.
  - D. Following up with earlier discussions re Town-owned Open Space, Dori Wollen engaged the Members to update the existing map with its attachments showing all parcels with associated acreage. Krista Kot will get the current records, and an action plan will be discussed at the next meeting.

**7. CORRESPONDENCE:** N/A

**8. OPEN-SPACE ISSUES:**

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties. Steve Edwards spoke with someone from Marty's Signs, and for what the Commission hopes to create, the cost would be around \$1,000. Steve said that he will try to get additional estimates for the next meeting.

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

**10. SITE WALKS:** N/A

**11. APPROVE MINUTES FROM PRIOR MEETING:**

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

**12. MISCELLANEOUS:**

**13. ADJOURNMENT:** Steve Edwards made a motion to adjourn at approximately 9:00 p.m., and Elliot Leonard seconded. The motion passed unanimously.

PREPARED and FILED  
By Krista Kot, Secretary  
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