



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, July 14, 2015
7:30 PM**

PRESENT: Dori Wollen, Chair; Catherine Alfandre, Secretary; Roy Gosse, Stephen Corti; Steven Hume; Elliot Leonard; and Vivian Hardison, Alternate

ABSENT: Stephen Edwards, Vice Chair; Sarah Cwikla, Alternate; and Katherine Reed, Alternate

1. **MEETING CALL TO ORDER:** Chair Dori Wollen called the meeting to order at approximately 7:30 p.m.
2. **INLAND WETLANDS APPLICATIONS:**
 - A. I/W #15-495. 123 Center Road—Albert Lello. Move rock pile, plant trees, install lawn. Received 6/23/15+65=8/27/15 (Correction made re receipt date). Albert Lello was present. Mr. Lello addressed the Commission explaining his request made at the June 23, 2015 meeting. Concerned about material going into the regulated area, Steve Corti requested that the applicant not grade up to the silt fence. Satisfied, Roy Gosse made a motion to approve Permit Application #15-495 in accordance with the submitted plan entitled, "Property Survey; Property Located At; 123 Center Road and Bartosik Drive; Easton, Connecticut; Prepared For; Lello Properties, LLC", dated 4/30/2015, noting two additional stipulations. Cathy Alfandre seconded; motion passed. The added stipulations are as noted below:
 4. The Commission has approved removal of the broken tree limb from the regulated area.
 5. The silt fence shall be installed as shown on the submitted plan and extended, as drawn in and initialed by you, the applicant, at the Commission's request. The silt fence shall be installed a minimum of 100 feet from the limit of disturbance (wetlands line).
 - B. I/W #15-496. 330 Stepney Road—David Hughes. Install new 26'x10' shed. Received 6/23/15+65=8/27/15 (Correction made re receipt date). David Hughes was present. The Members briefly discussed the application. Satisfied, Elliot Leonard made a motion to approve Permit Application #15-496, noting one additional stipulation. Steve Hume seconded, motion passed. The added stipulation is as noted below.
 4. All extra excavated dirt shall be kept out of the regulated area.

- C. I/W #15-497. 150 Far Horizons Drive—Herbert F. Osle. Remove failed septic system and curtain drain and replace with new septic system and curtain drain. Received 7/14/15+65=9/17/15. Mark Ochman of Ochman Associates, Easton was present and explained the project noted above. The Members discussed the project with Mr. Ochman, and determined that they would visit the site and revisit this application at their next meeting.
- D. I/W #13-460A. Amended Permit Application. 25 Rock House Road—John F. McCoy, P.E., Agent. Change proposed rain garden to a bio-swale (removed the word “replace” from description). Received 7/14/15. Original application #13-460 expires 11/11/2015. John McCoy was present and explained the plan for a new rain garden because the approved plan was not adequate as the water did not percolate as hoped. With this new plan, the footprint would be bigger, and the area more shallow. The water would meander through the vegetation, as opposed to percolate into the ground. Steve Corti noted the issue of continued filling beyond the silt fence, into the Conservation easement, stating that he’d like to see that remediated, as there is fill on top of wetlands. Mr. McCoy responded that he has asked that the wetlands and easement be staked, and stated that he would be happy to change the grade. The Members requested that the surveyor reflag the lines that were done for the original approval, including wetlands. Mr. McCoy informed the Commission that he would not be available on July 28. Although recommended, it is not required that the applicant be present at the meetings. The Members will visit the site and most likely address the application at their next meeting.

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
- F. Amended Wetlands Permit #10-389, 288 Maple Road—expiration date of extended permit: June 20, 2017. Property owner Vincent Toscano was present. The Commission recommended to Mr. Toscano that he clear vegetation and trees from the dam (including headwalls and retaining wall), cutting close to the ground, leaving the roots of the trees intact as well as clear the spillway and remove the old wooden foot bridge. The Commission then suggested Mr. Toscano contact the Connecticut Department of Energy and Environmental Protection (CT DEEP) to request that they inspect the dam, noting if CT DEEP will give Mr. Toscano a letter stating that they are satisfied with remediations thus far, the Conservation Commission can then communicate with the Planning and Zoning Department, stating that they are satisfied with the dam as well.

- G. Discussion with Hal Rosnick re open space land swap off of Riverside Lane. Messrs. Hal Rosnick, Steven Mendell, and Mark Ochman of Ochman Associates, Easton were present. Mr. Rosnick reiterated why he felt that the land swap of property located at 20 Riverside Lane (Owner of Record: Mendell, Ellen-Jo Trustee for Ellen-Jo Mendell Rev. Trust QC/COV) for approximately the same amount of Town-owned open space would enhance the open space parcel as a whole. After walking the site, and careful consideration, the Members noted several reasons for not approving the swap, noting that this is only step in the process. Mr. Rosnick thanked the Commission for their consideration, and the Members thanked Messrs. Rosnick and Mendell for coming to the Commission. The Commission will follow up with a letter to Messrs. Rosnick and Mendell noting their decision.
- 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. Mr. Lello submitted Permit Application #15-495 to correct the violation (see Item 2-B, above). Lifting of this violation is subject to project completion and WEO approval.

4. NEW BUSINESS: N/A

5. REVIEW FOR REPORT TO PLANNING & ZONING: None at this time.

6. CONSERVATION PROJECTS:

- A. Discuss proposed improvements to Paine Open Space Map—Roy Gosse reviewed the improvements made to the map to date. The Members offered names for a few yet-unnamed trails. Steve Corti suggesting the Members visit Paine, walk the trails, and see how the new names “fit”. In closing, Roy Gosse mentioned the deteriorating signage on the trails. The Members noted that perhaps this would be an appropriate Eagle Scout project.

(Note: At this point, Vivian Hardison excused herself from the meeting.)

- B. Discuss statutes scanned to Members at Dori Wollen’s request re the duties and responsibilities of the Conservation Commission (based on the Connecticut State Statutes). The Members spoke of the Commission’s duties, noting the need to discuss levying fees as penalties when violations are not remedied in a timely manner. The Members also suggested making a list of items to be included in the next update to their Regulations.
- C. Discuss creation of new Open Space map—Dori Wollen told the Commission that she had reviewed the Minutes of past Town Meetings in order to determine all of accepted open space properties. As the notices do not list property location nor acreage, Dori enlisted the research assistance of Elliot Leonard and

Steve Hume to find the missing information. Steve Corti suggested that the Conservation Easements also be included on the map, and Dori noted that she was aware that the privately and state-owned open space should be noted as well.

7. CORRESPONDENCE: N/A

8. OPEN-SPACE ISSUES:

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties. Steve Edwards reported at a prior meeting that he has spoken with someone from Marty's Signs, and for what the Commission hopes to create, the cost would be around \$1,000. No update on further estimates.

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

10. SITE WALKS:

- A. 25 Rock House Road
B. 150 Far Horizons Drive (Commission awaiting notification of flagging)

11. APPROVE MINUTES FROM PRIOR MEETING:

Minutes—June 9, 2015 Meeting: Cathy Alfandre made a motion to approve the Minutes as amended. Roy Gosse seconded; motion passed. Amendment is as follows: Under #6. Conservation Projects: B. Instead of "...dredging work on the pond...", the phrase should read, "...grading of dredging materials from the pond...".

Minutes—June 23, 2015 Meeting: Elliot Leonard made a motion to approve the Minutes as filed, and Roy Gosse seconded. Motion passed.

12. MISCELLANEOUS: Dori Wollen noted that the Commission received an email from Mike Wallace earlier in the day, advising them that the main gate at Paine Open Space was open. Steve Corti told the Commission that he had informed the Police Department that pipe repair work is being done at the property and that the gate would be open.

13. ADJOURNMENT: At approximately 9:40 p.m. Cathy Alfandre made a motion to adjourn the meeting, and Elliot Leonard seconded. Motion passed.

PREPARED and FILED
By Krista Kot, Secretary
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