



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 28, 2015
7:30 PM**

PRESENT: Dori Wollen, Chair; Stephen Edwards, Vice Chair; Catherine Alfandre, Secretary; Steven Hume; Elliot Leonard; and Vivian Hardison, Alternate

ABSENT: Roy Gosse, Stephen Corti; 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 #15-497. 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 addressed the Members, explaining the above-noted project. With the Commission satisfied, Cathy Alfandre made a motion to approve Inland Wetlands Permit Application #15-497 with a slight modification to the silt fence, requiring the silt fence to be extended north to the road and west to the house (this will appear as an added stipulation in the approval letter). The work is to be done according to the plan received 7/14/15 entitled, "Proposed Subsurface Wastewater Disposal System; Prepared For; Herbert and Zilma Osle; 150 Far Horizons Drive; Easton, CT., May 21, 2015", last revised July 3, 2015. Elliot Leonard seconded, and the motion passed. Once filed, the permit will be valid through July 27, 2017.
 - B. 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. Received 7/14/15. Original application #13-460 expires 11/11/2015. As the wetlands were not flagged in time for the Members to walk the site, the Commission will address this application at their next meeting.
 - C. I/W #03-183; 155 Westport Road—Rami Rachamkin. Dwelling. Request for extension to existing Permit. Stephen Fogerty of Halloran & Sage, LLP, was present for the applicant, Mr. Rachamkin. Attorney Fogerty explained the need for the extension. With the Commission having no issue, Steve Edwards made a motion to grant a one-year extension, as requested at the meeting by Attorney Fogerty, and Steve Hume seconded. The motion passed. Once filed, the permit will be valid through August 11, 2016.
 - D. I/W #15-498; 173 North Street—Kevin Wade. Construct new house and associated site improvements. Received 7/28/15+65=9/24/15. Larry Edwards of J. Edwards & Associates, LLC presented the application, explaining that although both the house and septic would be located in the regulated area, the soils in the septic location are very good.

Mr. Edwards also noted that all the wetlands crossings are established, needing only to construct headwalls at the crossings and cover pipes to Town standards. Dori Wollen requested that Mr. Edwards flag the four corners of the house, the septic and crossing. Mr. Edwards requested that the Members not park in the yard when visiting for site walks.

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. The Commission is waiting to hear back from Mr. Toscano regarding clearing of overgrowth from the dam and approval from CT DEEP.
- G. 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.
- H. V #15-168, Notice of Violation at 123 Center Road—**Lello Properties, LLC**, issued 5/18/15. Mr. Lello was granted Permit #15-495 to correct the violation. Lifting of this violation is subject to project completion and WEO approval.

4. NEW BUSINESS:

- A. Letter from Adam Dunsby requesting review of proposed water system ordinance--The Members discussed the proposed ordinance. As presently written, the Ordinance, sponsored by Bill Kupinse on behalf of CFE, does not address conservation and/or inland wetland issues; therefore, the Commission has no comment. Should the content change and introduce water quality issues, a subject within the Commission's jurisdiction, the Members would appreciate another opportunity to review said proposal.

5. REVIEW FOR REPORT TO PLANNING & ZONING:

- A. Discussion regarding 288 Maple Road: See Item "F" above under "Unfinished Business", above.

6. CONSERVATION PROJECTS:

- A. Discuss proposed improvements to Paine Open Space Map—This item will be revisited at a future meeting when Roy Gosse is present.
- B. Discuss information 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 discussed their responsibility in terms of open space, noting that

as the Inland Wetlands Agency has their regulations, the Conservation Commission should have general guidelines as well, based on the CT State Statutes. Guidelines would assist the Commission in forming responses, when requested, to proposed projects. As a start, the Commission will look into whether CT DEEP, as well as neighboring Towns, have established Conservation guidelines. These guidelines should also be included in the next update of the Inland Wetlands Regulations.

- C. Discuss creation of new Open Space map—Dori Wollen is currently researching this project and has most recently asked Janet Haller at the Town Hall front desk for copies of a number of Town Meeting warning notices in an attempt to ascertain information on additional open space properties.

7. CORRESPONDENCE:

- A. 195 North Park Avenue—The Members discussed their concern regarding work being done in the regulated area that may not be in accordance with the most recent approved As-of-Right determination. Krista Kot, Secretary to the Commission advised the Members that Phillip Doremus, WEO sent a letter asking Mr. Palmieri to contact the office to explain the activity.

8. OPEN-SPACE ISSUES:

- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties. Steve Edwards discussed his findings regarding signage size, asking the Members for their input. The Members also discussed post size, as well as the general wording on the sign, noting that the sign should also include the Easton Town seal.

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

10. SITE WALKS:

- A. 25 Rock House Road
- B. 173 North Street

11. APPROVE MINUTES FROM PRIOR MEETING:

- A. Minutes—July 14, 2015 Meeting: Elliot Leonard made a motion to approve the Minutes as filed, and Cathy Alfandre seconded. Motion passed.

12. MISCELLANEOUS:

- A. The Commission discussed the Fee/Fine Ordinance the Town passed in February, 2000. Currently this Ordinance is not part of our Inland Wetlands Regulations, and while it is an existing ordinance, the Commission has yet to invoke its provisions. The terms and conditions of the ordinance are tedious, and to aid future discussions and eventual implementation, Dori Wollen will prepare a flow chart outlining the noticing requirements.

13. ADJOURNMENT: At approximately 8:43 p.m. Steve Edwards made a motion to adjourn the meeting, and Steve Hume seconded. Motion passed.

PREPARED and FILED
By Krista Kot, Secretary
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