



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, August 11, 2015
7:30 PM**

PRESENT: Dori Wollen, Chair; Roy Gosse; Elliot Leonard; and Vivian Hardison, Alternate
ABSENT: Stephen Edwards, Vice Chair; Catherine Alfandre, Secretary; Stephen Corti; Steven Hume; 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 #13-460(A) 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. Mr. 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. At the Commission's request both the wetland and conservation easement lines were reflagged to the Members' satisfaction. Mr. McCoy will supervise the final work of this project which will include delineating the easements with boulders, fencing and vegetation as shown on the original plan. Upon motion by Elliot Leonard and second by Roy Gosse, the amended application was unanimously approved. The approval letter will include all original stipulations.
 - B. 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. Members walked the site and concurred that this is a very difficult lot to develop as all of the buildable area is in the regulated area. Mr. Edwards will delineate all the areas to be considered under conservation easement and will present a plan at the 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. 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.
 - I. 195 North Park Avenue – Letter issued by WEO requesting property owner’s attendance at an upcoming meeting to explain work in regulated area. Mr. Palmieri explained his current activities at the site; fixing a pipe to drain the water from the road onto his stream and finishing the stone wall as permitted based on the December 14, 2015 map. Further, he stated that the stone wall he built is within the 25-foot easement from the center line of North Park Avenue, belonging to the homeowners on this road.
4. **NEW BUSINESS: none**
5. **REVIEW FOR REPORT TO PLANNING & ZONING: none**
6. **CONSERVATION PROJECTS:**
- A. Discuss proposed improvements to Paine Open Space Map—Roy Gosse is in the process of finalizing this project and expects completion within a month.
 - B. Continue discussion re creation of Conservation Regulations: Having received no positive responses from neighboring towns, Krista Kot found a CACIWC document on the same subject (Handbook for Conservation Commissions, A Guide to the Principles and Practices of Local Environmental Administration in Connecticut). Dori Wollen found the document very helpful and suggested each member read it. One of the first recommendations is to create an open space map which we are in the process of updating. Other suggestions will be dealt with on an ongoing basis.
 - C. Discuss creation of new Open Space map—This project is ongoing.
7. **CORRESPONDENCE: none**
8. **OPEN-SPACE ISSUES:**
- A. Ongoing—Signage for Morehouse Open Space and Tatetuck Open Space properties.
9. **WEO COMMUNICATIONS:** Comments are relayed to the Members on a regular basis.

10. SITE WALKS:

A. 173 North Street – for those who have yet to see the site

11. APPROVE MINUTES FROM PRIOR MEETING:

A. Minutes—July 28, 2015 Meeting: Elliot Leonard made a motion to approve the Minutes as filed, and Vivian Hardison seconded. Motion passed.

12. MISCELLANEOUS:

A. The Commission continued discussions re the Fee/Fine Ordinance the Town passed in February, 2000. Dori Wollen analyzed the process, and Elliot Leonard will offer his legal perspective on several issues raised.

13. ADJOURNMENT: At approximately 8:48 p.m. Roy Gosse made a motion to adjourn the meeting, and Elliot Leonard seconded. Motion passed.

PREPARED

By Dori Wollen, Chair

FILED

By Krista Kot, Secretary

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