



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
SPECIAL MEETING  
HELD IN PERSON AND VIA ZOOM  
TOWN HALL CONFERENCE ROOM" A"  
June 14, 2022 7:30 p.m.**

**PRESENT IN PERSON:** Dori Wollen, Chair, Maria Corti, Cathy Alfandre, Dave Logie, Steve Montgomery, Karin Niesyn. **PRESENT VIA ZOOM:** Elliot Leonard

**ABSENT:** Sarah Cwikla

**MEMBERS OF THE PUBLIC PRESENT IN PERSON:** Rich McLaughlin, Norm Nagy, Daniel DeAlmeida.

**MEMBERES OF THE PUBLIC VIA ZOOM:** Donna Nagy.

Chair Dori Wollen called the meeting to order at 7:32 p.m.

**1.) INLAND WETLAND APPLICATION:**

**#22-613 105 NORTON ROAD:** Rich McLaughlin, "Develop Bogs", replace 18" pipe with 24-30" drain pipe, install irrigation, set brook boundary, received 5/10/2022 + 65 days=7/14/2022. Mr. McLaughlin arrived late to the meeting, and stated he is still considering his alternatives. He said he would return to the next meeting.

**#22-614 18 TATETUCK TRAIL:** Nagy Enterprises Inc., Construct New House, Septic System and Driveway, received 5/26/2022 + 65 days = 7/28/2022. Norman Nagy appeared on behalf of this application. A permit had been approved for this address in December 2019, and expired in December 2021. Several Commissioners noted how steep this building lot is. Chair Wollen noted there was an oak tree on the plan which is to be conserved. Dave Logie noted that the silt fence was installed in the footprint of the original proposed design, and must be reinstalled to the contours of this proposal. Cathy Alfandre asked if this was a request for an extension or a new application. Chair Wollen stated it is an extension and an amendment to the application 19-559. **MOTION:** Cathy Alfandre moved to approve **#22-614** as the extension of an amendment to **#19-959** with standard stipulations and an additional stipulation to move the silt fence to the area indicated on the site plan dated February 28, 2022, and an additional stipulation that any change to the primary dwelling will have to be within the footprint shown on this plan, and any proposal too add a pool or a barn will need an additional application to this Commission. Dave Logie seconded. **VOTE: the application # 22-614 to extend and amend #19-559 until June 14,2022 -18 Tatetuck Trail** was approved by unanimous vote.

**#22-615 35 Bayberry Lane:** Daniel DeAlmeida, Dredge creek, pond, received 6/14/2022 + 65 days = 8/19/2022. Daniel DeAlmeida appeared on behalf of this application. He estimated that the pond was 30' by 25' and has been filled in by sediment which now has been filled in. Staff advised the meeting that a neighbor, "Mrs. Stetson" called to ask about this application, stating that ¼ of the pond was on her property. She mentioned that she had been advised by Donna Nagy that this application was on the agenda for this meeting. Mr. DeAlmeida stated he did not know anyone by that name, and that he was working with his neighbor to clear the pond. Mrs. Nagy was present via Zoom and advised that the Stetsons son is a neighbor of the DeAlmeida's.

Chair Wollen asked to have the pond staked.

**#15-494 40 Far Horizons Drive;** Request to extend beyond 6/22/2022. Stefan Abelin submitted a letter requesting an extension of permit # 15-494. He also submitted a letter advising that he had sold this property to "Refined Living, LLC" and transferred all permits, approvals and any other interests to Refined Living, LLC. Both letters were dated June 8<sup>th</sup>, 2022. Robert Letskus, Jr. of Refined Living, Inc. also submitted a letter dated 6/13/2022 advising he is the new owner of this property and asked to have the permit extended. **MOTION:** Steve Montgomery moved to approve the request of Stefan Abelin dated 6/8/2022 to extend permit # **15-494** until June 22, 2024 with the proviso that due to statutory regulations no further extensions may be granted. Cathy Alfandre seconded. **VOTE:** The motion to extend #**15-494** until June 22, 2024 passed by Unanimous vote. **MOTION:** Steve Montgomery moved to amend # **15-494** to change the permittee from Stefan Abelin to Robert Letskus, Jr. of Refined Living, LLC. Karin Niesyn seconded. **VOTE:** The Motion to amend #**15-494** to show the permittee as Robert Letskus of Refined Living, LLC. was approved by unanimous voice vote.

#### **UNFINISHED BUSINESS:**

A. **V#05-143**, Notice of Violation at 740 Stepney Road--Neunteufel and VonKuthy, issued 7/5/05. The WEO advised staff that Mr. Neunteufel has been in contact with him about resolving this issue. After a discussion it was decided that the WEO should ask Mr. Neunteufel to accompany him on a site visit.

B. Cease and Desist Order for property at 740 Stepney Road--Neunteufel and VonKuthy, issued 7/20/05.

C. **V#11-158**, Notice of Violation at 580 Sport Hill Road--Austin Ganim, issued 5/24/11. The WEO submitted a memo which the Chair read into the record. Per the action taken at the last meeting, a letter has been sent to Mr. Ganim, advising him that this violation will be lifted upon receipt of his signed acknowledgement that any activity within 100 feet from the edge of the wetlands must be permitted by this Commission. As of this date, nothing has been received from Mr. Ganim.

D. **V#21-585** Activities within 200 feet of a 3-acre pond- Lorraine McLaughlin, 105 Norton Road, issued 3/24/2021. Mr. McLaughlin filed application 22-613 discussed at this meeting.

E. **V#21-584** Notice of Violation at 1074 Black Rock Road- Trevor A. Smith, issued 3/9/2021, Cease and Desist order. Staff was directed to send a second violation letter, (sent on April 9, 2021). Chair Wollen noted that this address had been discussed at a recent P&Z meeting. The WEO submitted a memo detailing the history of this violation and the dispute between Mr. Smith and his neighbor. There were several questions as to where the fill was deposited. Staff was directed to find a map of 1074 Black Rock Road. Cathy Alfandre asked if a site walk was warranted. The Chair stated that the WEO should go to the property first. As of this meeting there is no further update.

F. Warning re; activities within 100 feet of wetlands- David Harding 570 Morehouse Road, Easton CT, issued May 17, 2021.

G. V#21-592 Activities within 100 feet of wetlands-David Harding, 570 Morehouse Road, Easton CT, issued August 12, 2021. Chair Wollen wrote to Mr. Harding on June 9<sup>th</sup> 2022 levying a \$1000 fine. She read the letter into the record. It was sent to Mr. Harding both as First-Class mail and as Certified mail.

H. V#21-593 Activities within 100 feet of wetlands- John Stanczyk, 582 Morehouse Road, Easton CT, issued August 13, 2021. The homeowner's application #21-597 was approved but the remediation work has not been completed. Chair Wollen read a report from the WEO into the record, in which he detailed a meeting he attended at the property with Mark Ochman and Mr. Stanczyk. Mark Ochman told the WEO that with the exception of installing riprap on either side of the culvert, all of the work was properly completed as per the approved plan. **MOTION:** Cathy Alfandre moved to lift **Violation # 21-593a**. Maria Corti seconded. **VOTE:** The vote to lift **V#21-593a** was approved by unanimous vote.

J.) V#22-611 Activities within 100 of wetlands- Nagy Enterprises, Inc, 18 Tatetuck Trail. Norman Nagy appeared in response to this notice. A new application was submitted at this meeting. Since application #22-614 was approved at this meeting for this same address, Steve Montgomery **MOVED** to lift **V#22-611**. Dave Logie seconded. **VOTE:** The vote to lift **V#22-611** was approved by unanimous vote.

**3.) NEW BUSINESS:**

**4.) REVIEW FOR REPORT TO PLANNING AND ZONING:**

**5.) CONSERVATION PROJECTS:**

**6.) OPEN - SPACE ISSUES:**

**7.) WEO COMMUNICATIONS:**

**8.) CORRESPONDENCE:**

**9.) MISCELLANEOUS:** Chair Wollen shared research regarding the fee schedule.

Steve Montgomery advised Chair Wollen on June 4, 2022 that contaminated fill from the Village Store had been deposited at the back of his property. He spoke to the contractor who removed the fill. The WEO confirmed with store owner that the fill had been removed. A letter was sent to the Village Center LLC to ask that a soil scientist test the soil on Mr. Montgomery's property to confirm that no contaminated fill remains.

Steve Corti advised the Chair that the field at Paine needs to be mowed.

**10.) APPROVAL OF MINUTES FROM PRIOR MEETING:**

**MOTION:** Steve Montgomery moved to approve the minutes of the meeting of May 24, 2022. Dave Logie seconded. **VOTE:** The minutes of the May 24, 2022 meeting were approved by a unanimous voice vote.

**11). ADJOURNMENT:** A motion to adjourn the meeting was made by Dave Logie and seconded by Steve Montgomery. **VOTE:** Approved by a unanimous voice vote.

The meeting adjourned at 8:50 p.m.

Submitted by Frances M. Daly  
Secretary, Easton Conservation Commission