



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

**MINUTES FOR THE TOWN OF EASTON CONSERVATION COMMISSION  
REGULAR MEETING  
TOWN HALL CONFERENCE ROOM "A"  
August 26th, 2025 7:30 p.m.**

**PRESENT IN PERSON:** Chair Dori Wollen, Cathy Alfandre, Washington Cabezas Jr. (alternate), Maria Corti, Kevin Kilner, Dave Logie, Karin Nieysn. WEO Jeff Borofsky.

**ABSENT:** Anthony Battaglia, Tim Hughes (alternate), Brandon Harvey (alternate).

**MEMBERS OF THE PUBLIC PRESENT IN PERSON;** Gary Cali, Adam Cohen, John Dembrosky, Steve Edwards, Sandra and Wesley Teixeira, Fransica Hodges, Stephon Wynter, Paul Bombero, James McManus, Mark Ochman, Tim Mastroni

Chair Wollen called the meeting to order at 7:30 p.m.

Chair Wollen appointed Washington Cabezas Jr. to vote for Anthony Battaglia.

- #25-726,8-30G Application, Mill River Park, 5&15 Plumtree Lane, 15 Plumtree Lane LLC., (owner), applicant.** Received July 8, 2025 + 65 days = September 11, 2025. Construction of parts of an apartment building and 9 townhouses. Stephen Bellis, attorney, Bill Kenny, Jason Edwards, Bill Burgler, Michael Lambert PE, and Matthew Popp, wetland consultant attended on behalf of this application. Mr. Bellis began the presentation by stating this is a unique property because it crosses the Easton and Trumbull town lines. A fee of \$2860.00 was submitted with the application, however this amount is insufficient for the scope of the application, which include an apartment building containing 70 units, 40 of which are in Easton and 30 in Trumbull and 9 houses in Easton. It is proposed to build garages under the apartment building. They are proposing to connect to the Trumbull sewer system for the entire project. Chair Wollen stated that there will be a public hearing on this matter.  
August 12, 2025. Chair Wollen read correspondence between Attorney Bellis and Chair Wollen into the record re: the fee issue. She confirmed that the application was out on hold effective July 23, 2025.  
**August 26, 2025.** Chair Wollen read additional correspondence into the record which informed the applicant of the application fee based on the Commission's existing fee structure. She also shared Attorney Bellis' response of 8/17/2025, disputing the validity of the application fee, addressed to Easton's Town Attorney, Ira Bloom. This item is on hold until the application fee issue is resolved.

2. **#25-727, 176 Judd Road, Anthony Battaglia, owner.** Build a ramp to reach back of property and build pond, shed. Received August 12, 2025 + 65 days= October 16, 2025.  
Mr. Battaglia recused himself from this matter, and appeared on behalf of his application. He stated that the rear portion of his property is down a very steep incline and he wants to build a dirt road to be able to reach it, as he wants to raise vegetables and Christmas trees, as well as building a small pond. Chair Wollen asked that he stake the proposed ramp and pond for a site walk. **8/26/2025.** Tim Mastroni of Mastroni Excavating appeared on behalf of this application. When asked about their findings on the site walk, all but one Commissioner said they were unwilling to try to walk down the path as it looked too dangerous. Kevin Kilner said he accessed the back portion of the property from a neighbor's property. He noted that there would be a great deal of excavation required to make the rear portion accessible at all for the proposed farming. When asked, Mr. Mastroni estimated it might be necessary to remove as much as 20 loads of material. All agreed that the applicant must supply an engineered site plan, and supply a better description of what he plans to do.
3. **#25-728, 30 Bayberry Lane, Gary Cali, applicant, Janet Isa, owner.** Install 10' x 6' spa and small patio. Received August 12, 2025 + 65 days = October 16, 2025. Gary Cali appeared on behalf of this application, and stated that the spa would be built where the current patio is, and that the owner wants to install an underground propane tank. Chair Wollen asked to have the corners of the proposed spa and the propane tank flagged for a site walk. August 12, 2025: Mr. Cali was asked about location of dumpster and propane tank. He clarified that the coping on the spa will be raised to the height of the patio and will have an automatic pool cover. **MOTION;** Kevin Kilner moved to approve #25-728 with an additional stipulation that whenever the spa is drained it will be pumped into a truck and not used to water the lawn. Also, a revised site plan showing the correct location of the propane tank needs to be submitted. Cathy Alfandre seconded. **VOTE: Approved by unanimous voice vote.**
4. **#25-729, 691 Morehouse Road, Easton Public Library expansion.** Received August 26, 2025 + 65 days = October 30, 2025. Addition to Childrens room at the rear of building. Steve Edwards appeared on behalf of this application. He stated that this proposal is substantially the same as the application submitted in 2018. Chair Wollen asked what would happen to the entrance for the Historical Society. Mr. Edwards said they will have a dedicated entrance inside the building. The Chair asked that the new footprint be marked with flags and paint on the concrete for the site walk.
5. **#25-730, 131 Judd Road, Mark Ochman, applicant, Prithvi Mahesh, owner, New House Construction.** Received August 26, 2025 + 65 days = October 30, 2025. Mark Ochman appeared on behalf of this application. He stated it is a 10-acre lot with more than 3 acres comprised of wetlands. The plan is to build a new house at the end of the common driveway, the last lot on the cul-de-sac. The House will be 85 feet from wetlands. Staying away from 100-year flood zone. Chair Wollen asked to have the lot staked. Commissioners asked to have trees that need to be removed be marked.
6. **#25-731 22 Buttonwood, Trumbull, After the Fact application remediation request.** Received August 26, 2025 + 65 = October 30, 2025. Sandra and Wesley Teixeira appeared on behalf of this application. Their property straddles the Easton Trumbull town line. They presented a planting plan written by Steve Danzer to remove excess top soil from their Easton neighbor's property, and plantings to remediate the property. **MOTION:** Cathy Alfandre moved to approve the remediation plan as shown on the site plan dated August 5, 2025 with the understanding that the Easton neighbor will be notified of the work that will be

done. Also, Steve Danzer, soil scientist will supervise the activity. Kevin Kilner seconded.  
**VOTE:** Approved by unanimous voice vote.

7. **AMENDMENT: #25-723 Parks and Recreation re: Aspetuck Park Playground.** This application had been acted on at the June 24<sup>th</sup>, 2025 meeting. However, it was not noted at the time that the playground in question is less than 200 feet from the Aspetuck river. The original application needs to be amended to allow the removal of the existing playground. **MOTION:** Cathy Alfandre moved to allow the removal of the existing playground pursuant to the installation of silt fencing which is to remain until such time that the area is stabilized. Kevin Kilner seconded. **VOTE:** Approved by unanimous voice vote.
8. **AMENDMENT: #24-678, 248 Center Road,** Kristen McGovern and Gary Smith requested in writing dated August 11, 2025 to amend this application which had been approved July 26, 2024. They wish to return the parking area to its original condition, removing gravel and planting grass and flowers. They submitted the fee of \$135. **MOTION:** Dave Logie moved to accept Ms. McGovern's written request of August 11, 2025 to amend #24-678 in order to restore the driveway and the parking lot to its original conditions. Washington Cabezas Jr. seconded. **VOTE;** Approved by unanimous voice vote.

## 9. UNFINISHED BUSINESS:

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

B 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 without any response.

D. 10/7/22 the First Selectman advised staff that Peter Howard has been appointed as Hearing Officer and directed staff to work with his Assistant to initiate legal proceedings due to non-compliance pursuant to Chapter 325 of the Town Code. The hearing was held on December 9, 2022. During this hearing Mr. Harding asserted he had obtained a farm designation for his property. His friend and neighbor, Dan Phillips, who also appeared, said Mr. Harding's property was covered by the Stanczyk's permit for regulated activities. Mr. Harding was expected to appear at this meeting with an As of Right Determination request and also provide information regarding the alleged activities at the rear of his property. Mr. Harding has not submitted any application. Mr. Howard sent Mr. Harding a follow up letter on 1/6/23. As of tonight, 2/14/23, no word from Mr. Harding and the case will be turned over to outside counsel for further handling. –

3/28/23 – As of Right Determination request received – but without signature. It was removed from the agenda on 5/9/2023 by unanimous voice vote as it was incomplete.

5/23/2023 – David Harding and his friend/neighbor, Dan Phillips appeared in response to the 5/17/23 letter informing him that the As-of-Right determination request was deemed incomplete and therefore it was removed from the agenda. Chair Wollen handed Mr. Harding the As-of-Right determination request #23-635 and asked him to sign and date it and stated that the clock for this case would start tonight. Mr. Harding wanted Mr. Phillips to speak for him. A discussion ensued re the necessity of the As-of-Right request and was determined that the work Mr. Harding has been doing does not need any permit unless it is performed in a regulated area. Mr. Harding stated that he has been harassed by neighbors and the Town. He claimed that the reason he was issued a warning and a violation because of all the harassment. Chair Wollen stated that none of these allegations are due to the Conservation Commission and there is nothing we can do about them. Chair Wollen asked Mr. Harding to describe his plans in detail for both the front and the back of the property. For the front he is planning to plant Xmas trees and he refused to talk about the back of his property, except that he was not working in wetlands. Mr. Phillips discussed the violations and the Dec 9, 2022 hearing. Cathy Alfandre suggested Mr. Harding pick two or three dates at which time the Commission members could come and inspect the areas of the property that are subject to V#21-592(8/12/21) and the Warning (5/17/21).

6/13/2023- Chair Alfandre read into the record a memo from the WEO Mark DeLieto. The WEO stated he had been invited onto the property by Mr. Harding who stated that he would not allow the Commission to conduct a site visit upon the advice of his attorney. Several members expressed surprise at Mr. Harding's change of mind, since he had been amenable to a site visit at the end of the last commission meeting (5/23/2023) There was a discussion of how to proceed. A suggestion was made to ask Mr. Harding's attorney to contact the Commission. It was decided to ask the WEO to revisit and take photographs and make a comprehensive report on the condition of the property.

6/27/2023. WEO Mark DeLieto appeared to report to the Commission about his visit to Mr. Harding's property. The Commission asked the WEO to contact Mr. Harding for another visit for additional clarification and updates.

7/11/2023. A meeting has been set up with Mr. Harding for Friday July 14-. The WEO met with Mr. Harding but no new information was obtained. 9/12/2023-Chair Wollen prepared a time line and presented it and a memo to the First Selectman asking to proceed with legal action against Mr. Harding.

9/26/2023- No new information. 10/10/2023- no new information. 10/24/2023, Chair Wollen stated she had spoken to Counsel for the Town who will to write to Mr. Harding to ask who his attorney is.

11/14/2023-Chair Wollen sent an e-mail to the Town Attorney to ask for an update.

1/9/2024 Chair Wollen shared with the Commission correspondence she received from Mr. Harding on January 2<sup>nd</sup>, 2024

January 23, 2024, Chair Wollen reported that she and Kevin Kilner met with the First Selectman to discuss this violation.

February 20, 2024 Attorney Peter Gelderman attended this meeting at the request of the First Selectman. Attorney Gelderman advised that despite his statements to the contrary, Mr. Harding does not have an attorney. Mr. Gelderman discussed section 7-152c of the Connecticut General Statutes and the possible next steps. 7/9/2024 Chair Wollen stated she had e-mailed Attorney Gelderman again.

**C. V#23-644** Cease and Desist order, activities within 100 feet of wetlands- Wesley Silva, Sandra Teixeira 22 Buttonwood Trail, Trumbull, 53 Adirondack Trail, Easton (June 26, 2023).

Chair Wollen read a report from the WEO regarding this violation which occurred on a property that straddles the Town line and an additional property. The Cease and Desist order were returned by the Post Office on July 26 as unclaimed. Staff was directed to resend. 10/10/23, Letter was resent, no response as of this date.

11/20/23, Chair Wollen wrote to Hal Rosnick, owner of 53 Adirondack Trail, advising that the Cease and Desist order was being placed on the Town Land Records, although he was not the violator.

11/28/2023, Mr. Rosnick appeared at this meeting. He advised that it is his intention to reach out to Mr. Silva and Ms. Teixeira of Buttonwood Trail to ask them to remediate Mr. Rosnick's property. 1/9/2024 No new information. February 20, 2024, Chair Wollen read a letter she wrote asking the violators to attend the meeting on February 27<sup>th</sup>, 2024

2/27/2024 Mr. Silva and Ms. Teixeira appeared on behalf of this violation in response to Chair Wollen's letter explaining the violation to them.

Ms. Teixeira stated that their back yard was full of brush and debris, and they hired a yard guy to clean it up, and fill in the uneven ground. When he delivered a truckload of topsoil he drove over a drainage pipe and crushed it. They were advised by the Town of Trumbull that they had to hire an approved contractor from a list provided by Trumbull. Ms. Teixeira said the "inspector Mike" from Trumbull was always present when any work was done, and gave them a map showing what had been done. Chair Wollen asked them to get something in writing from Trumbull showing the remediation had been completed.

3/12/2024 No one appeared at this meeting. Kevin Kilner visited this site and reported that the area in question looks like it needs more remediation. A site visit will take place. 5/14/2024 Staff is to follow up in writing. 5/28/2024 Chair Wollen reported that she had spoken with the Trumbull sanitarian regarding remediation and had made a site visit. 6/25/2024: Chair Wollen reported she has been contacted by Ms. Teixeira by e-mail and is following up on it.

7/9/2024 Chair Wollen shared some Trumbull GIS maps Ms. Teixeira had submitted, as well as subdivision maps for Buttonwood. She is going to verify with the Assessor that the Silva's do pay taxes in Easton. 7/23/2024, Chair Wollen located the Adirondack Estates subdivision map which she had reviewed with Ed Nagy, Director of Public Works. He stated the work done by Mr. Silva and Ms. Teixeira is deep into Hal Rosnick's property. Chair Wollen stated she had spoken to the Town of Trumbull which advised that they had measured the site and shown the property line to the owners. Chair Wollen confirmed that they do not pay taxes in Easton. She will send another letter to the Trumbull owners. 8/13/2024, Chair Wollen sent another letter to the residents at Buttonwood advising the Violation still stands. Vice Chair Alfandre read it into the record. 10/23/2024 Chair Wollen sent another letter to the residents, copying Mr. Rosnick and the Town of Trumbull. She read it into the record. 1/28/2025 Chair Wollen spoke to Trumbull DPW who advised that the residents have fixed the broken pipe. Chair Wollen will reach out to Trumbull for clarification as to what is happening with the part of the property in Easton. 2/11/2025 Members did a site walk. Deputy Chair Alfandre said that Chair Wollen's e-mail of 1/30/25 showed the shed is in Easton and must be moved. Staff was instructed to send the violators a letter, copying Trumbull about what needs to be done. 3/25/2025 Chair Wollen wrote to Mr. Silva and Ms. Teixeira, copying Harold Rosnick, owner asking for updates on remediation plan. 4/22/2025 Mr. Rosnick asked for an appointment to discuss how to handle this violation. See Item 1 of 4/22/2025 minutes and After the Fact application of these minutes.

**D. V#24-652** Cease and Desist order, activities within 100 feet of wetlands, - Carrena Property management, 76 Northwood Drive, Easton. Chair Wollen read a report from the WEO detailing how he and Justin Giorlando had made a site visit on January 11<sup>th</sup> and observed work taking place in a regulated area. He knocked on the door and spoke to the owner's son, requesting a silt fence be installed and advising a letter of Violation would be issued. The WEO reported that a silt fence was installed, but no one appeared at this meeting. Chair Wollen read a memo from the WEO and a memo from the secretary. Mr. Carrena was asked to attend the February 27<sup>th</sup> meeting. February 27<sup>th</sup>, 2024. Louis and Christopher Carrena appeared on behalf of this violation. Chair Wollen read the WEO's memo of 1/11/24. They explained they didn't think it was a problem to cut trees down. However, according to the WEO they were working in the regulated area. Since they are planning additional work in the regulated area they were asked to complete an application and return to the next to meeting with it and site plans. Chair Wollen stated that if they stake the wetlands the Commission can do a site walk.

3/12/2024. Messrs. Carrena appeared with a new application # 24-656.

3/26/2024. Messrs. Carrena appeared on behalf of this violation and application 24-656. Commissioners completed site walks of the property. There was a lengthy discussion of the measurement of the upland review area and wetlands, as well as the work that had been done prior to the WEO's visit in January. **MOTION:** Washington Cabeza moved to LIFT violation V#24-652 subject to the planting of privacy hedges and or native plantings for the length of the shared property line. Upon completion and WEO confirmation of the completed plantings, the violation will be lifted. Cathy Alfandre seconded. **VOTE:** The lifting of V#24-652 once the planting work is completed was approved by unanimous voice vote.

4/9/24- a letter was sent to Mr. Carrena regarding the plantings.

5/28/2024 Chair Wollen read a memo from the WEO reporting he had tried to see Mr. Carrena but no one was home. 6/11/2024: Mr. Carrena came in to the office at the beginning of June. The WEO was not in the office at the time. Staff asked Mr. Carrena about the plantings, and took his phone number for the WEO. The WEO has tried to call several times but has been unable to make contact. 7/23/2024 Chair Wollen read from an e-mail written by the new ZEO Jonathan Rosenthal addressed to Attorney Gelderman, stating that she will advise Attorney Gelderman to ignore the ZEO's letter. A neighbor came into the office reporting new activity at the pond on 76 Northwood. Another violation was issued on August 1<sup>st</sup>, 2024.

**E. V# 24-672 VIOLATION:** Violation letter, 68 Sport Hill Parkway, Issued June 7, 2024, activities within 300 feet of Mill River, Michael Newman.

**F. V# 24-677** Cease and Desist letter, 11 Eastwood Lane, Issued June 25, 2024, Activities within wetlands. Brian Musco, owner. Mr. Musco appeared on behalf of this violation. He read from a letter regarding work he said was done 2 years ago. Chair Wollen stated she will check into wetlands in the neighborhood. A neighbor attended regarding the violation # 24-677 and presented pictures and spoke to some of the work Mr. Musco described.

7/23/2024 Chair Wollen reported that she had examined the subdivision maps, as well as GIS mapping. She also conferred with the Assessor and Director of Public Works, Ed Nagy, who both confirmed there are no recorded wetlands in the Eastwood drive neighborhood. Based on this information there are no regulated areas in this neighborhood, and no action can be taken by this Commission. Chair Wollen will write a letter to Mr. Musco, and the neighbor who had complained. 8/13/2024, Vice Chair Alfandre read the two letters into the record. 9/24/2024 Chair Wollen read her letter of September 16<sup>th</sup>, 2024 to Mr. Musco regarding the discovery on the GIS system that there is indeed a watercourse behind 11 Eastwood Lane, where it adjoins Crescent Drive. 10/23/2024. Neighbor Mr. Dembrosky appeared to speak to the history of this violation 11/12/2024. Mr. Musco came to the office on Friday 11/8/2024. On 11/11/2024 he spoke to the WEO and asked for a visit to his property by the Conservation Commission and Planning & Zoning Commission. 12/10/2024 Chair Wollen read a report from the WEO into the record regarding the site visit made by the WEO, ZEO and Land Use Director on December 6, 2024. They advised Mr. Musco that he needs to file applications with the both Commissions before remediation can start. Messrs. Luongo and Dembrosky, both neighbors, spoke to conditions of this property. 3/25/2025 WEO, Jeff Borofsky sent an e-mail asking for an update regarding remediation, and that Mr. Musco attend tonight's meeting. 6/24/2025 Mr. and Mrs. Musco appeared to discuss this violation, in response to the WEO's e-mail. Chair Wollen advised that they should consult a soil scientist/engineer to determine the extent of wetlands on their property. She further stated that if they obtain a site plan that will help them work with both P&Z and this Commission. 8/12/2025. John Dembrosky, neighbor appeared and spoke to the conditions of the neighborhood. He reported Mr. Musco has not taken any action recently.

**G. V#24-679 Violation** cease and desist letter, 76 Northwood Drive, Carrena Management Company, Activities within 100 feet of wetlands, issued August 1, 2024. 7/8/2025, WEO Jeff Borofsky reported that there has been no change on this violation.

**H. Motion:** Dave Logie moved to add Violation V#24-690 to agenda. Kevin Kilner seconded. Vote: V#24-690 added to 9/10/2024 agenda by unanimous voice vote. **V#24-690 Violation** cease and desist letter, 680 North Park Avenue, Alvarado Baudilio and Garcia Garcia, Amanda Maribel, owners, issued August 27<sup>th</sup>, 2024, dumping construction materials on Town owned open space next to owner's property. 2/25/2025 A second letter was sent last week. **March 11, 2025**, Alvarado Baudilio appeared in response to this letter. Chair Wollen explained that the violation was issued because he had allowed construction debris from his property to be dumped on Town owned open space which adjoins his property. Mr. Baudilio apologized and said he will have it cleaned up. The WEO will be asked to monitor. 4/8/2025 WEO Jeff Borofsky submitted a report stating that while it appears the trash has been cleared, it looks like a fence may have been installed possibly on Town Property. Chair Wollen stated that we should have a survey from the original subdivision which should show the Town Property line. 7/8/2025, WEO Jeff Borofsky reported he has sent a follow up letter.

**I. #24-692 Violation letter:** Ash Creek Farm LLC., 150 Center Road, dredging farm pond without permit. Tom Ganim, owner, and Adam Schlein appeared on behalf of this violation. Chair Wollen read the violation letter into the record, and referred to section 4.3 of the Town of Easton Conservation Commission Regulation stating that dredging a pond needs to have a permit. Mr. Ganim replied that Connecticut General Statutes chapter 22a-40 allows a farm pond to be dredged. He also stated that there is case law which also supports his ability to dredge his pond without applying for a permit. He stated that the work on the pond is 75 percent finished and he needs to complete the work before the rainy season. **MOTION:** Kevin Kilner moved to approve continued dredging assuming it is in accord with chapter 22a-40 of the Connecticut General Statutes. Anthony Battaglia seconded. **VOTE:** Approved with 3 in favor and one abstention (Karin Nieysn). Chair Wollen told Mr. Ganim to finish the work while the research into the CGS and case law is undertaken. Dependent upon the results of this research Mr. Ganim may need to apply for an As of Right determination. 10/23/2024. Due to change in date of meeting, Mr. Ganim advised he was unable to attend. Chair Wollen stated in a letter she wrote "based on research of the As-of-Right regulation as stated in the CGS22a-40

dredging is not a permitted activity and requires a wetland permit. Thus, the violation remains in effect" and Mr. Ganim was asked to meet with the Commission at its next mtg on 11/12/24. **11/12/2024** Mr. Ganim and his attorney Chris Russo appeared on behalf of this issue. There was a long conversation about whether dredging was a maintenance issue or an As of Right issue. Chair Wollen stated that when looking at the Commission regulations and State Statutes the word "maintenance" does not appear. Cathy Alfandre asked if the Commission could look to DEEP for guidance as there must be other farm ponds in the state which have needed dredging. Karin Nieysn stated that upon her reading of the State Statute a permit is required. Chair Wollen noted that an As of Right Determination request does not require an application fee. In order to expedite the application process so that he can continue his farming activities, Mr. Ganim submitted a dredging of his farm pond permit Request # **24-700** which the Commission accepted at the meeting of November 12, 2024. 8/12/2025 Follow up letter has been sent to Mr. Ganim asking him to appear at a meeting.

**J.) #25-714 Violation Letter** 4 Maple Road. Moving fill, rocks in upland review area. William Taylor, owner appeared on behalf of this violation. Chair Wollen showed pictures of the rocks obtained by the WEO on a drive by. Mr. Taylor stated he owns both 4 and 10 Maple Road. He had asked his contractor to move boulders from the property at #10 to the property at #4 in preparation to build a pond, but the rocks were mistakenly placed in the regulated area. Mr. Taylor will file an application to build a pond.

**K.) #25-733 Violation Letter** 125 Rock House Road. Stumping within 100 feet of wetlands. Fransica Hodges and Stephon Wynter, issued June 6, 2025. Engineer Paul Bombero appeared in response to this violation. P&Z also issued a cease and desist order to this property because they had not applied for a subdivision approval. Mr. Bombero explained that after the Conservation Commission approved the application for building 2 houses and installing silt fencing in April, he has filed an application for a resubdivision special permit with P&Z. However, they had never received approval to clear cut trees. Chair Wollen advised the Commission will have to do another site walk.

7/8/2025 Fransica Hodges, Stephon Wynter and engineer Paul Bombero appeared in response to this violation. Chair Wollen addressed the time lapse between their application to this Commission and application for a subdivision to Planning and Zoning. She also stated that their application did not address tree removal or stumping. Chair Wollen stated that on the second site walk it was apparent that silt fencing was not installed correctly, and that there are very high piles of woodchips surrounding remaining trees. Dave Logie said there is machinery parked near the upland review area with no protective barrier. Mr. Bombero stated that the silt fence had been installed at the limit of disturbance (100' from wetlands) according to the plans they had submitted with their application, however, the Commissions second site walk proved otherwise. He also said he had not been aware of the extent of the number of trees to be removed. Ms. Hodges stated she directed the loggers what trees were to be removed. 3 Neighbors spoke to this activity.

The following actions are proposed: 1.) Reinstall current silt fence properly,

2.) install 2<sup>nd</sup> silt fence at the 100' line so there is a double line of protection

3.) remove wood chips off and around the existing tree.

4.) Consult a landscape architect or soil scientist (ex. Alexandra Moch, Jim McManus) for remediation recommendations

5.) Move equipment, install protective barrier if any remains on property

6.) Cease and Desist order remains in effect until a remediation plan is in place (except for removal of wood chips, installation of silt fencing and movement of machinery),

7.) Get a report from the logging company showing the number of trees, types and sizes removed.

8.) Notify WEO in writing of any and all planned activity, date to take place.

7/22/2025. Staff reported that a letter was sent (7/16/2025) to applicants detailing the steps they are to take in order to remediate this property. 8/12/2025 The owners did not appear in response to this violation. Two neighbors did appear and spoke to conditions and activities they have observed. The WEO reported that there remains a large pile of wood chips as of this morning (Tuesday, 8/12). Chair Wollen will write advising the owners that they have until August 22<sup>nd</sup> to properly install all silt fencing and remove all the piles of wood chips, as well as supply information from "Al's Logging" of Brewster NY regarding the number and types of trees cut down. **August 26, 2025.** Ms. Hodges, Mr. Wynter, Attorney Pat Sullivan, Paul Bombero and soil scientist James McManus attended the meeting in response to this violation. Chair Wollen read her letter to the applicants their response as to

actions taken,, as well as Mr. McManus' letter to Paul Bombero into the record. The applicants submitted an invoice for \$18,000 from the logging company, but it did not indicate how many trees or what size the trees removed were. Mr. McManus asserted there were no trees cut in the wetlands. WEO Jeff Borofsky stated that they definitely did remove trees in the wetlands. The owners were asked to submit a remediation plan.

**L.) #25-711 Violation Letter** 301 Sport Hill Road, issued March 7 2025, cutting trees within 100' of wetlands. Due to clerical error this violation was left off the agenda in March. Staff is directed to resend letter to Mr. Ganim Sr., and his son advising of violation.

**M.) CEASE AND DESIST ORDER: 125 Eden Hill Road:** Owner of Record: Triple F Farm, (Ryan Fletcher, principal). In response to several calls from neighbors about excavation work taking place on this property, a Cease and Desist order was hand delivered on July 31, 2025. The As of Right Determination #25-713 was not filed in the Town Clerks office by the owners and so there was no current permit allowing excavation. On the same date, Town Hall was made aware that this property was listed for sale as a sub dividable plot for 4 to 5 houses with a real estate agent. Chair Wollen will send a letter notifying Mr. Fletcher to appear at the next meeting, August 26, 2025. **8/26/25** Chair Wollen advised that the As of Right Determination approval #25-713 was filed in the Town Clerk's office. **MOTION:** Karin Nieysn moved to lift the Cease and Desist order issued by the Conservation Commission. Dave Logie seconded. **VOTE:** Approved by unanimous voice vote. Chair Wollen noted that this action DOES NOT affect any violations issued by Planning and Zoning.

**N.) MOTION:** Karin Nieysn moved to add 95 Wood End Road on the agenda. Washington Cabezas Jr. seconded. **VOTE:** Approved by unanimous voice vote. WEO Jeff Borofsky reported that he has been working with Paul Khamarji regarding the farm ponds. Mr. Khamarji is asking about cutting trees, grubbing and stumping. There was a discussion regarding the fact that stumping is not permitted under As of Right determinations. Chair Wollen will write to him regarding pond construction and the need for the applicants to obtain professional guidance for this property.

**10. NEW BUSINESS.**

**11. REVIEW FOR REPORT TO PLANNING AND ZONING.**

**12. CONSERVATION PROJECTS.**

**13. OPEN SPACE:** Dave Logie will speak to Ed Nagy of DPW regarding the trails at Paine Open Space

**14. WEO:**

**15. CORRESPONDENCE:**

**16. MISCELLANEOUS**

**17. MINUTES:** The minutes from August 12, 2025 meeting were reviewed. **MOTION:** Kevin Kilner moved to approve, Cathy Alfandre 2nded. **VOTE:** The minutes from August 12, 2025 Passed by unanimous voice vote.

**18. ADJOURNMENT:** Kevin Kilner moved to adjourn, seconded by Dave Logie. **VOTE:** Passed by unanimous voice vote.

The meeting adjourned at 9:55p.m. by Chair Dori Wollen  
Submitted by Frances M. Daly  
Secretary Easton Conservation Commission