



CONSERVATION COMMISSION

225 Center Road - Easton, Connecticut 06612

AGENDA

CONSERVATION COMMISSION

SPECIAL MEETING

EASTON PUBLIC LIBRARY COMMUNITY ROOM

691 MOREHOUSE ROAD

TUESDAY MARCH 24 2026 IN PERSON at 7:30pm

1. CALL TO ORDER

2. APPLICATIONS:

#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 with underground parking and 9 townhouses. Public Hearing opened on 10/14/25 and continued to November 10, 2025 and continued until November 20, 2025, then continued until December 8, 2025. Continued until March 2, 2026. Hearing closed March 2, 2026. See Below:

#25-733 – Saddle Ridge 26 lot subdivision, located at Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road. EG HOME LLC Applicant. Received October 14, 2025 + 65 days + 26 Days + 30 Days + 31 Days = February 21, 2026. Continued until March 30th, 2026.

#26-737, 290 Maple Road, build a new house, Gold Lane Builders, Jennifer Toscano, owner, Received January 23, 2026 + 65 days = March 28, 2026. BECAUSE OF THE HEAVY SNOW PACK, THE APPLICANT IS UNABLE TO FLAG THE WETLANDS AS REQUESTED AT THE 1.27.2026 MEETING.

26-738, 25 Valley Road, As of Right determination request, remove trees and clear field for horse pasture, vegetable garden and apple trees. Richard Kotchmar, owner. Received February 24, 2026 + 65 days = April 30, 2026.

3. DELIBERATION OF #25-726, 8-30g APPLICATION, MILL RIVER PARK, 5 & 15 Plum Tree Lane LLC.

4. Unfinished business

a.) Warning re: activities within 100 feet of wetlands-David Harding, 570 Morehouse Road, Easton CT, issued May 17, 2021. Chair Wollen wrote to Mr. Harding on June 9th 2022 levying a \$1000 fine without any response. On 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. 5/9/2023 Since this request was incomplete and regardless of several written requests Mr. Harding failed to comply in completing the request, the application was removed from the agenda -5/23/2023, Mr. Harding and his friend Dan Phillips appeared. Mr. Harding declined to sign the As of Right request. He agreed to choose several dates to present to the Commission to schedule a site visit. 6/13/2023 This offer was withdrawn by Mr. Harding.

Chair Wollen has asked the First Selectman to proceed with legal action (8/24/2023).

1/2/2024. Mr. Harding sent e-mail to First Selectman. **12/9/2025 Mr. Harding appeared at the 12/9/2025 meeting. He said he will return with Site Plans of his property.**

b.) **V# 21-592** Activities within 100 feet of wetlands- David Harding, 570 Morehouse Road, Easton CT, issued August 12, 2021. Letter delivered by Marshall December 4th,2021. Fine of \$1000 levied 6/9/2022.

c.) **V#23-644** cease and desist order, issued 6/26/2023, activities within 100 feet of wetlands, - Wesley Silva, Sandra Teixeira, 22 Buttonwood Trail, Trumbull, 53 Adirondack Trail, Easton. Chair Wollen sent a letter to Harold Rosnick. Mr. Rosnick stated at the 11/28/2023 meeting he would contact the residents of 22 Buttonwood Trail.

d.) **V#24-652** cease and desist order, issued January 11, 2024, activities within 100 feet of wetlands, - Carrena Property Management, 76 Northwood Drive, Easton. Mark DeLieto has submitted a memo regarding his visit to the property on January 11th, when he advised the onsite contact to install a silt fence.

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

g.) **V#24-677 Violation** letter, 11 Eastwood Drive, Issued June 25,2024, activities within 100 feet of wetlands, Brian Musco.

h.) **V#24-679 Violation** letter, Carrena Management CO., 76 Northwood Drive, Cease and Desist, activities within 100 feet of Wetlands, Issued August 1, 2024

i.) **V#24-687 Violation Letter**, 680 North Park Avenue, Alvarado Baudilio & Garcia Garcia, Amanda Maribel. Issued August 27th, 2024. Dumping Construction material on Town owned property.

j.) **V#25-714 Violation Letter**, 4 Maple Road, moving fill, rocks in upland review area. Issued 4/26/2025.

k.) **#25-733 Violation Letter**, 125 Rock House Road, Fransica Hodges and Stephon Wynter. Issued June 6, 2025. Stumping within 100' of wetlands. Remediation Plan under consideration.

l.) **#25-711 Violation Letter**, 301 Sport Hill Road, Issued March 7, 2025, cutting trees within 100 feet of upland review area. Due to clerical error left off agenda in March,2025.

5. **NEW BUSINESS:**
6. **REVIEW FOR REPORT TO PLANNING AND ZONING:**
7. **CONSERVATION PROJECTS**
8. **OPEN-SPACE ISSUES:**
9. **WEO COMMUNICATIONS:** report from WEO
10. **CORRESPONDENCE :**
11. **MISCELLANEOUS:**
12. **APPROVE MINUTES FROM PRIOR MEETING**
13. **ADJOURNMENT**

Filed by Frances M. Daly,
Secretary Conservation Commission