

SALISBURY INLAND WETLANDS & WATERCOURSES COMMISSION

MARCH 15, 2021 4:30PM (VIA ZOOM)

SPECIAL MEETING

1) Call to Order/Approval of Agenda

The meeting was called to order at 4:30pm. Present: Larry Burcroff, Peter Neely, Sally Spillane, Steve Belter, Maria Grace and Abby Conroy, Land Use Administrator. Absent: John Landon, Cary Ullman and Peter Oliver (Alternate).

A Motion to Approve the Agenda was made by P. Neely, seconded by S. Spillane and unanimously **Approved.**

2) Seating of Members & Alternates – All regular members present were seated.

3) Correspondence

Abby Conroy read a letter which had just been received from the Salisbury Lakes Homeowners, regarding the proposed new regulations and possible impacts. The letter indicated that the group represented a large number of home and property owners, including some on the Twin Lakes. A meeting was mentioned that was held via Zoom on March 12, 2021 with a small group of those represented and First Selectman, Curtis Rand. The letter went on to describe their many concerns and comments about the process thus far. They intend the letter to serve as a formal request to slow down the process and gather input from a larger group of property owners who want more time to understand the problems to be addressed. They would like to participate in the process of developing any new regulatory changes. The letter suggested having an Inland Wetlands advisory board appointed by the Board of Selectmen to include homeowners. The Chairman pointed out that there will be an IWWC workshop on the regulation changes in April.

4) 2021-IW-004 / 178 South Shore Road LLC (Malham/Parsons – Lenard Engineering Inc.) / 178 South Shore Road / Demolish Existing Single-Family Dwelling and Build New / Map 60 / Lot 22

Todd Parsons, Lenard Engineering, gave a brief re-cap of the plan. He responded to comments in a letter dated March 11, 2021 from Tom Grimaldi, Consulting Engineer. Mr. Parsons described his minor revisions to the plans, following Mr. Grimaldi's recommendations and 6 conditions of approval. Mr. Parsons had no objections to the recommendations and indicated that the review was fair.

Motion to Approve Application 2021-IW-004, to include the Standard Conditions and the following Recommended Conditions of Approval:

1. The Design Engineer shall conduct a deep test pit or hand dug hole for the proposed rain garden to ensure that the excavated bottom elevation (media/stone filter) is above the existing seasonal high ground water elevation. The soil test data shall be added to the plan set to include the location of the actual deep pit. The revised plans shall be submitted to the Town Engineer prior to requesting a Certificate of Occupancy.
2. The Owner/Developer shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or Consultant(s).
3. The Consulting Town Engineer shall review and approve the final plans once revised and submitted to the Town of Salisbury for review.

4. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
5. An As-built Site Improvement and Grading Plan, prepared by a State of Connecticut Registered Land Surveyor, shall be submitted to the Land Use Administrator after all of the site work is completed, and prior to requesting a Certificate of Occupancy.

The **Motion** made by S. Belter, seconded by P. Neely and unanimously **Approved**.

- 5) 2021-IW-005 / Town of Salisbury (SLR Consulting) / Construct Sidewalk and Pedestrian Bridge over Pettee Brook

Marc Mancini, SLR Consulting, gave a brief re-cap of the plan. L. Burcroff asked about the location of the crosswalk. S. Belter asked about the use of a flashing beacon. S. Belter also asked about the knotweed problem; Mr. Mancini answered that it would be trimmed back for this project. **A Motion to Approve Application 2021-IW-005, with the Standard Conditions**, was made by S. Belter, seconded by S. Spillane and unanimously **Approved**.

- 6) 2021-IW-006 / Joshua & Stephanie Weismer (Bill Johnson – John Toates Architecture and Design LLC) / 215 Taconic Road / Forest Management Activities / Map 23 / Lot 59-1

L. Burcroff asked if there was any new NDDDB resource information yet; David Battista, Lenard Engineering, answered no, not yet. P. Neely asked if there would be additional silt fencing, as requested; Mr. Battista answered yes. Mr. Batista reviewed the plans for the project. A. Conroy mentioned that she and S. Belter had visited the site earlier and noted some new flagging. P. Neely asked what is the size of the tree removal area; Mr. Battista answered a total of 4.83 acres. S. Belter asked about the possibility of re-locating the driveway. S. Spillane asked if all trees near the “bow-tie” wetland would be taken down by April 15th; Mr. Battista answered that maybe some trees could be left on the top side of the proposed driveway area. S. Belter, S. Spillane and L. Burcroff asked questions about how the wood chips would be used. Mr. Battista indicated that he is open to using more erosion control barriers and will visit the site again with A. Conroy. S. Belter asked how the downed trees will be removed from the east side of the property. Bill Pollock, Arbor Services of CT, plans on working from the top above the area using various methods. He will be trying to create a path selectively, not by clear cutting.

Motion: To Approve Application 2021-IW-006 / Weismer / 215 Taconic Road, Salisbury/, with all of the Standard conditions and all of the following stated Conditions:

- **All white cedars will remain**
- **All tree cutting will be done by April 15, 2021**
- **Wood chips will be used for traction and inside of silt fencing**
- **Hay bales will be used to reinforce silt fencing**
- **There will be additional silt fencing on site, as requested**
- **Monitoring: There will be a site inspection on Tuesday, March 16, 2021 and additional inspections by A. Conroy before any precipitation forecast the week of March 22, 2021.**

The **Motion** was made by P. Neely, seconded by S. Spillane and unanimously **Approved**.

7) 2021-IW-007 / Thomas Callahan & Luis Arroyo (Nick Brazzale) / 53 Falls Mountain Road / Replace Metal Crosspipe in Existing Driveway with 14" Plastic Pipe / Map 8 / Lot 71

L. Burcroff described observations at the site when he and A. Conroy met with the owners. A. Conroy indicated that the pipe should be replaced in dry season to prevent turbidity from entering the brook. She added that any additional tree clearing will require a separate application with erosion control measures. L. Burcroff wants to see the erosion control measures used to protect the watercourse. Mr. Brazzale mentioned that silt fence will be dug in by hand.

Motion: To Approve Application 2021-IW-007, with the Standard Conditions and with the Condition that the pipe be replaced during dry weather conditions to prevent turbidity from entering the stream, as determined by A. Conroy. The Motion was made by S. Spillane, seconded by P. Neely and unanimously Approved.

8) Staff Updates – Regulation Workshop

Abby Conroy indicated that the workshop needs to be re-scheduled from March 29, 2021, due to planned work on the Town website. She proposed having an additional meeting each month to accommodate the workshop(s) and longer agendas. The new 2021 meeting dates are as follows:

- April 12 & 26
- May 10 & 24
- June 7 & 28
- July 12 & 26
- August 9 & 23
- September 13 & 27
- October 12 & 25
- November 8
- December 6

The meetings will be held from 6:30 – 8:30pm. **A Motion to Approve the New Schedule of Meeting Dates** was made by S. Spillane, seconded by P. Neely and unanimously **Approved**.

9) Public Comment

Grant Bogle spoke about the Salisbury Lakes Homeowners letter which he had offered (not on behalf of the Twin Lakes Association). He indicated that there are many concerns to be addressed and wants the review process to slow down to give more time for input from homeowners. A. Conroy asked that the problems be identified. She noted that some regulation updates must be done, per CT State Statutes; others are discretionary issues. S. Spillane suggested having the re-scheduled workshop at the April 26, 2021 meeting. She added that she wants more clarity on the regulations and it's time to do it now.

Andrew Quale asked for the mandatory changes to be identified separately from the elective changes, including the definitions. He suggested dealing with the mandatory updates first and deal with the other issues later on. A. Conroy indicated that all of the issues need to be addressed sooner than later. (All of the information on the regulations and proposed changes is available on the Town website/Inland Wetlands page: www.salisburyct.us) A second workshop might be held, if needed, before a public hearing is scheduled.

10) Adjournment. So Moved by S. Spillane, seconded by M. Grace and unanimously **Approved**.