

Salisbury Inland Wetlands and Watercourses Commission

Regular Meeting

March 1, 2021 6:30pm

- 1        1) Call to Order. The meeting was called to order at 6:33pm. Present: Larry Burcroff, Peter Neely,  
2        Maria Grace, John Landon, Steve Belter, Cary Ullman and Abby Conroy, Land Use Administrator.  
3        Absent: Sally Spillane and Peter Oliver (Alternate).  
4        **Approval of Agenda. So Moved** by J. Landon, seconded by S. Belter and unanimously  
5        **Approved.**  
6  
7        2) Seating of Members & Alternates. All regular members present were seated; no alternates were  
8        appointed.  
9  
10       3) Minutes of February 9, 2021. A **Motion to Approve the Minutes of February 9, 2021** was made  
11       by P. Neely, seconded by J. Landon and unanimously **Approved.**  
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13       4) Minutes of February 17, 2021. A **Motion to Approve the Minutes of February 17, 2021** was  
14       made by J. Landon, seconded by P. Neely and unanimously **Approved.**  
15  
16       5) Correspondence – None.  
17  
18       6) Informational Workshop on Inland Wetland & Watercourses Regulation Rewrite.  
19       Abby Conroy explained the purpose of the informational workshop and that there would not be  
20       public input on it at this meeting. The recording of the meeting, presentation and other related  
21       documents will be available on the Town website on the Inland Wetlands Commission page at  
22       [www.Salisburyct.us](http://www.Salisburyct.us). The presentation included the following topics:  
23              • Brief history of the Inland Wetlands & Watercourses Commission  
24              • Purpose of the Commission  
25              • Definition of Wetlands  
26              • Definition of Upland Review Area (URA)  
27              • Declaratory Rulings  
28              • Changes proposed to the regulations  
29              • Multiple point-by-point detailed explanations of the proposed revisions  
30  
31       Ms. Conroy asked for consolidated comments to be sent to her so that questions can be  
32       addressed at the next workshop. L. Burcroff suggested having a Special Meeting for the  
33       second workshop. The Special Meeting is scheduled for March 29, 2021 from 6:30 – 8:00pm.

- 34 7) 2021-IW-001 / Chapell / 44 Falls Mountain Road / New Single-Family Dwelling and Associated  
35 Site Improvements / Map 08 / Lot 69-1  
36 Mike Chapell proposed a modification to the location of the footing drain outlet, as an  
37 alternative to what was discussed at the previous meeting.  
38 A **Motion to Approve Application 2021-IW-001, as amended**, was made by S. Belter, seconded  
39 by M. Grace and unanimously **Approved**.  
40
- 41 8) 2021-IW-002 / West Twin Hydro-Rake Group (Conklin) / 65 Washinee Heights Rd (Multiple  
42 Properties) / Restoration and Maintenance by Hydro-Raking  
43 Russ Conklin provided maps of the properties showing the de-watering locations for the spoils  
44 piles. He described the removal of the de-watered spoils which will be done by August 31, 2021.  
45 The Commission indicated that their questions were answered. L. Burcroff indicated that silt  
46 fence would be required after the piles are set until they are removed. S. Belter mentioned that  
47 property owners should be given directions on how to install silt fence. A. Conroy suggested  
48 that the approval should be valid for 2 years, allowing one activity per year. A **Motion to**  
49 **Approve Application 2021-IW-002 to be valid for 2 years, allowing one permitted activity per**  
50 **year, including the stipulation that the material be removed and the sites restored by August**  
51 **31, 2021**, was made by S. Belter, seconded by P. Neely and unanimously **Approved**.  
52
- 53 9) 2021-IW-003 / Indian Mountain School (Parsons - Lenard Engineering Inc.) / 211 Indian  
54 Mountain Road / Field House and Turf Field / Map 01 / Lot 20  
55 C. Ullman recused herself from participation in this application; she is on the Indian Mountain  
56 School Board. Todd Parsons addressed a question about the infill material; it will be sand and  
57 crumb rubber. He proposed a small pocket pond 110' from the wetlands to treat the runoff  
58 prior to its release. P. Neely mentioned that his concerns had been addressed. A **Motion to**  
59 **Approve Application 2021-IW-003** was made by J. Landon, seconded by P. Neely and **Approved**  
60 by a Vote of 5-0 in favor. C. Ullman did not vote.  
61
- 62 10) 2021-IW-004 / 178 South Shore LLC (Malham/Parsons - Lenard Engineering Inc.) / 178 South  
63 Shore Road / Demolish Existing Single-Family Dwelling and Build New / Map 60 / Lot 22  
64 Todd Parsons described the proposed project which includes a new larger house. The expanded  
65 septic system will meet new standards. The drainage issues are outside of the 100' review area.  
66 He indicated there will be no direct wetlands impact. L. Burcroff asked how many trees would  
67 be taken down; Mr. Parsons answered "a handful." C. Ullman asked about the current water  
68 source; Mr. Joseph Malham answered that water is pumped from the lake. After brief  
69 discussion, the Commission decided that they want an external review of the project by Tom  
70 Grimaldi, Consulting Engineer. A **Motion to Accept Application 2021-IW-004, with review by**  
71 **the Consulting Engineer**, was made by S. Belter, seconded by J. Landon and unanimously  
72 **Approved**.  
73  
74

75 11) 2021-IW-005 / Town of Salisbury / (SLR Consulting) / Construct Sidewalk and Pedestrian Bridge  
76 over Pettee Brook.

77 First Selectman, Curtis Rand, gave a brief introduction on the proposed project. It is being  
78 funded by a “Connectivity” grant which Salisbury received. There will be an extension of the  
79 sidewalks and a small pedestrian bridge. Marc Mancini, SLR Consulting, gave a detailed  
80 description of the project. The only wetland within the studied area is Pettee Brook. There  
81 must be a pedestrian bridge to connect the sidewalks on either side of the brook. There should  
82 be very minimal and no adverse impacts to the wetland area. Silt fencing will be used and the  
83 landscaping will be restored to what is there now. There is extensive invasive knotweed which  
84 is an on-going problem. Mr. Rand indicated that the contract for the project will go out to bid  
85 and is State-funded. A **Motion to Accept Application 2021-IW-005** was made by J. Landon,  
86 seconded by M. Grace and unanimously **Approved**. No third-party review is requested now; the  
87 application is complete and will be reviewed at the next meeting.  
88

89 12) 2021-IW-006 / Joshua & Stephanie Weismer (Bill Johnson – John Toates Architecture and Design  
90 LLC) / 215 Taconic Road / Forest Management Activities / Map 23 / Lot 59-1.

91 David Battista, Licensed Professional Engineer, Lenard Engineering, introduced himself. He is  
92 working with the project architects and Bill Pollock, Lead Arborist, Arbor Services of CT. He  
93 described plans to be submitted for the development of the property, including building a new  
94 home and also an elevated boardwalk across the wetland portion of the property. At this time,  
95 they are seeking permission to remove trees from the portion of the property to be developed  
96 and for general maintenance of the surrounding area. Their plan is to remove all or most of the  
97 trees in the area designated for residential development. They are waiting for input from the  
98 DEEP Natural Diversity Database on species and critically endangered habitat in this area. They  
99 are aware that there may be a problem with bats, given the presence of bat hibernacula in  
100 Salisbury. The map and detailed narrative (Forestry Management Plan) used in this presentation  
101 are available on the Town website/Inland Wetlands page: [www.salisburyct.us](http://www.salisburyct.us). There was a  
102 very lengthy discussion of the application, with many specific questions and concerns from the  
103 Commission including: the specific planned activities in the 2 separate areas of proposed  
104 building/development and in the wetlands; the number of trees to be removed (approx. 350+/-  
105 ); the process for the removal of trees from the wetland areas; provision of erosion control  
106 barriers; consideration of critical habitat in the area and the cutting/grading of a driveway into  
107 the portion of the site for the proposed development. The Commission discussed having an  
108 external third-party engineering review of the plan; they decided to have a site visit on the  
109 property on Wednesday, March 3, 2021 at 4:15pm. First Selectman Rand, ex-officio, will join  
110 the on-site visit. Those IWWC members at the site visit will then report back to the full  
111 Commission; a Special Meeting will be scheduled, time TBD. A **Motion to Accept Application**  
112 **2021-IW-006, with a site visit March 3, 2021 at 4:15pm**, was made by S. Belter, seconded by P.  
113 Neely and unanimously **Approved**.  
114

- 115 13) 2021-IW-007 / Thomas Callahan & Luis Arroyo (Nick Brazzale) / 53 Falls Mountain Road /  
116 Replace Metal Crosspipe in Existing Driveway with 14" Plastic Pipe.  
117 Abby Conroy tried to describe the photos that were submitted with the application, as Mr.  
118 Brazzale did not have an audio connection. The property is in wetland, but may not be under  
119 exemption; Ms. Conroy cannot make an Agent Determination. **A Motion to Accept Application**  
120 **2021-IW-007** was made by S. Belter, seconded by P. Neely and unanimously **Approved.** L.  
121 Burcroff wants to go and take a look at the situation therewith A. Conroy.  
122
- 123 14) Construction Update / Possible Permit Modification / Macchi / 32 South Shore Road / Demolish  
124 Cottage and Rebuild house with New Septic in the URA.  
125 The request was for a modification to an original plan which had been reviewed/approved by  
126 Tom Grimaldi, Engineer, in 2017. All of the work described has already been done; L. Burcroff  
127 and R. Mulcahy have visited the site. L. Burcroff asked about the planting plan and wants  
128 additional sediment control. L. Burcroff and A. Conroy will visit the site again as part of the pre-  
129 construction meeting. The scope of activity was more than the application had been approved  
130 for, but was typical of well construction; it was the only location.  
131
- 132 15) Staff Updates – None  
133
- 134 16) Public Comment – None  
135
- 136 17) **Adjournment. So Moved** by S. Belter, seconded by J. Landon and unanimously **Approved.**