

SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

MAY 10, 2021 6:30PM (VIA ZOOM)

1. Call to Order/Approval of Agenda

The meeting was called to order at 6:32pm. Present: Larry Burcroff, Peter Neely, Sally Spillane, John Landon, Maria Grace, Steve Belter, Cary Ullman, Vivian Garfein (Alternate) and Abby Conroy, Land Use Administrator.

Approval of Agenda. So Moved by J. Landon, seconded by S. Spillane and unanimously **Approved**.

2. Seating of Members & Alternates. All Regular Members present were seated.

3. **Approval of Minutes of April 26, 2021. So Moved** by P. Neely, seconded by M. Grace and **Approved** by L. Burcroff and S. Spillane. S. Belter, J. Landon and C. Ullman did not vote.

4. Correspondence

Abby Conroy referred to a letter about the proposed cell phone tower in Lakeville from the CT Siting Council.

5. 2021-IW-015 / Bordwin (Vail) / 75 Sharon Road / Soil Remediation due to UST / Map 47 / Lot 17. (Soil Remediation due to Underground Storage Tanks)

Emily Vail, Attorney for the Owner, described the contamination on the site and the plan for remediation. The Commission discussed the excavation process. Pat Hackett, Engineer, explained changes that they would like to make regarding the footing drain and plans to disconnect it 10' back uphill. There was further discussion about the excavation process and the relocation of the drain pipe outlet. M. Grace asked about the monitoring of prior leakage and who is responsible for future work; Attorney Vail answered that the seller of the property is taking responsibility for future testing. She added that once the source of the contamination (the oil tanks) has been removed, there would be no more monitoring. M. Grace asked about capping the smaller drain and if the contamination is localized to underneath the foundation; Attorney Vail answered yes, until the soil is further disturbed by something like foundation work. She added that the contract has been drafted with the seller responsible for remediating future contamination, if and when foundation work is done by the new owners.

Motion to Approve Application 2021-IW-015, with the Standard Conditions and with the following Conditions: the use of Filtrexx, the cap moves uphill 10', a small track excavator is used at the tree roots and mesh is used for re-seeding. The Motion was made by S. Spillane, seconded by J. Landon and unanimously **Approved**.

6. 2021-IW-016 / Faucher / 52 Preston Lane / Develop Single Family Residential Lot / Map 66 / Lot 3.

Ralph Stanton, Contractor, described the proposed work on the site and changes that will be made to the original plan submitted. He explained that Kathy Weber, TAHD, required the property line adjustment in order to move the septic system. He will have to re-draw the maps, show them to TAHD

and then come back to IWWC. **A Motion to Table Application 2021-IW-016** until new drawings are submitted was made by S. Spillane, seconded by S. Belter and unanimously **Approved**. A. Conroy asked about the status of the lot line revision; Jean Faucher, owner, answered that it was done by Mat Kiefer.

7. 2021-IW-017 / Hotchkiss School / 11 Interlaken Road / Reconstruction of Existing Tennis Courts / Map 6 / Lot 9.

Ken Costello, SMRT, Consultant; John Bryant and Brian Hanacek, Hotchkiss School, explained the proposed activity to reconstruct the existing tennis courts. The courts would be replaced at the same sites, some walkways would be removed or reduced in size and some impervious surface area will be removed. All runoff will continue to drain as it does now. **A Motion to Accept Application 2021-IW-017** was made by P. Neely, seconded by S. Belter and unanimously **Approved**.

8. 2021-IW-018 / Reiland (Capecelatro) / 63 Washinee Heights Road / Develop Single Family Residential Lot / Map 67 / Lot 2-2

Attorney Mark Capecelatro described the proposed plan of development on the 15 acre property. There would be 2 septic systems; TAHD approval is pending. C. Ullman asked if all work would be done away from the lakeside of the property; the answer was yes. Pat Hackett, Engineer, explained that the impervious surface area comes in just under the maximum allowable. A. Conroy asked how much of the building activity is in the LPOD (Lake Protection Overlay District); the answer was "all of it." She indicated that the plan would likely be reviewed by Tom Grimaldi, Engineer. Attorney Capecelatro had no problem with that and will post the escrow. **A Motion to Accept Application 2021-IW-018, with Engineer Review by Tom Grimaldi**, was made by S. Spillane, seconded by P. Neely and unanimously **Approved**.

9. Staff Updates.

- There were no new Agent Approvals. A. Conroy provided an update on the Taconic Road property timber harvest, which was stockpiled in the wrong area from what had been discussed. She had been contacted by the Engineer and was made aware of the change.
- Regulation Amendments. A. Conroy indicated that she would like the entire IWWC to be present for a workshop discussion about the amendments, prior to public comment. The Regulation Workshop for the IWWC members is scheduled for June 7, 2021 at 6:30pm. The location/format will be determined, depending on the Executive Order. The information will be posted on the next agenda. M. Grace would like the Commission to have a discussion and come to a consensus before going further.
- Application Forms. A. Conroy indicated that she is updating the applications. She will be meeting with a software company to get information about online applications.
- CT Bar Association. S. Belter will give this consideration for his comments at the next meeting.

10. Public Comment – Bruce Palmer made a few brief comments.

11. **Adjournment. So Moved** by S. Spillane, seconded by J. Landon and unanimously **Approved**.