

SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

OCTOBER 12, 2021 – 6:30 PM (VIA ZOOM)

1. Call to Order. Present: Larry Burcroff, Sally Spillane, Peter Neely, Cary Ullman, Russ Conklin (Alternate), Vivian Garfein (Alternate), John Harney (Alternate) and Abby Conroy, Land Use Administrator. Absent: John Landon, Steve Belter and Maria Grace.
2. Seating of Members and Alternates: Russ Conklin was seated for John Landon, Vivian Garfein was seated for Steve Belter and John Harney was seated for Maria Grace.
3. **Approval of Agenda. So Moved** by P. Neely, seconded by S. Spillane and unanimously **Approved.**
4. **Approval of Minutes of September 13, 2021. So Moved** by S. Spillane, seconded by P. Neely and unanimously **Approved.**
5. **Approval of Minutes of September 27, 2021. So Moved** by P. Neely, seconded by V. Garfein and unanimously **Approved.**
6. Correspondence
A letter from the Salisbury Lakes Homeowners' (SLH) dated 10/05/2021 to the IWWC was referenced by A. Conroy and is available for review at: www.salisburyct.us/inland-wetlands-watercourse-commission-meeting-documents/. In response, A. Conroy contacted Attorney Janet Brooks; Attorney Brooks' letter, dated October 8, 2021, can be found at the above web address also.
7. 2021-IW-029 / Ramcharran (LRC Group – Wagenblatt) / 24 Cleaveland Street / Addition to Single Family Residence and Associated Site Improvements / Map 49 / Lot 116 / DOR: 07/12/2021. It was noted that the review of the revised plan set showing the sewer line had not been received yet from Engineer Tom Grimaldi. S. Spillane pointed out that the Commission had previously ruled against putting sewer lines under brooks. P. Neely asked what the Town's response was; A. Conroy indicated that John Whalen (WPCA) did not want the pipe over the brook any longer. A. Conroy added that the new design had not been submitted to the WPCA yet. John Wagenblatt, LRC Group, and Richard Reynolds described the proposed new system. They described a grinder pump system with piping 10' below the bottom of the stream. They are proposing to stay out of the wetlands, but there would be some disturbance of the road. The Commission had a lengthy discussion about the details of the proposed system. R. Conklin

asked what other approvals would be needed; A. Conroy replied that P&Z and WPCA would review. She added that Engineer Tom Grimaldi could review the changed plans and make recommendations to the PZC. A **Motion to Approve Application 2021-IW-029, as submitted**, was made by V. Garfein, seconded by P. Neely and unanimously **Approved**.

8. 2021-IW-039 / Red Mountain Properties, LLC (Higgins) / 14 Red Mountain Road / 4 Lot Subdivision / Map 3 / Lot 5-2

The Commission discussed a report letter addressed to the Planning & Zoning Commission regarding this proposed activity that was drafted by A. Conroy. R. Conklin asked that a portion of the language in paragraph 2 be amended to read "...lots #3 and #4 can feasibly be developed..." After further brief discussion, a **Motion to Approve the Letter to the Planning & Zoning Commission, dated October 13, 2021, regarding the 4 Lot Subdivision at 14 Red Mountain Road**, was made by P. Neely, seconded by J. Harney and unanimously **Approved**. The letter can be reviewed at: www.salisburyct.us/inland-wetlands-watercourse-commission-meeting-documents/.

9. 2021-IW-041 / Cox (Zimmerman) / 50 Channel Road / Vertical Expansion of Existing Dwelling in the Upland Review Area / Map 68 / Lot 4

According to A. Conroy, the revised plans had not been received yet. A **Motion to Table Application 2021-IW-041 to the Next Meeting**, was made by S. Spillane, seconded by P. Neely and unanimously **Approved**.

10. Public Comment – None

11. Commission Discussion of the Regulation Rewrite – Joint Land Use Committee – Next Steps Regarding the Joint Land Use Committee (IWWC & PZC), A. Conroy contacted Attorneys Janet Brooks and Chuck Andres for their comments. Attorney Andres suggested having only 2 members from each Commission participate. C. Ullman asked if the interested IWWC members could rotate onto the Committee; that will be discussed further and determined later on. A. Conroy will discuss the matter with the PZC. With regard to the regulation re-write, one of the issues being considered is the Upland Review Area distances for different resources. A. Conroy will reach out to other groups involved with water resources; she will draft a letter asking for comments from those groups. S. Spillane suggested that a joint sub-committee with the PZC could produce some interesting ideas with regard to regulations; ending conflicting positions would be a good goal for the re-write. Further general discussion included the review of plans, limits of regulatory powers, landscape plans, buffers, lists of plants and incentives. A. Conroy will bring up the joint sub-committee idea at the next PZC meeting. P. Neely asked about any contact with the State regarding State-owned property and activities on Twin Lakes; he expressed his observations to the Commission.

12. Staff Updates – A. Conroy did note that there is no timeline for the regulation re-write; it is an informative learning process. She will look into the DEEP training classes and will send the link for the upcoming CACIWC conferences. In addition to the items on the next agenda, A. Conroy will try to set aside 1 hour at the end of the meeting for the regulation re-write. There was further discussion about a possible timeline for a draft to the DEEP. P. Neely also asked about the reasons for the revisions and evidence that justifies a change, for example, in the Upland Review Area. A. Conroy suggested that the reasoning could be simple, based on the IWWC experience in permitting. A number of examples were mentioned by the members.
13. **Adjournment. So Moved** by P. Neely, seconded by S. Spillane and unanimously **Approved**.