

SLH Letter # - Salisbury Wetlands Commission and Town of Salisbury

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Cc: Salisbury Lakes Homeowners <salisburylakeshomeowners@gmail.com>

With Attachment

Town of Salisbury

Curtis Rand, First Selectman

Christian Williams, Selectman

Donald Mayland, Selectman

Salisbury Inland Wetlands & Watercourses Commission

Larry Burcroff, Chairman

Steve Belter, Vice Chair

John Landon, Regular Member

Cary Ullman, Regular Member

Peter Neely, Regular Member

Sally Spillane, Regular Member

Maria Grace, Regular Member

Vivian Garfein, Alternate

Russell Conklin, Alternate

John Harney, Alternate

Georgia Petry, Recording Secretary

Abby Conroy, Administrator

Attached please find the Salisbury Lakes Homeowners' (SLH) sixth letter to relevant Town officials and the Wetlands Commission. This letter will run this week at length in purchased space in the Lakeville Journal. More than 220 property owners have signed the letter. The signatories have provided their addresses and, in some instances, have noted the number of years of generational family ownership. These legacy properties include lakefront ownership dating back more than a century for some families.

The signatures come from families that own more than 125 homes on both Lakeville Lake and the Twin Lakes. The signatures gathered from Twin Lakes homeowners represent the

vast majority of all waterfront properties on the Twin Lakes. Notably, only one property owner declined among those we contacted with the letter.

The signatories are homeowners who would be directly and immediately affected by proposed discretionary changes to the regulations of the Wetlands Commission. The listed signatures are the product of untold hours of our personal time on top of the considerable expense we have incurred for legal counsel. These signatures and this effort make a mockery of any claim or suggestion that the SLH is a small group of privileged homeowners with no concern for the ecosystem and the health of our lakes. We are a large and diverse group comprised of legacy homeowners, retirees, young families, and relative newcomers. Some of us live on the water full time; others are seasonal. We cannot be placed in one simple box or category. We care passionately about the environment and our lakes, while strongly opposing any unnecessary and burdensome increase in the Upland Review Area.

From the beginning, SLH has seen those who support the proposed discretionary changes not as our adversaries, but as fellow members of one community with different ideas on how to best protect our local environment. With this sense of community in mind, we offer you an advance look at our sixth letter in which we assert that there is no justification for expanding the Upland Review Area, among other concerns. We prefer to operate with transparency and ask the same of those who advocate other alternatives. If the consent of the governed matters regarding the proposed regulations, and it should, such consent is lacking.

We are under no illusion that our sixth letter will get a formal response; the first five went unrecognized. In large measure, the lack of a formal response is what drove us to spend so many of our leisure hours collecting signatures and to take the extraordinary step of buying space in the local newspaper to be certain we are not dismissed and ignored, yet again. The letter speaks for itself. But we wanted you to have this context as you read.

Here is our letter.

We have also attached a pdf version.

You can also find this letter, our five prior letters and other relevant materials [here](#) and on our website <https://bit.ly/SalisburyLakesHomeowners>.

October 5, 2021

The undersigned 220+ property owners (~125 homes) on the regulated lakes of Salisbury (“SLH”), write to express our collective support for wise and measured lake management policy and our strong opposition to certain discretionary amendments to the current Salisbury Wetlands Commission regulations. We support: (a) immediate adoption of the

mandatory amendments; (b) the recent decision of the Wetlands Commission to remove “erodible soils” and eliminate Appendix C; and (c) further public review of possible regulatory changes concerning fens and vernal pools. We oppose any expansion of the Upland Review Area beyond seventy-five feet and believe certain activities should be exempt from regulation or the need for an application.

Many SLH members are long-term multigenerational waterfront property owners. Others are property owners with deeded access rights to the lakes of Salisbury. Plenty of us are members of families who have owned homes on the lakes for many decades. We all have a vested interest in the health of our lakes. The value of our investment in our properties is commensurate with the health of our lakes. Our homes are our legacies to be transferred to future generations and we have an unwavering commitment to ensure that our natural resources are protected from all adverse impacts. We take pride in community education programs (Twin Lakes Association) that have improved water quality over the years.

As one of the most heavily regulated towns in Connecticut with decades of regular water quality monitoring by the Twin Lakes Association (TLA) and the Lake Wononscopomuc Association (LWA), Salisbury has proven that its current oversight is sufficient and water quality has improved. There has been no evidence provided by any party that the expanded upland review area is needed to address current lake conditions. Further regulation is neither warranted nor appropriate. Additionally, the proposed expansion of the upland review area is contrary to the model regulations provided by the State DEEP, as we explained in our July letter. Please see that letter and the CT DEEP model regulations on our website [here](#) or at <https://bit.ly/SalisburyLakesHomeowners>. Town counsel to the Wetlands Commission has urged caution in expanding regulatory oversight without just cause and consideration of economic costs and impact. Excessive regulation is counter-productive to community vitality, economic growth, and natural resource appreciation.

Last year, the Wetlands Commission created a subcommittee to develop the proposed discretionary amendments. It was comprised of John Landon and LWA members Cary Ullman, and Mary Silks. LWA paid for counsel to participate in the process. We understand that the Wetlands Commission recently appointed a new subcommittee to review the proposed regulations and evaluate concerns related to fens and vernal pools. The new subcommittee should include a member of SLH from the Twin Lakes and also Mark Capecelatro, local counsel to SLH, just as the first subcommittee of the Wetlands Commission included Mary Silks of LWA and LWA counsel. The inclusion of Mark Capecelatro and an SLH member would ensure that the Twin Lakes community is represented at this critical evaluative juncture. The Twin Lakes have a large population of voters and taxpayers who provide significant income to Salisbury. Accordingly, this community should and must have a say in any new regulations.

Effective and appropriate regulatory amendments are not possible without informed and balanced legal input. As such, we support the July 8, 2021, written recommendation of First Selectman Curtis Rand (endorsed by Bill Littauer, President of the LWA), to have

counsel for LWA (Michael Zizka) and SLH (Mark Capecelatro) work with Town Counsel and the Land Use Administrator of the Wetlands Commission on a constructive review of the discretionary amendments under consideration by the new subcommittee of the Wetlands Commission. We seek a special focus on the practical application and costs of any new regulations on homeowners.

Instead of proposing burdensome and unnecessary new regulations, the Town, the TLA, the LWA, and the SLH should join to educate homeowners and the general public on effective measures to protect the quality of our lakes. Michael Klemens, Chair of the P&Z, recently spoke about the effectiveness of vegetative buffers along lakefronts. He also emphasized that regulatory efforts should focus on incentivizing rather than penalizing property owners. We look forward to working together to educate about best practices and act as good neighbors.

We intend to remain vigilant to ensure that this review process is transparent and fair. This sixth letter to the Wetlands Commission is necessary because we have yet to receive any formal acknowledgement of our five prior letters, which are all posted on our website. As requested by the Land Use Administrator, we aggregated our questions and concerns into a single document in early April, and still have received no formal response. We shared the invaluable advice from our regulatory and local counsel with the Wetlands Commission in July, but once again, we received no formal response. Many of us have attended every meeting of the Wetlands Commission since March, seeking to understand the basis of and rationale for the proposed discretionary amendments to the Wetlands Commission regulations, but no such rationale has been propounded. We have also hosted zoom discussions with our SLH members and sought input from all of them concerning the proposed discretionary amendments. In short, we have taken every reasonable and constructive action that a concerned group of citizens can take to participate in this important regulatory review process.

Civic engagement demands respect, recognition and response to all opinions and concerns. Democratic societies everywhere are premised on conducting public business in an open manner. The proposed discretionary amendments directly affect all Salisbury lakefront homeowners, including the undersigned. Each of us has a right to observe and participate in the process of the making of public policy. This is the only way that our community will prosper.

Respectfully On Behalf of Salisbury Lakes Homeowners

**Mary & Irwin Ackerman
93 Sharon Road**

**Tina & Cliff Adler
17 West Shore Place**

**Robin Putnam Ahmann
Elizabeth P. Flint
Stephen R. Putnam
Alison Putnam
N. Putnam
James Bowen
64 South Shore Road**

**Marcia Aiuvalsit
154 Between the Lakes Road**

**Maureen & Bill Barton
15 Slater Road**

**Veronica Bauer
95 Preston Lane**

**Hilary & Geralyn Becker
36 South Shore Road**

**Peter & Ann Becket
83 Sharon Road**

**Jean & Rick Bell
147 Between the Lakes Road
54+ years**

**Karyn & Charles Bendit
512 Between the Lakes Road**

**Mike Blimm
Donald DiSalvo
128 South Shore Road**

Jackie Blombach

**Michael Duca
99 Rocky Lane**

**Karen & Grant Bogle
132 South Shore Road
20+ years**

**Sandra Boynton
164 Salmon Kill Road**

**Sandra Boynton
25 West Shore Place**

**Betsy Burdick
15 Morgan Lane**

**Ken Burdick
152 South Shore Road**

**Kate & George Buske
60 South Shore Road**

**Michael & Jennifer Cippoletti
47 Rocky Lane**

**Erica Cohn & Jon Zucker
128 Rocky Lane**

**Lyn Conklin
65 Washinee Heights Road**

**Robin Cruz
Cam McClearn
112 South Shore Road**

**Asa Davis
128 Washinee Heights Road**

Peter & Randall de Seve

495 Twin Lakes Road

**Elizabeth Demetriades
Patrick Walker
52 South Shore Road**

**Kathy Droesch
87 Preston Lane**

**Cathy & David Durning
148 South Shore Road**

**David & Jeanne Elliott
Matthew & Amy Elliott
176 Twin Lakes Road
72+ years**

**Joanne Elliott
108 Washinee Heights Road**

**Keith Ellis
Lakeville**

**Ariana Erickson
130 Rocky Lane**

**Marc Fasteau
19 Morgan Lane**

**Jean Faucher & Janet Hodson
48 Preston Lane**

**David Fox
61 Washinee Heights Road**

**Dorothy Fox
75 Preston Lane**

Louis Fox

68 Preston Lane

**Anne G. Fredericks
19 Morgan Lane**

**Alan & Marylene Friedman
93 Washinee Heights Road
30+ years**

**Bob & Melissa Gandolfo
166 South Shore Road**

**Andreas Gomoll
508 Twin Lakes Road**

**Ben Grossman
178 Twin Lakes Road
30+ years**

**Jennifer Grossman
178 Twin Lakes Road
30+ years**

**Leslie Silliman Hadra
182 South Shore Road
40+ Years**

**Caitlin & Michael Hagerman
Darcy Boynton
Theo Meneau
Devin McEwan
Keith Boynton
25 West Shore Place**

**Robbin Halfnight
Ashlin Halfnight
Christopher Halfnight
Andrew Halfnight
Erin Stockalper**

76 South Shore Road

**Chris Hardy
Perrin Hardy
Deborah Ford
Jen Hardy-Conley
Dan Hardy
194 South Shore Road**

**Dean Haubrich
144 Millerton Road**

**Mike Haupt
200 South Shore Road**

**Richard & Bill Haupt
170 South Shore Road**

**Alfred & Rhea Higger
63 Preston Lane
Jon Higgins
510 Twin Lakes Road**

**Mark & Faith Hochberg
97 Sharon Road**

**Janet Hodson
48 Preston Lane**

**John W. Hoffman
82 South Shore Road
106+ years**

**Meg & Peter Hunt
293 Twin Lakes Road**

**Kim & Dan Kadlec
94 South Shore Road**

23+ years

**Claudia J. & Jeffrey J. Keenan
129 Washinee Heights Road**

**Samuel and Katie Keenan
127 Washinee Heights Road**

**Dylan O. Keenan
145 Taconic Road**

**Nathan Kernan
131 Taconic Road**

**Raj Keswani
186 Twin Lakes Road**

**Stephen Klein
81 Preston Lane**

**Kim & Kevin Klipstein
68 South Shore Road**

**Denise & Brian Kramer
25 Morgan Lane**

**Ellen Kunes & David Freeman
83 Rocky Lane**

**Ronald & Carol Kurtz
42 Slater Road**

**Victoria & Scott Langerman
Steve & Louise Meyer
Greg & Tanya Meyer
160 South Shore Road
46+ years**

Barbara M. Lankler

**Roderick C. Lankler
17 Washinee Heights Road
250 Between the Lakes Road**

**Robin Lassy Roman
Cheryl Lassy Casola
Julie Lassy
Brian Lassy
Roe Lassy Stone
140 South Shore Road**

**Ian Lear-Nickum
Lindsey Lear-Nickum
29 Preston Lane**

**Pat & Donna Logan
17 Rustic Lane**

**Anne MacDonald
45 Slater Road**

**Carole & Max Madole
148 Rocky Lane**

**Joe Malham
178 South Shore Road**

**Judy & Greg Mathus
David & Elizabeth Mathus
144 South Shore Road**

**Cam & Robin McClearn
112 South Shore Road**

**Kate, Steve & Eliza McCurdy
182 Twin Lakes Road**

**Brain McDevitt
Meghna Danton**

210 Between the Lakes Road

**Patricia Medvecky
99 Washinee Heights Road
20+ years**

**Peter & Judy Menikoff
69 Washinee Heights Road**

**Karen Meyer
160 South Shore Road
46+ years**

**Dave Miller
Aubrey Shipway
19 Washinee Heights Road**

**Christa Montano
Tyler Wilmot
136 South Shore Road**

**Ann Noble
174 South Shore Road**

**Andrew & Sally Quale
185 Sharon Road**

**Mary & Kyle Pero
80 Preston Lane
Mark Prause
61 Preston Lane**

**Lucia Putnam
54 South Shore Road**

**Beverly & Norman Reich
306 Twin Lakes Road**

Lynn & Richard Reifsnyder

76 Washinee Heights Road

Bill Reiland

63 Washinee Heights Road

Cathy Reiland

63A Washinee Heights Road

Judy & Jim Reilly

56 Preston Lane

Rhonda and Bob Rinnisland

276 Twin Lakes Road

Don Ronchi

125 Washinee Heights Road

Mark Rosengren

136 South Shore Road

Jane Ross

75 Washinee Heights Road

John Saar

Amy Stevens

91 Preston Lane

40+ years

Neil & Carlota Schechter

7 West Shore Place

Jack Silliman

182 South Shore Road

40+ years

Julie & Dag Skattum

314 Twin Lakes Road

31+ years

Nils Skattum

4 Rustic Lane

**Erik Skattum
29 Rocky Lane**

**Lars Skattum
27 West Shore Place**

**Ruth Ann Smithwick
118 Washinee Heights Road**

**Kate Spaziani
Alex Reid
99 Preston Lane**

**Joan & Michael Spero
96 Rocky Lane**

**Ted Spickler
20 Cedar Crest Road**

**Ann & Todd Spoor
73 Rocky Lane
60+ years**

**Eric Stoer
103 Preston Lane**

**Rudiger & Nancy Stoer
103 Preston Lane**

**Chris Stone
61 Washinee Heights Road**

**Sabrina Strickland
500 Twin Lakes Road**

**Jessica Swartz
128 Washinee Heights Road**

**Catherine Tween
28 Rocky Lane**

**Suzanne & Doug Tween
56 South Shore Road**

**Elizabeth and Edward Tyburski
88 South Shore Road
55+ years**

**Dan & Sarah Vogus
278 Twin Lakes Road**

**Nancy & Alex Ward
9 Morgan Lane**

**Josh and Stephanie Weismer
215 Taconic Road**

**Thomas Whitridge
141 Taconic Road**

**Mary Sylvina Williams
9 Morgan Lane**

**Greg & Mimi Wood
28 South Shore Road**

**Hal & Sue Wood
28 South Shore Road**

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