

SALISBURY INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

MARCH 14, 2022 – 6:30PM

- 1 1. Call to Order. Present: Larry Burcroff, Sally Spillane, Steve Belter, Peter Neely, Vivian Garfein
2 (Alternate), John Harney (Alternate) and Russ Conklin (Alternate). Absent: John Landon, Cary
3 Ullman and Maria Grace.
4
- 5 2. Roll Call & Seating of Alternates: All Regular Members were seated. Alternates Appointed: R.
6 Conklin for J. Landon, J. Harney for C. Ullman and V. Garfein for M. Grace.
7
- 8 3. **Approval of Agenda. So Moved** by S. Belter, seconded by P. Neely and unanimously **Approved**.
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- 10 4. **Approval of Minutes of February 28, 2022. So Moved** by S. Spillane, seconded by P. Neely and
11 unanimously **Approved**.
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- 13 5. Public Comment – None
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- 15 6. 2022-IW-051 / Richard & Madlyn Primoff (Arthur Howland & Associates) / 105 Interlaken Road /
16 Demolish Existing, Construct New Single-Family Dwelling Including Associated Site
17 Improvements / Map 38 / Lot 11 / DOR: 03/14/2022.
18 Jim McTigue, Land Surveyor, Arthur Howland & Associates, described the proposed activity for
19 the property, including tearing down the existing house and building a new house. He proposes
20 using the same driveway entrance. He proposes putting in a new sewer line to tie-in with the
21 lower town sewer line, using a gravity system, which would disturb 600’ of the upland review
22 area (URA) to make the connection. Due to the slope, he is using a 130’ setback. The
23 stormwater system would be designed for a 100-year flood with a detention system. He advises
24 there would be no tree take-downs. They need approval for the sewer tie-in which would be
25 about 115’ from the shoreline, at the closest point. The proposed new house would be 245’
26 from the lake. S. Spillane asked that native plants be considered for new landscaping. P. Neely
27 asked for the distance of the stockpile to the lake; the answer was 150’, with some grading. L.
28 Burcroff asked if the plan will get an engineering review for P&Z; A. Conroy answered that she
29 was not sure yet. P&Z will review the application on April 4, 2022. S. Spillane asked for the
30 condition that A. Conroy inspect for erosion control, prior to construction, which is a standard
31 condition. A **Motion to Accept Application #2022-IW-051, as complete**, was made by S. Belter,
32 seconded by P. Neely and unanimously **Approved**.
33
- 34 7. 2021-IW-002 / West Twin Hydro-Rake Group (Conklin) / 65 Washinee Heights Rd (Multiple
35 Properties) / Restoration and Maintenance by Hydro-Raking / DOR: 02/01/2021 / Request for
36 Modification.

37 R. Conklin recused himself from discussion and voting, as he is the applicant. He described the
38 modification request as adding 5 new applicants (3 owners, 5 properties). He listed the names
39 and addresses. L. Burcroff asked how things worked out last year; A. Conroy responded that a
40 few could not comply due to some difficult conditions for removal due to a lot of rain. L.
41 Burcroff asked how many total properties are involved; R. Conklin answered about 13. A
42 **Motion to Approve this Request for Modification of Application #2021-IW-002** was made by S.
43 Spillane, seconded by S. Belter and unanimously **Approved**.
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45 8. Presentation of Joint Land Use Subcommittee Referrals.
46 L. Burcroff thanked V. Garfein, P. Neely and M. Grace for their work on the Subcommittee. V.
47 Garfein asked for written comments and questions. A. Conroy explained the proposed
48 Statement of Purpose (IWWC), which describes Regulations using a resource-based approach,
49 instead of slope and soil types. This Statement of Purpose can be found under Regulation
50 Rewrite at: [https://www.salisburyct.us/inland-wetland-watercourses-commission-meeting-](https://www.salisburyct.us/inland-wetland-watercourses-commission-meeting-documents/)
51 [documents/](https://www.salisburyct.us/inland-wetland-watercourses-commission-meeting-documents/). The next topic was Definitions; V. Garfein pointed out that these would be added
52 to existing definitions, not changing them. A. Conroy explained that these Definitions could
53 become part of a resource guide for the public. The Definitions include: “Cumulative Impact”;
54 “Headwaters”; “Upland Review Area”; “Watercourses”; “Calcareous Fens”; “High-Gradient Cold
55 Water Streams”; “Intermittent Watercourses”; “Vernal Pools”; “Wetlands”; “Wetlands and
56 Watercourses Buffer Area”. The draft of these Definitions and Commentary can be found using
57 the same link as listed above. The next topic was Regulated Activity Definition, with
58 Commentary, which can be found using the same link as above. A. Conroy explained the
59 proposed measurements to be used in the various Upland Review Areas and the changes in
60 some of the existing language. She explained that the Subcommittee came up with a list of
61 routine activities which do not require application to the Commission or its agent, also found in
62 this section of Regulated Activity Definition. She further explained the usefulness of a guidance
63 document for the public, highlighting Routine Activities, Permitted Operations and Uses, and
64 Regulated Activities. She offered suggestions for a list of Agent Determinations that she would
65 be comfortable with making. V. Garfein and A. Conroy indicated that there has been improved
66 understanding between PZC and IWWC on these issues. There were a few comments and brief
67 discussion.
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69 9. Staff Updates:
70 Bylaws & Rules for the Transaction of Business. A. Conroy will send out the draft to the
71 members for review at the next meeting.
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73 10. **Adjournment. So Moved** by S. Spillane, seconded by P. Neely and unanimously **Approved**. The
74 meeting was adjourned at 7:58pm.