

SALISBURY INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

APRIL 11, 2022- 6:30PM (VIA ZOOM)

- 1 1. Call to Order. Present: Larry Burcroff, Peter Neely, John Landon, Steve Belter, Cary Ullman,
2 Maria Grace, John Harney (Alternate), Russ Conklin (Alternate), Vivian Garfein (Alternate), Abby
3 Conroy, Land Use Administrator, and Georgia Petry, Recording Secretary. Absent: Sally Spillane.
4
- 5 2. Roll Call & Seating of Alternates. J. Harney was appointed Voting Alternate for S. Spillane.
6
- 7 3. **Approval of Revised Agenda. So Moved** by S. Belter, seconded by J. Landon and unanimously
8 **Approved.**
9
- 10 4. Approval of Minutes of March 28, 2022. L. Burcroff asked for a correction on Line 44 to read:
11 “Peter Hoyt”, not McGrath. A **Motion to Approve the Minutes of March 28, 2022, as corrected,**
12 **was made by S. Belter, seconded by C. Ullman and unanimously Approved.**
13
- 14 5. Public Comment – None
15
- 16 6. 2022-IW-053 / McGrath (Hoyt) / 143 Housatonic River Road / Septic System and Grading in the
17 Upland Review Area (URA) / Map 16 / Lot 1 / DOR: 03/28/2022.
18 A response letter from the applicant’s Engineer, regarding an alternate location, was read by A.
19 Conroy. S. Belter asked if there were any other locations and if this location is the best. The
20 applicant, Brit Hoyt, briefly reviewed the proposed project. There were a few additional brief
21 questions. A **Motion to Approve Application 2022-IW-053, Septic System and Grading in the**
22 **Upland Review Area, with the Standard Conditions,** was made by S. Belter, seconded by P.
23 Neely and unanimously **Approved.**
24
- 25 7. 2022-IW-055D / American School for the Deaf (Allied Engineering) / 410 Twin Lakes Road /
26 Construct 2 New Cabins and Athletic Courts outside of the URA, Plant Vegetative Shoreline
27 Buffer and Construct Stormwater Quality Measure in the URA / Map 64 / Lot 8 / DOR:
28 04/11/2022 / Request for Declaratory Ruling.
29 (This Item and Item 8 were discussed and considered at the same time.)
- 30 8. 2022-IW-055 / American School for the Deaf (Allied Engineering) / 410 Twin Lakes Road /
31 Construct 2 New Cabins and Athletic Courts outside of the URA, Plant Vegetative Shoreline
32 Buffer and Construct Stormwater Quality Measures in the URA / Map 64 / Lot 8 / DOR:
33 04/11/2022.

34 George Johannesen, Engineer, described the proposed activity for the site. He indicated that all
35 construction would be outside of the URA. A proposed stormwater quality swale and buffer
36 plantings would be inside the URA. J. Landon asked about the buffer plantings; Mr. Johannesen
37 provided a list of the plantings. He mentioned that a proposed swale would be next to the road
38 to try to trap sediment before it goes into the lake. J. Landon asked about the planting process;
39 Mr. Johannesen indicated that they will plant one at a time and no trees would be removed. L.
40 Burcroff asked about excavation; the answer was that there would be small amounts of cut & fill
41 at both proposed athletic courts. The proposed septic area is outside of 150'. A. Conroy
42 explained the difference between a Request for a Declaratory Ruling versus an Application. L.
43 Burcroff noted that planting is a regulated activity and should be an application. C. Ullman
44 asked if this could be an Agent Determination; L. Burcroff answered no. C. Ullman indicated
45 that this is the type of plan the IWWC wants to look at; the next meeting is April 25, 2022. S.
46 Belter asked for details about the details of the swale; Mr. Johannesen answered that there
47 would be some judgement calls by the contractor. S. Belter, J. Landon and L. Burcroff agreed
48 that this should be an application. **A Motion to Accept Application #2022-IW-055, as**
49 **submitted**, was made by J. Landon, seconded by S. Belter and unanimously **Approved**.

- 50
51 9. 2022-IW-056 / Michael Kiernan & Marielle Chaves (Kent Greenhouse & Gardens) / 19 Hemlock
52 Lane / Create Access & Parking for Front of House, Remove Invasives and Offset Parking with
53 Vegetative Buffer Wetland Plantings / Map 23 / Lot 10 / DOR: 4/11/2022.

54 Chris Elkow, Kent Greenhouse & Gardens, represented the client. He described the proposed
55 activities. There are 4 wetland areas south of the driveway and an intermittent watercourse
56 that does get flooded. They propose to remove invasive plants and re-plant with native species.
57 They propose grading a proposed parking area, extending a culvert, having a gravel driveway
58 and removing one tree in front of the house. C. Ullman asked how they would re-route the
59 waterway; Mr. Elkow answered that they would be extending a culvert and filling in some
60 wetland area. A. Conroy noted that there are several wetlands that may or may not be vernal
61 pools. Mr. Elkow indicated that there is no septic information; J. Harney and L. Burcroff
62 suggested that the septic system should be located and the fields mapped. L. Burcroff
63 expressed concern over turning wetland area into lawn; he asked if there could be plantings
64 instead of grass. C. Ullman asked how much disturbance there would be. L. Burcroff asked if
65 meadow mix could be used instead of grass; R. Conklin suggested a no-mow-area. Mr. Elkow
66 will propose those options to his clients. J. Harney suggested that the septic system should be
67 located and inspected now; L. Burcroff agreed. J. Landon pointed out that the proposed new
68 planting area goes over the property line on Hemlock Lane. **A Motion to Accept Application**
69 **2022-IW-056** was made by S. Belter, seconded by J. Landon and unanimously **Approved**. S.
70 Belter indicated that he would like to see the property with Mr. Elkow. M. Grace will go there
71 with A. Conroy.

74 10. 2022-IW-057 / Catherine Shyer / 39 Elm Street / Replace Risers on Existing Stairs to Lake / Map
75 47 / Lot 30 / DOR: 04/11/2022.

76 S. Belter pointed out that it would be the treads (steps) that would be replaced, not risers. Ms.
77 Shyer indicated that pressure-treated wood would be used. A. Conroy mentioned that a permit
78 is valid for 2 years; the entire replacement of the stairs could be done in 2 parts, this year and
79 next. A. Conroy could do an Agent Determination, if the stairs will not be any different. A
80 **Motion for Agent Determination for Application 2022-IW-057, to replace treads and possibly**
81 **stringers within 2 years**, was made by P. Neely, seconded by M. Grace and unanimously
82 **Approved.**

83
84 11. Regulation Rewrite Discussion

- 85 a. DEEP Correspondence – A letter from Darcy Winther was briefly referenced for
86 discussion later.
- 87 b. Definitions – (This document can be found on the Town website:
88 <https://www.salisburyct.us/regulation-rewrite/>) The Joint Land Use Subcommittee
89 recommended adding commentary to make the document more user-friendly. The
90 definitions reviewed were: Cumulative Impact; Headwaters; Upland Review Area;
91 Watercourses; Calcareous Fens; High-Gradient Cold Water Streams; Intermittent
92 Watercourses; Vernal Pools; Wetlands; Wetlands and Watercourses Buffer Area. R.
93 Conklin will provide some resources and definition language for review. C. Ullman asked
94 if there was general on the definitions, except for what R. Conklin may provide; L.
95 Burcroff wants S. Spillane included in the discussion, before they are finalized. For the
96 next step, A. Conroy will insert all of the definitions, old and new, into one document for
97 review.

98
99 12. Staff Updates:

- 100 a. Fee Schedule Analysis—A. Conroy recommends abandoning the existing format and
101 simplifying it. She explained a cost analysis that she had done and found that costs
102 were not being covered. She will determine the appropriate fees and draft them for
103 review. She also recommended taking the fee schedule out of the Regulations, in case
104 costs go up. The fee schedule could be considered as part of the Bylaws; A. Conroy will
105 modify the Bylaws for review.
- 106 b. Bylaws & Rules for the Transaction of Business – To be discussed at the next meeting.

107
108 13. **Adjournment. So Moved** by S. Belter, seconded by J. Landon and unanimously **Approved**. The
109 meeting adjourned at 8:27pm.

110 Respectfully submitted,

111 Georgia Petry, Recording Secretary