

SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

JUNE 27, 2022 - 6:30PM (VIA ZOOM)

- 1 1. Call to Order. Present: Larry Burcroff, John Landon, Sally Spillane, Peter Neely, Maria Grace,
2 Russ Conklin (Alternate), John Harney (Alternate), Vivian Garfein (Alternate), Abby Conroy (Land
3 Use Administrator) and Georgia Petry (Recording Secretary). Absent: Steve Belter and Cary
4 Ullman.
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6 2. Roll Call & Seating of Alternates. R. Conklin was appointed voting Alternate for S. Belter and J.
7 Harney was appointed voting Alternate for C. Ullman.
8
9 3. **Approval of Agenda. So Moved** by S. Spillane, seconded by J. Landon and unanimously
10 **Approved.**
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12 4. **Approval of Minutes of June 13, 2022.** L. Burcroff asked for a correction on Line 28 to read:
13 “pulled out by hand”. A **Motion to Approve the Minutes of June 13, 2022, as corrected**, was
14 made by R. Conklin, seconded by P. Neely and unanimously **Approved.**
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16 5. Correspondence
17 a. Communications & Responses – Brooks/Conroy/Neely/Garfein/Keenan
18 Abby Conroy noted that there is at least one resident who received different legal guidance
19 than that provided to the IWWC by their Town Attorney. A. Conroy recommended following
20 their own Attorney’s advice; she added that all of the correspondence can be found on the
21 IWWC webpage at: [https://www.salisburyct.us/inland-wetland-watercourses-commission-](https://www.salisburyct.us/inland-wetland-watercourses-commission-meeting-documents/)
22 [meeting-documents/](https://www.salisburyct.us/inland-wetland-watercourses-commission-meeting-documents/). L. Burcroff explained that the IWWC will vote on the Regulation
23 Rewrite Draft; A. Conroy recommended having some consensus on the Draft to be
24 presented at a Public Hearing. When the IWWC is ready, a Public Hearing will be scheduled.
25 Public comment will be received at the Public Hearing and become part of the record. A.
26 Conroy mentioned that the IWWC can take as much time as needed to consider a final draft
27 of the Regulations before a vote is taken; a majority vote will be needed for final approval.
28 All information pertaining to the Regulation Rewrite can be found at the site highlighted
29 above. A. Conroy added that the IWWC will need to decide which communications
30 received, before or after the Public Hearing, become part of the record. She also reminded
31 the IWWC that the FOIA request that she received is still on-going.
32
33 6. Public Comment – None.
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35 7. 2022-IW-069 / Stevenson (Hackett/Fish) / 130 Taconic Road / 3-Lot Residential Subdivision with
36 Site Development Activities in the Upland Review Area / Map 19 / Lot 15 / DOR: 06/27/2022.
37 Pat Hackett, Engineer, described the proposed 3-lot re-subdivision. He indicated that proposed
38 Lot 1 has no development planned; A. Conroy noted that it is mostly under a conservation
39 easement. R. Conklin asked about the designated wetlands delineation areas and if they are
40 protected or not. Mr. Hackett answered that the conservation easement will stay, as it was
41 designated by Cynthia Rabinowitz and Mat Kiefer in the 1990's. R. Conklin asked if this A-2
42 survey was the only one done; A. Conroy answered that the map was never filed. R. Conklin
43 suggested that the maps don't agree with the Assessor's map. J. Landon noted that HVA
44 boundaries are not 100% accurate. R. Conklin pointed out that this area, which contains Moore
45 Brook, is one of the most ecologically sensitive in Town and contains critical habitat. He added
46 that vernal pools are not shown on the map; the information is incomplete. Mr. Hackett noted
47 that the conservation easement is all on Lot 1, not on the 2 new lots proposed. There was a
48 lengthy discussion about feasibility and possible future development. Mr. Hackett described a
49 map from the Natural Diversity Database (NDDDB) from December, 2021. He mentioned that
50 only Lot 3 is possible now for development: all details would be needed, this is just feasibility. S.
51 Spillane asked what is being asked of the IWWC; Mr. Hackett answered that the sub-division
52 plan needs approval, so that they can bury the utility lines along the road. V. Garfein indicated
53 that this could be an approval for the sub-division of the land only, not for any other permission.
54 A. Conroy asked if it would be possible to develop other plans that would not disturb the
55 wetland areas; Mr. Hackett indicated, possibly. She pointed out that proposed Lot 3 is likely and
56 realistic for short-term development; she also suggested that there should be a delineation
57 report. S. Spillane indicated that she wants the information on the vernal pools for the next
58 meeting; V. Garfein agreed and wants the information for intermittent watercourses, as well. P.
59 Neely wants additional information on the conservation area dimensions. M. Grace suggested
60 that there should be a site visit before any decisions are made; J. Landon will arrange a time to
61 go there with Mr. Hackett.

- 62 • **Motion: To Accept Application 2022-IW-069, with the Condition that the questions**
63 **about the vernal pools, intermittent watercourses and conservation area dimensions**
64 **be answered at the next meeting.**
- 65 • The **Motion** was made by S. Spillane, seconded by J. Landon and unanimously
66 **Approved.**

67
68 8. 202-IW-062 / Ivry (Griffing) / 17 Cobble Road – Cottage O-1 / 10'x12' Deck Platform on Concrete
69 Blocks / Map 15 / Lot 21 / DOR: 05/23/2022 / Withdrawn

70
71 9. 2022-IW-064D / Taylor Farm Bolton LLC (Zeiner) / 47 Dimond Road and Millerton Road / Long
72 Term Timber Management – Commercial Selective Timber Harvest / Map 05 / Lots 01 & 38 /
73 DOR: 05/23/2022.

74 J. Harney indicated that this application does not show use of “Best Practices”; there is nothing
75 in the proposed plan that refers to protection of the vernal pools, intermittent watercourses,
76 streams or other important natural resources, such as salamanders. Mr. Zeiner, Forester,
77 described some of the standard practices he uses. M. Grace asked about the delineation of the
78 wetlands and the URA. A. Conroy asked for details about the harvest; Mr. Zeiner answered 732
79 trees on 125 acres. There was a lengthy discussion, including: cutting next to the streams, the
80 management plan, amounts of disturbance, additional logging roads and water retention plans.
81 Mr. Zeiner indicated that the details are written in the narrative provided. J. Harney indicated
82 that he would like to meet at the site; J. Landon agreed and also wants some understanding of a
83 reasonable buffer around the pools, where nothing is touched. A. Conroy suggested a
84 breakdown of the maps into quadrants. J. Harney will probably meet with Mr. Zeiner on July 12,
85 2022 and report back to the Commission on July 11, 2022. M. Grace asked for a more detailed
86 map with the wetlands and URA delineations shown, as well as the vernal pools. A **Motion to**
87 **Table this Application to the Next Meeting**, was made by S. Spillane, seconded by J. Landon and
88 unanimously **Approved**.

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90 10. 2022-IW-068 / Marchione /31 Falls Mountain Road / lean Pond, Dry and Spread Spoils / Map 8 /
91 Lot 68 / DOR: 06/13/2022

92 A **Motion to Table Application 2022-IW-068** was made by P. Neely, seconded by S. Spillane and
93 unanimously **Approved**.

94
95 11. Regulation Rewrite Discussion

96 Abby Conroy asked if the Commission was OK choosing a meeting date, perhaps without 2
97 members attending, and moving along. She suggested August 8, 2022 for a discussion of the
98 Regulation Rewrites, with no regular business. She asked about the content, for comparison. R.
99 Conklin will submit his comments regarding definitions by July 25th. A. Conroy will insert the
100 suggested commentary; the Commission will think about other sections of the regulations, also.

101
102 **Adjournment. So Moved** by S. Spillane, seconded by J. Landon and unanimously **Approved**.

103 The meeting was adjourned at 8:09 pm.