

SALIBURY INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

AUGUST 22, 2022 – 6:30PM (VIA ZOOM)

- 1 1. Call to Order. Meeting was called to order at 6:30pm.
- 2
- 3 2. Roll Call & Seating of Alternates. Present: Larry Burcroff, Peter Neely, Maria Grace, Sally
- 4 Spillane, Steve Belter, John Landon, Russ Conklin (Alternate), John Harney (Alternate), Vivian
- 5 Garfein (Alternate), Abby Conroy (Land Use Administrator) and Georgia Petry (Recording
- 6 Secretary). Absent: Cary Ullman. R. Conklin was seated as voting Alternate for C. Ullman.
- 7
- 8 **3. Approval of Agenda.** A. Conroy requested that Item 14.a. be added to the agenda – Discussion
- 9 of Roofing and Re-roofing Properties / Possible Agent Determination. **A Motion to Approve the**
- 10 **Agenda, as amended,** was made by S. Spillane, seconded by J. Landon and unanimously
- 11 **Approved.**
- 12
- 13 4. Approval of the Minutes of August 8, 2022. Tabled.
- 14
- 15 5. Public Comment – None.
- 16
- 17 6. Correspondence – CACIWC – Spring 2022 is on-line, along with a letter from the Salisbury Lakes
- 18 Homeowners dated August 5, 2022. A pamphlet from the Town of Sharon will be scanned to
- 19 the website.
- 20
- 21 7. 2022-IW-073D / 145 TR LLC (Keenan) / 145 Taconic Road / Removal of Dead Trees / Map 19 / Lot
- 22 19 / DOR: 07/25/2022
- 23 **A Motion to Table this Application** was made by S. Spillane, seconded by M. Grace and
- 24 unanimously **Approved.**
- 25
- 26 8. 2022-IW-075 / Zimmerman (Grickis) / 16 Woodland Drive / Addition to Single Family Dwelling
- 27 and Associated Site Improvements Including Septic System in the Upland Review Area (URA) /
- 28 Map 35 / Lot 6 / DOR: 08/22/2022
- 29 Attorney William Grickis, representing the applicant, presented the application. He indicated
- 30 that all proposed activity would be within the buffer areas, with no direct impact on the
- 31 wetlands; he added that the activity would be minimal and there are no feasible alternatives. L.
- 32 Burcroff asked how far the proposed septic field would be from the wetlands; George
- 33 Johannesen, Engineer, answered about 35' or 40'. Silt fence and hay bales would be used for
- 34 erosion control. S. Spillane asked why the area of disturbance is so large; Mr. Johannesen
- 35 answered that it is for grading and tree removals. Attorney Grickis pointed out that TAHD is
- 36 requiring an upgrade to the septic system, because of the proposed addition to the house; S.

37 Belter suggested that it was a good idea. S. Spillane suggested having a native plants buffer
38 about 5' wide along the wetlands, instead of mowed lawn. After further brief discussion, a list
39 of Conditions for Approval was requested, as follows:

- 40 • Soil and Erosion Control Plan
- 41 • Plans approved by TAHD
- 42 • Plan to show planting buffers along entire wetlands line and a list of plants
- 43 • Distances from all activities to wetlands

44 A **Motion to Accept the Application, with the Conditions**, was made by S. Belter, seconded by S.
45 Spillane and unanimously **Approved**.

- 46
- 47 9. 2022-IW-076D / Appalachian Mountain Club / 99 Mount Washington Road / Box Steps for
48 Appalachian Mountain Club in the Upland Review Area (URA) / Map 22 / Lot 29 / DOR:
49 08/22/2022

50 Rod Parlee, representing the applicant, described the proposed box steps to replace the failing
51 log steps as easier and safer. The material to be used will be wood boxes filled with gravel; S.
52 Belter suggested the use of cedar for the wood. S. Spillane pointed out that there should be a
53 barrier to prevent materials from going into the stream, when they are removed. A **Motion to**
54 **Accept 2022-IW-076D as a Regular Application** was made by J. Landon, seconded S. Belter and
55 unanimously **Approved**.

- 56
- 57 10. 2022-IW-077D / Smith (White) / 119 & 121 Long Pond Road / Farm Access and Cow Grazing
58 Pasture / Map 2 / Lots 16 & 28 / DOR: 08/22/2022

59 The applicants described the proposed activity as clearing and brush hogging, with a 12' access
60 for emergency vehicles. Linda Smith indicated there would be no tree take-downs, just shrubs.
61 S. Spillane asked if the proposed cow pasture is in the wetlands; the answer was yes, with about
62 6 to 10 cows. The applicant is proposing about 3 acres of pasture, perhaps using 1 acre at a
63 time. S. Spillane expressed her concern about having cows in the wetland; the proposed
64 pasture is entirely in the wetland. According to the applicants, the area will be fenced and there
65 is one dry acre next to the barn, if needed. A. Conroy went over the points for exempt activity,
66 including grazing and farming, for a Declaratory Ruling. A **Motion to Find Application 2022-IW-**
67 **077D, as Exempt Activity**, was made by S. Belter, seconded by P. Neely and unanimously
68 **Approved**.

- 69
- 70 11. 2022-IW-078 / Dana and Frederick Rohn / 100 Interlaken Road / New Septic and Well for
71 Existing Residence/ Map 39 / Lot 16 / DOR: 08/22/2022

72 The applicant described the existing situation and the need for a new well and septic system
73 plan, which was required by TAHD. Mr. Rohn explained that a new pumped septic system has to
74 be installed, with the disturbance occurring down by the existing cottage near the lake and
75 within the 75' Review Area. S. Belter wants to meet with Engineer Ralph Stanton on the site; he
76 will ask about alternatives and other questions. A **Motion to Accept Application 2022-IW-078**
77 **was made by S. Spillane, seconded by J. Landon and unanimously Approved**.

- 78
- 79 12. 2022-IW-079 / 145 TR LLC / 145 Taconic Road / Construct New Single Family Dwelling and
80 Associated Site Improvements / Map 19 / Lot 19 / DOR: 08/22/2022
81 Todd Parsons, Lenard Engineering, described the proposed activity on a 2-acre building
82 envelope, which is part of a larger 14-acre property that includes conservation easements. In
83 addition to the proposed house, there would be a pool and a 40'x 60' barn. All driveways would
84 be paved. Mr. Parsons offered that there would be no direct impact to the wetlands, but there
85 would be impacts within the 75' URA. He pointed out that the closet part of the barn to the
86 wetlands would be 71', the closest part of the driveway would be 31' and the closest point of
87 the septic system would be 79' from the wetlands. S. Spillane asked about the size of the
88 driveway next to the barn and why it is planned to be impervious surface; Mr. Parsons answered
89 that it is the most practical. The property was described as mostly meadow now, sloping down
90 to the lake. There were questions about the easements and notification issues; M. Grace noted
91 that the Nature Conservancy holds the easements. The Commission had several other questions
92 and determined that they want their Engineer, Tom Grimaldi, to review the plans. **A Motion to**
93 **Accept the Application, with a review by Tom Grimaldi,** was made by S. Belter, seconded by S.
94 Spillane and unanimously **Approved.**
95
- 96 13. 2022-IW-080 / Malham (Lenard Engineering – Parsons) / 178 South Shore Road / Water Softener
97 System / Map 60 / Lot 22
98 Todd Parsons described the proposed system with a discharge chamber, which would be about
99 18' below grade and about 75' from the lake. After brief discussion, a **Motion for Agent**
100 **Determination** was made by S. Belter, seconded by P. Neely and unanimously **Approved.**
101
- 102 14. 2022-IW-081D / Moskowitz & Petricca (Wolfe) / 337/339/341 Undermountain Road / Ash
103 Timber Harvest / Map 19 / Lots 01, 01-09, 15-04
104 John Wolfe, representing the applicants, described the proposed timber harvest. He indicated
105 that he would be cutting timber in the wetlands; J. Landon pointed out that the land is adjacent
106 to Ball Brook, which is an important feeder stream. Mr. Wolfe asked what the rules are in
107 Salisbury, regarding stream crossings. He briefly described the way he will handle the stream
108 crossing. It was noted that this property is not under a conservation easement. J. Harney
109 offered to walk the property with Mr. Wolfe. **A Motion for a Declaratory Ruling, Exempt**
110 **Activity,** was made by S. Belter, seconded by J. Landon and unanimously **Approved.**
111
- 112 14. a. Discussion: Roofing and Re-roofing in the Upland Review Area. A. Conroy suggested that
113 she could do Agent Determinations, when applicable, and issue permits. The on-line permitting
114 system is now able to catch roofing/re-roofing in the applications. The Commission agreed.
115
- 116 **Adjournment. So Moved** by J. Landon, seconded by S. Spillane and unanimously **Approved.**
117 The meeting adjourned at 8:52pm.