

SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

SEPTEMBER 12, 2022 – 6:30PM (VIA ZOOM)

- 1 1. Call to Order. The meeting was called to order at 6:32pm.
- 2
- 3 2. Roll Call & Seating of Alternates. Present: Larry Burcroff, Peter Neely, John Landon, Sally
- 4 Spillane, Maria Grace, Cary Ullman, Russ Conklin (Alternate), John Harney (Alternate), Vivian
- 5 Garfein (Alternate – left the meeting), Abby Conroy (Land Use Administrator) and Georgia Petry
- 6 (Recording Secretary). Absent: Steve Belter. R. Conklin was appointed Voting Alternate for S.
- 7 Belter.
- 8
- 9 3. **Approval of Agenda.** A. Conroy requested 2 additions to the agenda: Scheduling and
- 10 Application Forms Review. Application Forms Review became Item #17, instead of Regulation
- 11 Rewrite Discussion, which was removed from the agenda. A **Motion to Approve the Agenda, as**
- 12 **amended**, was made by J. Landon, seconded by P. Neely and unanimously **Approved.**
- 13 Scheduling: A. Conroy requested that the September 26, 2022 meeting be canceled and re-
- 14 scheduled as a Special Meeting for Regulation Rewrite Discussion on October 3, 2022. A **Motion**
- 15 **to Approve the Requested Schedule Change to October 3, 2022** was made by S. Spillane,
- 16 seconded by R. Conklin and unanimously **Approved.**
- 17
- 18 4. **Approval of the Minutes of August 8, 2022. So Moved** by J. Landon, seconded by P. Neely and
- 19 unanimously **Approved.**
- 20
- 21 5. **Approval of the Minutes of August 22, 2022. So Moved** by J. Landon, seconded by P. Neely and
- 22 unanimously **Approved.**
- 23
- 24 6. Public Comment – None
- 25
- 26 7. Correspondence – None
- 27
- 28 8. 2022-IW-073D / 145 TR LLC (Keenan) / 145 Taconic Road / Removal of Dead Trees / Map 19 / Lot
- 29 19 / DOR: 07/25/2022 / Withdrawn by Applicant
- 30
- 31 9. 2022-IW-075 / Zimmerman (Grickis) / 16 Woodland Drive / Addition to Single Family Dwelling
- 32 and Associated Site Improvements including Septic System in the Upland Review Area (URA)
- 33 Map 35 / Lot 6 / DOR: 08/22/2022
- 34

35 Attorney William Grickis, representing the applicant, was present for questions and the review
36 of the new site plan details, as submitted by George Johannesen. P. Neely asked about the
37 setback from the wetlands; A. Conroy offered that it is 25' to 30'. Attorney Grickis noted that
38 the plan was approved by TAHD and there is going to be a lot line revision to accommodate it.
39 S. Spillane asked about the plant list; she and M. Grace agreed that it is a good list. A **Motion to**
40 **Approve Application 2022-IW-075** was made by J. Landon, seconded by S. Spillane and
41 unanimously **Approved**.

- 42
43 10. 2022-IW-076D / Appalachian Mountain Club / 99 Mount Washington Road / Box Steps for
44 Appalachian Mountain Club Trail in the Upland Review Area (URA) / Map 22 / Lot 29 / DOR:
45 08/22/2022

46 There was no new information and it was determined that a full application would be eligible for
47 consideration at this meeting. After brief review and discussion, A **Motion for Agent**
48 **Determination, with the Condition of putting a tarp down to collect materials during**
49 **construction**, was made by S. Spillane, seconded by M. Grace and unanimously **Approved**.

- 50
51 11. 2022-IW-078 / Dana and Frederick Rohn / 100 Interlaken Road / New Septic and Well for
52 Existing Residence / Map 39 / Lot 16 / DOR: 08/22/2022

53 The plans by Engineer Ralph Stanton were reviewed. L. Burcroff had spoken with S. Belter, who
54 had conducted a site visit with the Rohns and Mr. Stanton. It was noted that the new lines will
55 have to be separated; silt fence will be used on both sides. The well is intended to serve 2
56 houses, the main house and a future guest house. S. Spillane asked that A. Conroy inspect the
57 silt fence, at the pre-construction meeting. She also asked that existing soil be used, not to
58 bring in additional soil with invasives. **Motion to Approve Application 2022-IW-078, with the**
59 **following Conditions: a site visit by A. Conroy after the silt fence is put up pre-construction**
60 **and no additional top soil to be brought in.** The **Motion** was made by J. Landon, seconded by S.
61 Spillane and unanimously **Approved**.

- 62
63 12. 2022-IW-079 / 145 TR LLC / 145 Taconic Road / Construct New Single Family Swelling and
64 Associated Site Improvements. / Map 19 / Lot 19 / DOR: 08/22/2022

65 Todd Parsons, Engineer, reviewed the proposed plans which had been reviewed by Engineer
66 Tom Grimaldi, as requested by the IWWC. As a Condition of Approval, Mr. Grimaldi asked that
67 the Bond amount be increased to \$31K, which was agreed to along with other recommended
68 conditions. There was a lengthy discussion about the size of the paved areas, runoff, a floor
69 drain in the barn, design and the necessary maintenance of the rain gardens in the future. M.
70 Grace asked about the coverage of the area now; P. Neely responded that it is wooded and J.
71 Landon pointed out that there is a designated rare critical habitat area nearby. Mr. Parsons did
72 not want to have a floor drain in the barn and noted there would be no plumbing in the barn.
73 He added that there would be some maintenance required of the rain gardens to prevent build-
74 up of materials. Members S. Spillane, L. Burcroff and J. Landon commented on the importance
75 of maintaining the rain gardens as being critical. A. Conroy suggested that would have the site

76 plan, as approved, as part of the public record. S. Spillane requested that a recommendation of
77 yearly cleaning of the rain gardens be a Condition of Approval. A **Motion to Approve**
78 **Application 2022-IW-079, with the Standard Conditions and the Condition of Annual Cleaning**
79 **of the Rain Gardens**, was made by J. Landon, seconded by P. Neely and unanimously **Approved**.
80 A. Conroy pointed out that inspection by Tom Grimaldi can be requested pre-construction and
81 after the building is complete; she noted that he can provide an estimate for his services that
82 would go into the escrow also.

83
84 13. 2022-IW-083 / Marshall (Beardsley) / 3 Lamotte Road / Construct New Swimming Pool in Upland
85 Review Area / Map 23 / Lot 43-2 / DOR: 09/12/2022

86 No representatives were present. The Commission needs more information. A **Motion to Table**
87 **the Application** was made by S. Spillane, seconded by R. Conklin and unanimously **Approved**.
88

89 14. 2022-IW-064 / Salaway (Capecelatro) / 300 Between the Lakes Road / Two-Lot Residential
90 Subdivision / Map 64 / Lot 7 / DOR: 09/12/2022

91 J. Harney recused himself from the consideration of this application. Attorney Capecelatro
92 described the proposed subdivision; Lot #1 exists and a 4.4 acre Lot #2 is proposed. The lots are
93 in the Lake Protection Overlay District. The applicant is asking for the 2-lot subdivision only, at
94 this time. A. Conroy pointed out that 1 Lot exists and is developed; the proposed Lot #2 is
95 outside of the Upland Review Area now, but that could change in the future. No development
96 activity is proposed tonight. A **Motion to Approve Application 2022-IW-064, as Having No**
97 **Regulated Activity**, was made by R. Conklin, seconded by P. Neely and unanimously **Approved**.
98 A. Conroy will write a memo to the Planning & Zoning Commission to inform them of this
99 decision.

100
101 15. Agent Approval – Roof in URA at 65 Interlaken Estates. A. Conroy issued the Approval, as well as
102 another one for a water softener system.

103
104 16. Trout Unlimited – Salmon Kill Restoration Stabilization Project – Wolcott Site. This is
105 information showing what work will be done; the project is part of an overall permit already
106 issued.

107
108 17. Application Form Review – Online Permits – A. Conroy gave a detailed description of the new
109 online permitting system and how it will function. It will be used by the Town and the public.

110
111 18. **Adjournment. So Moved** by J. Landon, seconded by S. Spillane and unanimously **Approved**.
112 The meeting adjourned at 8:35pm.