

Salisbury Inland Wetlands and Watercourses Commission

Regular Meeting

December 12, 2022 – 6:30PM (Via Zoom)

- 1 1. Call to Order. The meeting was called to order at 6:30pm.
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- 3 2. Roll Call & Seating of Alternates. Present: Larry Burcroff, Peter Neely, John Landon, Maria
- 4 Grace, Sally Spillane, Russ Conklin (Alternate), Vivian Garfein (Alternate), John Harney
- 5 (Alternate), Abby Conroy (Land Use Administrator) and Georgia Petry (Recording Secretary).
- 6 Absent: Steve Belter and Cary Ullman. R. Conklin was seated as voting alternate for S. Belter
- 7 and V. Garfein was seated as voting alternate for C. Ullman.
- 8
- 9 **3. Approval of Agenda.** A. Conroy asked for a Report from the Joint Subcommittee to be added to
- 10 the Agenda as Item #6.a. **A Motion to Approve the Agenda, as amended,** was made by S.
- 11 Spillane, seconded by P. Neely and unanimously **Approved.**
- 12
- 13 **4. Approval of Minutes of November 14, 2022. So Moved** by J. Landon, seconded by P. Neely an
- 14 **Approved with one abstention,** M. Grace was not at that meeting. P. Neely commented that R.
- 15 Conklin’s total presentation was not reflected in the Minutes under Item #11.
- 16
- 17 **5. 2023 Meeting Date – Reschedule 02/13/2023 Meeting. A Motion to Reschedule the**
- 18 **02/13/2023 meeting to 02/07/2023 at 6:30pm.** was made by P. Neely, seconded by S. Spillane
- 19 and unanimously **Approved.**
- 20
- 21 6. Public Comment – None
- 22
- 23 6. a. Joint Subcommittee IWWC/PZC Report – Special Meeting 12/09/2022
- 24 V. Garfein explained the Subcommittee concerns that the IWWC Regulations Rewrite was not
- 25 moving along, although the Definitions and Commentary have been reviewed and generally
- 26 accepted, with the exception of the Regulated Activities. The Subcommittee would like to have
- 27 a workshop for the community sometime soon to target 2 main issues: 1) the URA (Upland
- 28 Review Area) distance measurement to be used in the Lake Protection Overlay District (LPOD) of
- 29 no more than 300’ and no less than 150’, as recommended by the Subcommittee and 2) Vernal
- 30 Pools – the URA distance measurement within 150’ up to 750’, as proposed, depending on if it is
- 31 a documented exemplary vernal pool, as defined. After public input is received, the
- 32 Subcommittee will meet again and propose final recommendations; S. Spillane suggested that
- 33 the IWWC wait for the final recommendations. There was a lengthy discussion about the
- 34 format, process and purpose of the workshop. R. Conklin indicated that he would like the

35 Subcommittee to meet with the IWWC before going to a public meeting to discuss the changes.
36 A. Conroy described the Subcommittee as having looked at a range of distance measurements,
37 the logic and the resources behind the recommendations; they would then consider other
38 perspectives from the public. J. Landon agreed with having public input, but pointed out that
39 the final decisions will be made by the IWWC, in the best interests of the town; the input will
40 not be the deciding factor. J. Harney and L. Burcroff agreed. S. Spillane emphasized the need to
41 publicize the workshop meeting as much as possible.
42

- 43 7. 2022-IW-091 / Skattum (Capecelatro/Hackett) / 27 & 29 West Shore Place / Create Vegetative
44 Shoreline Buffer, Two Lake Access Points, Install Septic System and Site Improvements / Map 66
45 / Lot 40 & 41 / DOR: 11/14/2022.

46 There was a site visit by A. Conroy and R. Conklin. Initial comments had been received from
47 Engineer Tom Grimaldi on December 8, 2022; Pat Hackett reviewed that letter and minor
48 changes he had made in response. There were questions about the lake access points, roof
49 runoff and the well water supply. R. Conklin complimented Mr. Hackett on the water treatment
50 infiltration plan. He also suggested that any dead trees be removed from the buffer zones first.
51 A second email response was received from Mr. Grimaldi earlier today, which requested an
52 update to the revised plans submitted on EMS Sheet 1. A. Conroy read that Mr. Grimaldi had 2
53 Recommendations and 10 Recommended Conditions of Approval. A. Conroy commented that
54 she recommends requiring monthly reports with photos from the design engineer to the Land
55 Use Administrator. She also recommended that an escrow be posted for the Town Consulting
56 Engineer, as has been done on larger projects. **A Motion to Approve Application 2022-IW-091,**
57 **with the Standard Conditions and All Recommended Conditions of Approval, as read, was**
58 **made by R. Conklin, seconded by P. Neely and unanimously Approved.**
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- 60 8. 2022-IW-092 / Rosenblum & Marchione (Allied Engineering/Johannesen) / 31 Falls Mountain
61 Road / Renovate Pond and Repair Outlet Structure / Map 08 / Lot 68 / DOR: 12/12/2022
62 George Johannesen described the proposed activity. P. Neely suggested waiting to start the
63 work until May, not in April; Mr. Johannesen indicated he could start some work in January or
64 February. A. Conroy noted that the IWWC approval would have to wait until January 9, 2023. P.
65 Neely will visit the site on December 13, 2022. **A Motion to Accept Application 2022-IW-092**
66 **was made by S. Spillane, seconded by J. Landon and unanimously Approved.**
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- 68 9. 2022-IW-093 / Cuniberti / 115 Between the Lakes Road / Pilings for Access Bridge to Existing
69 Boathouse / Map 20 / Lot 1 / DOR: 12/12/2022.

70 Michael Black, representing the applicant, described the proposed project. The existing
71 deteriorated wooden bridge would be replaced; the pilings in the water would not be replaced,
72 just the pilings by the shore. There were questions about the length of the replacement bridge,
73 the materials and the process to be used. R. Conklin pointed out that repair to the boathouse
74 roof would require another application. **A Motion to Accept Application 2022-IW-093 was**
75 **made by S. Spillane, seconded by P. Neely and unanimously Approved.**

76 10. Regulation Rewrite Discussion

77 It was suggested by A. Conroy that the members review and consider the list of activities that
78 are permitted; then the Joint Subcommittee could continue work on the list of Regulated
79 Activities. When the IWWC has a list of activities for Agent Approval, it would be a guidance
80 document, not part of the Regulations. V. Garfein suggested that the list could be reviewed
81 every year. A. Conroy has a basic draft posted; she will inform the IWWC of the P&Z setback
82 requirements. She suggested that for the January 9, 2023 meeting, consideration be given to
83 fixing the language in this draft document; looking at the Bylaws; and reviewing the new
84 application fee schedule. She also suggested perhaps reserving a space in the Bylaws for the
85 new fee schedule, which can be approved without a hearing.

86 R. Conklin mentioned that he had read the vernal pool mapping and the evaluations had already
87 been done on 150 that had been identified on a list. He added that a GIS layer would be helpful,
88 as well as an explanation of the criteria that was used.

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90 **Adjournment. So Moved** by P. Neely, seconded by J. Landon and unanimously **Approved**. The
91 meeting adjourned at 8:00pm.

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