

SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

FEBRUARY 7, 2023 – 6:30PM (VIA ZOOM)

- 1 1. Call to Order. The meeting was called to order at 6:33pm.
2
3 2. Roll Call & Seating of Alternates. Present: Larry Burcroff, Peter Neely, Sally Spillane, Maria
4 Grace, John Landon, Russ Conklin (Alternate), John Harney (Alternate), Abby Conroy (Land Use
5 Director) and Georgia Petry (Recording Secretary). Absent: Steve Belter, Cary Ullman and Vivian
6 Garfein (Alternate). L. Burcroff (Chair) had no audio signal; S. Spillane became Acting Chair. R.
7 Conklin and J. Harney were seated as voting members.
8
9 3. **Approval of Agenda. So Moved** by P. Neely, seconded by J. Landon and unanimously **Approved**.
10
11 4. **Approval of Minutes of January 23, 2023. So Moved** by P. Neely, seconded by R. Conklin and
12 unanimously **Approved**.
13
14 5. Public Comment – None
15
16 (L. Burcroff (Chair) rejoined the meeting; Acting Chair S. Spillane stepped down)
17 (R. Conklin was unseated as a voting member at 6:38pm)
18
19 6. 2023-IW-002 / West Twin Hydro-Raking Group (Conklin) / 65 Washinee Heights Rd (Multiple
20 Properties) / Restoration and Maintenance by Hydro-Raking / DOR: 02/07/2023
21 R. Conklin described the details of the application. The 11 sites are located on West Twin Lake;
22 a total of about 1 acre would be disturbed. He offered a detailed history of the 4 waterbodies in
23 the Twin Lake system. He pointed out that anyone on West Twin Lake can get in on the permit;
24 this is the Group’s third application. This application is seeking a multi-year (3 year) permit. The
25 Group is also petitioning for a reduction of the fees, under Section 19.7.b which allows petition
26 for actual costs, if thought to be excessive. Spoil Disposition and Time Frame – each landowner
27 will dispose of spoil dewatering no later than August 15th each year. S. Spillane asked how much
28 of a fee reduction was being requested; R. Conklin answered \$550 total fees for the application.
29 S. Spillane asked for a yearly report; R. Conklin agreed. A **Motion to Accept Application 2023-**
30 **IW-002** was made by P. Neely, seconded by J. Landon and unanimously **Approved**. The
31 application will be considered at the next meeting. (R. Conklin was re-seated at this time.)
32
33 7. 2023-IW-001 / Saar / 91 Preston Lane / Demolish and Construct New Single-Family Dwelling and
34 Associated Site Improvements / Map 69 / Lot 31 / DOR: 01/23/2023
35 A site visit had been conducted by A. Conroy and R. Conklin. Newly revised plans were
36 submitted and are online; the applicant asked for the application to be tabled, as the plans will

37 need to be reviewed by Engineer Tom Grimaldi. A **Motion to Table Application 2023-IW-001**
38 was made by S. Spillane, seconded by P. Neely and unanimously **Approved**.

39
40 8. Regulation Rewrite Discussion

41 Points reviewed by A. Conroy with Janet Brooks included:

- 42 • the need to adopt a map; A. Conroy is asking the GIS company for layers for a map
- 43 • Regulated Activities – Attorney Brooks is not opposed to the URA measurements, but
44 case law may not support all of it. She will look into breaking out the Regulated
45 Activities definition.
- 46 • There is no answer yet about Agent Approvals
- 47 • Conroy got guidance on the recommended use of “safety-valve” language

48 Further discussion included the topic of vernal pools. J. Landon asked what could be done with
49 an application, if an important vernal pool had been identified; A. Conroy noted that they can’t
50 require additional research on a neighboring property. P. Neely asked if the GIS layer would
51 show vernal pools; A. Conroy indicated that it could be a layer on the wetlands map and that
52 could become part of the dialogue with an applicant, in the future. R. Conklin had many
53 comments and questions including: whether vernal pools could be sorted and added as
54 evaluated; what criteria have been used to evaluate them; standards of measurement; and the
55 process of updating maps. M. Grace commented that an expert on GIS mapping is needed and
56 perhaps having a subcommittee on mapping vernal pools. She noted that the Conservation
57 Commission has merged addresses with potential vernal pools; they need to be prioritized and
58 they aren’t there yet. P. Neely offered that there is a vernal pool on his property which could be
59 evaluated, for training. M. Grace added that the Conservation Commission may offer a
60 training/workshop to land use commissioners, led by Michael Klemens; from that a process
61 could be created to certify other volunteers to identify vernal pools, at some point. Site visits
62 might begin in early March. The site visits will just be for gathering data; no policy or
63 conclusions will be discussed. A. Conroy will look into what other towns have done about
64 mapping vernal pools. J. Landon mentioned that there needs to be some sort of database
65 capability, such as for storing photos; A. Conroy is looking for ways to do that. L. Burcroff
66 suggested setting a date at the next meeting to go to P. Neely’s vernal pool.

67 L. Burcroff brought up the point of including climate change in the regulations; he indicated that
68 the science is quite clear about climate change, in his opinion, as a reason to increase the URA.

69 **A Motion to Adopt the Phrase “Climate Change” into the IWWC Regulations** was made by S.
70 Spillane, seconded by J. Harney and unanimously **Approved**. L. Burcroff asked the members to
71 think about the URA measurements, give their opinions, to come up with numbers and reasons
72 for supporting them at the next meeting on 2/27/2023. M. Grace invited members to attend
73 the Conservation Commission meetings; the next one is on March 2, 2023 at 6:00pm.

74
75 **Adjournment. So Moved** by S. Spillane, seconded by P. Neely and unanimously **Approved**. The
76 meeting adjourned at 7:39pm.