

## ***Salisbury Pathways Committee***

### ***Seventy Fourth Meeting***

Date and Time: Monday, March 13, 2023, at 5:30 p.m.

Location: Virtual via Zoom.

Present via Zoom: Natalia Smirnova, Chris Williams, Pat Hackett

### **Minutes:**

Call to order – 5:31 p.m.

1. Approval of the minutes of the Special Meeting on February 27, 2023.  
Minutes approved = 2; abstain = 1.
2. Status of the Connectivity Grant.  
Contractor's contract is signed. The date of the start is not yet determined.
3. Status of the TRIP application: discussion of the timeline that Chris prepared for the P&Z meeting on March 20.
  - Phase I of the project. Lenard Engineering prepared the preliminary layout of the "connection" portion. The challenge there is the grade, i.e. the terrain is "slipping to the side". David Patista, Curtis Rand, Pat Hackett, and Chris Williams were discussing a better way to approach this challenge.
  - Phase II of the project. Pat and David walked the Rt 41 – Cobble Street. The sidewalk will be on the left side of Rt 41 going from Town Center. At Conklin Street, we would cross over. At the corner of Cobble Street, the sidewalk will "swing between the trees" for the safest way. This will need support from Salisbury Housing Commission. Now it is too early to approach them.
  - Timeline of the project. Chris prepared the map and timeline of the project to show at the P&Z meeting on 3/20. This document is attached. The vote was taken to approve the submission of this document to P&Z. Approved unanimously.
4. Discussion of the research planning for Strategic Plan development: Kathy, Natalia, Gerry.  
Natalia reported that we started thinking how to approach our planning. Natalia and Kathy confirmed with Maria Horn that the Bond Form could be used for gathering materials and building a case for future funding. The funding could be a grant, not necessarily a bond. This form is to be completed and submitted to Maria as a summary of what we have and what is needed. Our Strategic Planning Initiative will be a good start.
5. Citizens comments – no citizens present.
6. New Business – Next meeting is on April 10. Agenda: report from P&Z meeting; Connectivity grant update; TRIP application update; Strategic Plan process discussion.

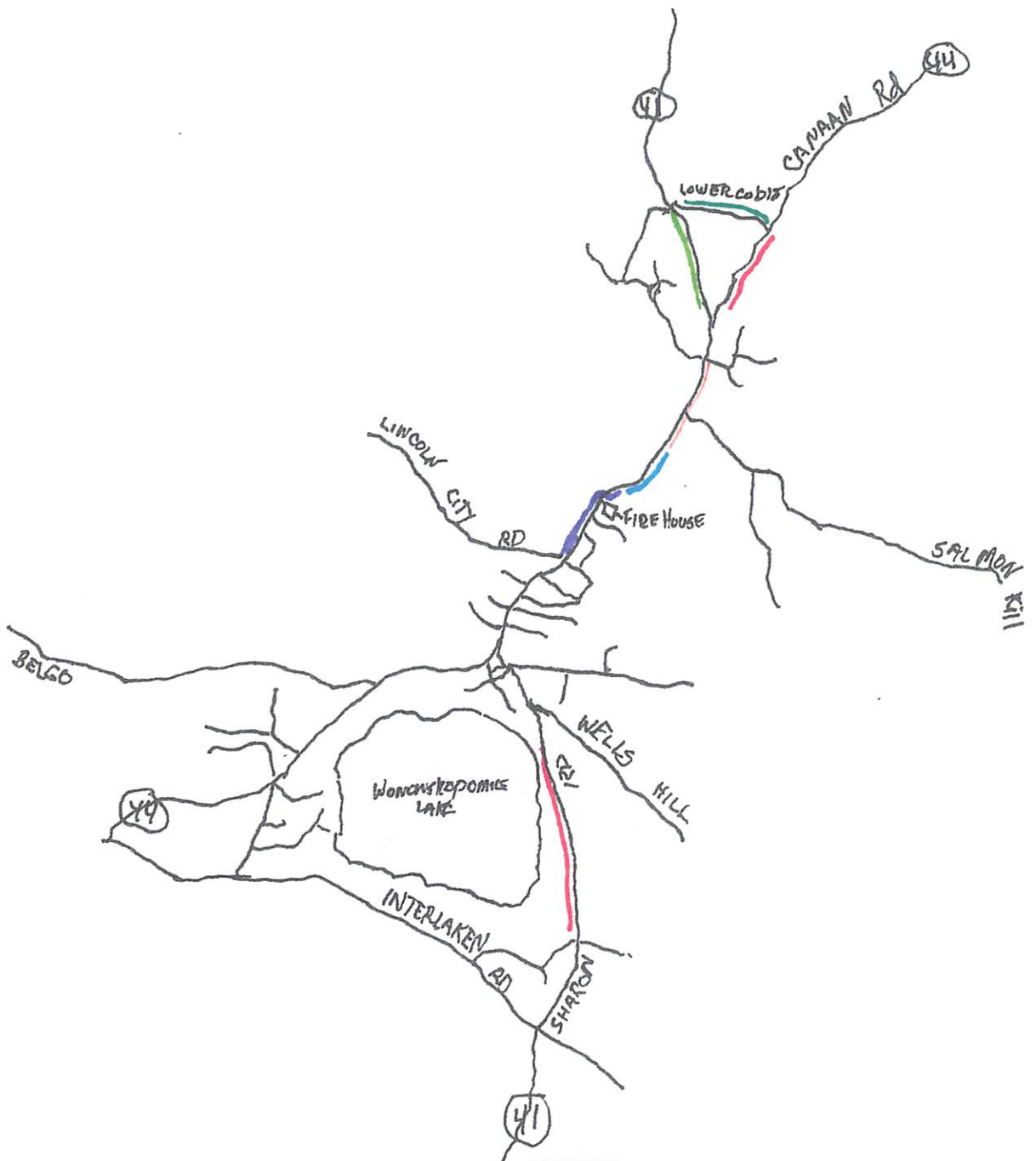
Meeting adjourned at 5:48 p.m.

*Minutes respectfully submitted by Natalia V. Smirnova, Secretary, on March 19, 2023.*

SALISBURY PATHWAYS COMMITTEE

PROJECTS MAP

- Connectivity Grant ● —
- Revitalizing Side Walk (Libray St. / Salmon Kill Rd & beyond) ● —
- Trip Grant - Phase 1 ● —
- Phase 2 ● —
- Phase 3 ● —
- Future Goals ● —



Pathways Committee minutes can be found on Town of Salisbury website under Boards and Commissions.

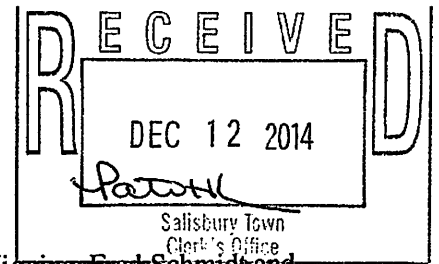
1. Committee statement. Salisbury Pathways Committee page on Town website.
2. Priorities of Pathways Committee. Pathways minutes 2014 page 6, item #4.
3. Meet with P&Z Nov. 18, 2014 Pathways Committee minutes 2014 page 26, item A. P&Z minutes November 18, 2014, lines 21-25.
4. Meet with Conservation Commission (Inland Wetlands) July 13 2015. Pathways committee minutes 2015 page 45. Conservation Commission minutes July 13, 2015 Page 1 top.
5. Letter of support from Salisbury Central School and Board of Education Pathways Committee minutes 2015 page 56.
6. Letter to property owners from Lincoln City to Brook St. Pathways Committee minutes 2015 page 59.
7. Road Safety Audit done by State of CT. This is what the Pathways Committee used for steps to gain access to the Connectivity Grant. Pathways Committee minutes 2016 page 61.
8. Application for State of CT Connectivity Grant, Lincoln City to Brook St as an emergency evacuation route for Salisbury Central School to emergency shelter Lakeville Hose Company. Pathways Committee minutes 2017 page 8.
9. State of CT deferred Connectivity Grant, still worked off State Safety Audit, start revitalize sidewalk Library St. to Salmon Kill Rd and beyond. Pathways Committee minutes 2018 page 1.
10. First Selectman asks Pathways Committee to work on flashing beacons at Rail Road Ramble Salmon Kill Rd crossing. Pathways Committee minutes 2018 page #8 item 4.
11. Received Connectivity Grant from State of CT for Lincoln City to Brook St. Pathways Committee minutes 2018 page 21.
12. Letter to the Editor of Lakeville Journal, Pathways Committee minutes 2018 page 25.
13. RFP for Connectivity Grant Work. Pathways Committee minutes 2019 page 11.
14. Lenard Engineering working on plans for revitalizing sidewalk, Library St to Salmon Kill Rd and beyond. Pathways Committee minutes 2019 page 22.
15. Malone and Macbroom selected as engineering firm for Connectivity Grant 2019
16. Feasibility Study by Malone and MacBroom ( which side of Rt 44 / 41 would be best for Connectivity Grant.) Pathways Committee minutes 2020 page 2.
17. Town meeting for approval of funding for design costs February 5, 2020 Connectivity Grant.

Pathways Committee minutes can be found on Town of Salisbury website under Boards and Commissions.

18. DOT permit in hand for Library St to Salmon Kill Rd and beyond. Lenard Engineering will help craft RFP for work. Pathways Committee minutes January 2021 page 2 item # 3.
19. Inland Wetlands Commission is now reviewing the paperwork for the bridge over brook. It agrees with the project in general but needs to have a 15-day public notice period. This will be in compliance by the end of March. Pathways Committee minutes March 2021 page 1 item #5. Salisbury IWWC minutes March 1, 2021, page 3, item 11.
20. CTSHOP review Connectivity Grant and found no adverse affect to historical properties. Pathways Committee minutes March 2021 page 6.
21. Revitalize sidewalk Library St to Salmon Kill Rd put on hold, flashing beacons at Salisbury cross walks a priority. Pathways Committee minutes June 2021.
22. Revitalize sidewalk Library St to Salmon Kill Rd back on, out for bid. Pathways Committee minutes September 2021 item 3.
23. Connectivity Grant, flood study and hydraulic analysis that CTDEEP required. Funded. Pathways Committee minutes October 2021 item #2.
24. Revitalize sidewalk Library St to Salmon Kill. There was a bid opening on September 27, 2021 with three bids. Progressive for \$53,840, took low bid. Pathways Committee minutes October 2021 item #3.
25. Connectivity Grant, Property owners were surveyed by the Town to get their approval for the sidewalk work. Everyone signed the agreement. National Iron Bank was not happy about their parking lot, which now will be enclosed with only one entrance through the driveway. Pathways Committee minutes February 2022 item #2 b.
26. Revitalize sidewalk Library St to Salmon Kill Rd. Low bidder out of business moving to second lowest bidder. Pathways Committee minutes February 2022 item #3.
27. Committee Priorities revisited and affirmed. Pathways Committee minutes April 2022 item #4.
28. Connectivity Grant, Engineering firm collected all releases for right to grade from property owners. Pathways Committee minutes May 2022 item #2.
29. Connectivity Grant, approval letter from the CTDOT for the permitting of the pedestrian bridge. Pathways minutes September 2022 item #2.
30. Revitalization of sidewalk Library St to Salmon Kill and beyond, work has commenced base for sidewalk being laid. Pathways Committee minutes October 2022 item#3.
31. Connectivity Grant, out to bid. Pathways Committee minutes November 2022 item #2.
32. Revitalization of sidewalk Library St to Salmon Kill and beyond, Complete! Pathways Committee minutes November 2022 item #3.

Pathways Committee minutes can be found on Town of Salisbury website under Boards and Commissions.

33. TRIPS Grants use for Final connection between villages. Pathways Committee minutes November 2022 item #4.2.
34. Editorial placed in Lakeville Journal as thank you for positive feed back on new side walk Library St to Salmon Kill and beyond. Pathways Committee minutes December 2022 item #3.
35. Update Committee's priorities document to include phases that are already completed. Pathways Committee minutes December 2022 item #5 page 3.



1 **Planning and Zoning Meeting Minutes – November 18<sup>th</sup>, 2014**

2 Commissioners Present: Chairman, Michael Klemens, Allen Cockerline, Jon Higgins, Fred Schmidt and  
3 Marty Whalen. Alternates Present: Michael Flint, Danella Schiffer and Cathy Shyer.

4 Also Present: Nancy Brusie, ZEO; Garrett Richardson, Recording Secretary.

5 The meeting was called to order by Chairman, Michael Klemens at 6:30.

6 No Voting Alternates were required for this meeting.

7 The Agenda was moved by A. Cockerline, seconded by M. Whalen and approved.

8 The first order of business was the election of officers. The slate for 2015 is Michael Klemens, Chairman;  
9 Jon Higgins, Vice Chairman and Martin Whalen, Secretary. **A. Cockerline made a motion to move the**  
10 **slate. The motion was seconded by F. Schmidt and voted in unanimously.**

11 The next order of business was to set the meeting dates for 2015. These will be the first and third Tuesday  
12 of the month at 6:30. Exceptions are Wednesday, May 6<sup>th</sup> and Wednesday, November 4<sup>th</sup> to accommodate  
13 the Region One Referendum and Election Day. **It was moved by A. Cockerline, seconded by F.**  
14 **Schmidt and approved by all to set the meeting dates as presented.**

15 The Minutes of November 5<sup>th</sup> were reviewed and amended. **The amended Minutes were then moved by**  
16 **M. Whalen, seconded by F. Schmidt and approved, with Chairman Klemens abstaining as he was**  
17 **not present on the 5<sup>th</sup>.**

18 N. Brusie presented the ZEO's Report for October. She noted that she has completed the site visit at 185  
19 Sharon Road and determined that the conditions for bond for Special Permit #2014-0037 have been  
20 accomplished, and she recommended that the bond be released as stipulated.

21 **A motion was made by F. Schmidt, seconded by A. Cockerline and approved by all to release the**  
22 **\$75,000 bond for Special Permit #2014-0037 as the restoration of the site at 185 Sharon Road has**  
23 **been completed as required.**

24 Chairman Klemens asked for Public Comments but there were none at this time.

25 There was a complaint of alleged discrepancies between the P and Z's approved site plan and what is  
26 actually being built on the property at 146 Millerton Road. The complaint was brought by an abutting  
27 property owner, Gerald Reidy, of 150 Millerton Road and by Mary Silks of 123 Interlaken Road. The  
28 complaint included that a substantial number of mature trees (between 40-50) had been removed, that  
29 there were discrepancies between various property line surveys, that the second story being built was an  
30 unauthorized expansion of non-conformity, that there was a lack of clarity as to which survey was used to  
31 calculate impervious surface coverage data, that an area labeled "ditch" was in fact part of a watercourse  
32 known as Belgo Brook, that an exterior stairway with a Bilco door covering intruded into the side yard  
33 setback, and that the house being built was closer to the lake than the P and Z approved site plan. Both  
34 Mr. Reidy and Ms. Silks provided the P and Z various exhibits to support their claims which were  
35 accepted and numbered by the ZEO.

1 Attorney Mark Capecelatro representing the owners of 146 Millerton Road addressed the Commission.  
2 He was accompanied by Frederick Laser of Laser Building Co. Inc., and George Johannesen of Allied  
3 Engineering. It was reported that the original intention was not to remove the trees, it was done as a field  
4 modification, which they contend does not require an additional approval from the P and Z. They  
5 reported that the trees were diseased and their intent was to replace them with new evergreens  
6 (Arborvitae) as part of the development of the site. They have modified S and E controls on the site to  
7 account for the additional area of disturbance created by the removal of the trees, the septic system is an  
8 ongoing process being coordinated with TAHD, that the TAHD works in concert with the DEEP in the  
9 placement of septic systems, and they noted that the Conservation Commission had deemed the  
10 construction as depicted on the site plan application to be an "insignificant activity." They provided the P  
11 and Z additional exhibits to support their position, which were accepted and numbered by the ZEO.

12 The P and Z then discussed the next steps that were required. Given the volume of materials submitted  
13 and the conflicting claims of alleged compliance/non-compliance the P and Z appointed a sub-committee  
14 comprised of Vice Chair Jon Higgins and Commissioner Fred Schmidt to examine the evidence both in  
15 the record, as well as to gather additional information as they deemed necessary, and to report back to  
16 Chairman Klemens with their written findings and recommendations for appropriate action. The P and Z  
17 was mindful that these were serious allegations concerning people's livelihood and property rights, and  
18 that the Commission needed to have all the facts in hand before taking any action.

19 **It was moved by F. Schmidt, seconded by A. Cockerline and approved by all to pay invoice #611554**  
20 **for \$1,347.50 to Charles Andres.**

21 Katherine Kiefer representing the newly formed Pathways Committee addressed the Commission  
22 concerning ideas for developing walkways to facilitate pedestrian and bicycle access between Salisbury  
23 and Lakeville and around the lake. M. Klemens offered to provide letters of support to assist with  
24 applications for funding and suggested that K. Kiefer consult with Curtis Rand on concerning grant  
25 funding.

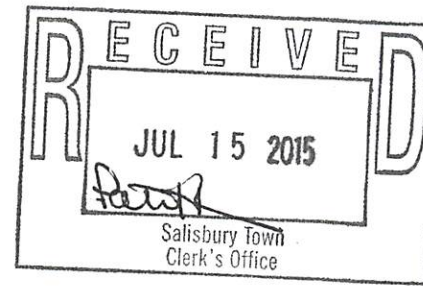
26 There being no further business it was moved by J. Higgins, seconded by A. Cockerline and approved to  
27 adjourn at 9:00.

28 Submitted by Garrett Richardson – 11/20/2014

Approved: 12/2/2014



SALISBURY CONSERVATION COMMISSION  
MEETING MINUTES - DRAFT  
July 13, 2015, 2015  
6:30 PM SALISBURY TOWN HALL



Present: Members Larry Burcroff, Rod Lankler, Steve Belter, Lynn Meehan, Davin Lindy; Attorney Mark Capecelatro, Engineer Pat Hackett, Attorney Bob D'Andrea, Architect John Allee, Mat Kiefer, Chris Williams, Curtis Rand.

The meeting was called to order at 6:40 pm. Curtis Rand reported that Administrator Peter Oliver was recovering from knee surgery.

The agenda was approved unanimously with the following additions: 1) A preliminary discussion with Chris Williams and Pat Hackett for the Pathways Committee to create a sidewalk extension from the SCS school to the new firehouse (which would require a stream crossing and/or culvert, and 2) Discussion of conversation with Mr. Oliver, Mr. Rand and DEEP Wetlands administrator Darcy Winthur about procedural issues relating to permit forms.

- 1) McClearn property reconstruction, 112 South Shore Road. Attorney Capecelatro was present representing the McClearns. Mr. Capecelatro explained that the application would involve no expansion of any building footprint, and it includes a relocated storm drain within the regulated area. This pipe currently drains directly into the lake, while the new proposed drain would empty into a rain garden before entering the lake. A section of new roof would be added over an existing porch and the roof drains would also empty into the rain garden. Mr. Capecelatro also noted that the existing bituminous material on the site will be replaced by porous pavement, which will now more than satisfy the requirements of the Salisbury Planning and Zoning Commission (P&Z). Mr. Capecelatro also mentioned that the P&Z had approved this application, conditional on approval from the Conservation Commission (CC).

Mr. Belter described a site visit made to the property by several members of the CC in the last week. Mr. Belter moved approval of the McClearn application, Rod Lankler seconded the motion and it was approved unanimously.

- 2) Mr. Blass has applied to the CC for a culvert replacement at the Blackwell property, 105 Taconic Road. The proposed culvert is on the driveway to the Blackwell property and would be a pre-cast concrete culvert. According to the application, engineering data have been developed by Ralph Stanton. Mr. Belter mentioned that several members had made a site visit to the proposed repair, noting that although the stream under the culvert was in high flow, it could be better achieved during a dry period.



Mr. Belter moved approval of the Blass application, pending engineering data to be received by the CC. Rod Lankler seconded the motion and it was approved unanimously.

- 3) The Commission has received an application for Preliminary Review from Hamlet Hill Farm to construct an additional farm pond. The CC noted that they will seek more information concerning soils, wetlands, and alternatives.

Mr. Belter made a motion that a final application be presented to the Conservation Commission and that the proposal be referred to the NW Conservation District for technical assistance; Rod Lankler seconded the motion and it was approved unanimously.

Mr. Rand was present to describe a recent conversation with DEEP Wetlands Administrator Darcy Winthur at the request of several CC members concerning application forms. Ms. Winthur reviewed the Commission's application forms and recommends changing the language on the Preliminary Review form to include the exemptions for jurisdictional exceptions in the wetland regulations.

Rod Lankler made a motion to change the Preliminary Review application to reflect language from DEEP concerning jurisdictional exemptions, this was seconded by Lynn Meehan and approved unanimously.

For the Commission, Acting Secretary  
Curtis Rand July 15, 2015

Salisbury Inland Wetlands and Watercourses Commission

Regular Meeting

March 1, 2021 6:30pm

- 1) Call to Order. The meeting was called to order at 6:33pm. Present: Larry Burcroff, Peter Neely, Maria Grace, John Landon, Steve Belter, Cary Ullman and Abby Conroy, Land Use Administrator. Absent: Sally Spillane and Peter Oliver (Alternate).

**Approval of Agenda. So Moved** by J. Landon, seconded by S. Belter and unanimously **Approved.**

- 2) Seating of Members & Alternates. All regular members present were seated; no alternates were appointed.

- 3) Minutes of February 9, 2021. A **Motion to Approve the Minutes of February 9, 2021** was made by P. Neely, seconded by J. Landon and unanimously **Approved.**

- 4) Minutes of February 17, 2021. A **Motion to Approve the Minutes of February 17, 2021** was made by J. Landon, seconded by P. Neely and unanimously **Approved.**

- 5) Correspondence – None.

- 6) Informational Workshop on Inland Wetland & Watercourses Regulation Rewrite.

Abby Conroy explained the purpose of the informational workshop and that there would not be public input on it at this meeting. The recording of the meeting, presentation and other related documents will be available on the Town website on the Inland Wetlands Commission page at [www.Salisburyct.us](http://www.Salisburyct.us). The presentation included the following topics:

- Brief history of the Inland Wetlands & Watercourses Commission
- Purpose of the Commission
- Definition of Wetlands
- Definition of Upland Review Area (URA)
- Declaratory Rulings
- Changes proposed to the regulations
- Multiple point-by-point detailed explanations of the proposed revisions

Ms. Conroy asked for consolidated comments to be sent to her so that questions can be addressed at the next workshop. L. Burcroff suggested having a Special Meeting for the second workshop. The Special Meeting is scheduled for March 29, 2021 from 6:30 – 8:00pm.

- 34 7) 2021-IW-001 / Chapell / 44 Falls Mountain Road / New Single-Family Dwelling and Associated  
35 Site Improvements / Map 08 / Lot 69-1  
36 Mike Chapell proposed a modification to the location of the footing drain outlet, as an  
37 alternative to what was discussed at the previous meeting.  
38 A **Motion to Approve Application 2021-IW-001, as amended**, was made by S. Belter, seconded  
39 by M. Grace and unanimously **Approved**.  
40
- 41 8) 2021-IW-002 / West Twin Hydro-Rake Group (Conklin) / 65 Washinee Heights Rd (Multiple  
42 Properties) / Restoration and Maintenance by Hydro-Raking  
43 Russ Conklin provided maps of the properties showing the de-watering locations for the spoils  
44 piles. He described the removal of the de-watered spoils which will be done by August 31, 2021.  
45 The Commission indicated that their questions were answered. L. Burcroff indicated that silt  
46 fence would be required after the piles are set until they are removed. S. Belter mentioned that  
47 property owners should be given directions on how to install silt fence. A. Conroy suggested  
48 that the approval should be valid for 2 years, allowing one activity per year. A **Motion to**  
49 **Approve Application 2021-IW-002 to be valid for 2 years, allowing one permitted activity per**  
50 **year, including the stipulation that the material be removed and the sites restored by August**  
51 **31, 2021**, was made by S. Belter, seconded by P. Neely and unanimously **Approved**.  
52
- 53 9) 2021-IW-003 / Indian Mountain School (Parsons - Lenard Engineering Inc.) / 211 Indian  
54 Mountain Road / Field House and Turf Field / Map 01 / Lot 20  
55 C. Ullman recused herself from participation in this application; she is on the Indian Mountain  
56 School Board. Todd Parsons addressed a question about the infill material; it will be sand and  
57 crumb rubber. He proposed a small pocket pond 110' from the wetlands to treat the runoff  
58 prior to its release. P. Neely mentioned that his concerns had been addressed. A **Motion to**  
59 **Approve Application 2021-IW-003** was made by J. Landon, seconded by P. Neely and **Approved**  
60 by a Vote of 5-0 in favor. C. Ullman did not vote.  
61
- 62 10) 2021-IW-004 / 178 South Shore LLC (Malham/Parsons - Lenard Engineering Inc.) / 178 South  
63 Shore Road / Demolish Existing Single-Family Dwelling and Build New / Map 60 / Lot 22  
64 Todd Parsons described the proposed project which includes a new larger house. The expanded  
65 septic system will meet new standards. The drainage issues are outside of the 100' review area.  
66 He indicated there will be no direct wetlands impact. L. Burcroff asked how many trees would  
67 be taken down; Mr. Parsons answered "a handful." C. Ullman asked about the current water  
68 source; Mr. Joseph Malham answered that water is pumped from the lake. After brief  
69 discussion, the Commission decided that they want an external review of the project by Tom  
70 Grimaldi, Consulting Engineer. A **Motion to Accept Application 2021-IW-004, with review by**  
71 **the Consulting Engineer**, was made by S. Belter, seconded by J. Landon and unanimously  
72 **Approved**.  
73  
74

11) 2021-IW-005 / Town of Salisbury / (SLR Consulting) / Construct Sidewalk and Pedestrian Bridge over Pettee Brook.

First Selectman, Curtis Rand, gave a brief introduction on the proposed project. It is being funded by a "Connectivity" grant which Salisbury received. There will be an extension of the sidewalks and a small pedestrian bridge. Marc Mancini, SLR Consulting, gave a detailed description of the project. The only wetland within the studied area is Pettee Brook. There must be a pedestrian bridge to connect the sidewalks on either side of the brook. There should be very minimal and no adverse impacts to the wetland area. Silt fencing will be used and the landscaping will be restored to what is there now. There is extensive invasive knotweed which is an on-going problem. Mr. Rand indicated that the contract for the project will go out to bid and is State-funded. A **Motion to Accept Application 2021-IW-005** was made by J. Landon, seconded by M. Grace and unanimously **Approved**. No third-party review is requested now; the application is complete and will be reviewed at the next meeting.

12) 2021-IW-006 / Joshua & Stephanie Weismer (Bill Johnson – John Toates Architecture and Design LLC) / 215 Taconic Road / Forest Management Activities / Map 23 / Lot 59-1.

David Battista, Licensed Professional Engineer, Lenard Engineering, introduced himself. He is working with the project architects and Bill Pollock, Lead Arborist, Arbor Services of CT. He described plans to be submitted for the development of the property, including building a new home and also an elevated boardwalk across the wetland portion of the property. At this time, they are seeking permission to remove trees from the portion of the property to be developed and for general maintenance of the surrounding area. Their plan is to remove all or most of the trees in the area designated for residential development. They are waiting for input from the DEEP Natural Diversity Database on species and critically endangered habitat in this area. They are aware that there may be a problem with bats, given the presence of bat hibernacula in Salisbury. The map and detailed narrative (Forestry Management Plan) used in this presentation are available on the Town website/Inland Wetlands page: [www.salisburyct.us](http://www.salisburyct.us). There was a very lengthy discussion of the application, with many specific questions and concerns from the Commission including: the specific planned activities in the 2 separate areas of proposed building/development and in the wetlands; the number of trees to be removed (approx. 350+/-); the process for the removal of trees from the wetland areas; provision of erosion control barriers; consideration of critical habitat in the area and the cutting/grading of a driveway into the portion of the site for the proposed development. The Commission discussed having an external third-party engineering review of the plan; they decided to have a site visit on the property on Wednesday, March 3, 2021 at 4:15pm. First Selectman Rand, ex-officio, will join the on-site visit. Those IWWC members at the site visit will then report back to the full Commission; a Special Meeting will be scheduled, time TBD. A **Motion to Accept Application 2021-IW-006, with a site visit March 3, 2021 at 4:15pm**, was made by S. Belter, seconded by P. Neely and unanimously **Approved**.

- 115 13) 2021-IW-007 / Thomas Callahan & Luis Arroyo (Nick Brazzale) / 53 Falls Mountain Road /  
116 Replace Metal Crosspipe in Existing Driveway with 14" Plastic Pipe.  
117 Abby Conroy tried to describe the photos that were submitted with the application, as Mr.  
118 Brazzale did not have an audio connection. The property is in wetland, but may not be under  
119 exemption; Ms. Conroy cannot make an Agent Determination. **A Motion to Accept Application**  
120 **2021-IW-007** was made by S. Belter, seconded by P. Neely and unanimously **Approved.** L.  
121 Burcroff wants to go and take a look at the situation therewith A. Conroy.  
122
- 123 14) Construction Update / Possible Permit Modification / Macchi / 32 South Shore Road / Demolish  
124 Cottage and Rebuild house with New Septic in the URA.  
125 The request was for a modification to an original plan which had been reviewed/approved by  
126 Tom Grimaldi, Engineer, in 2017. All of the work described has already been done; L. Burcroff  
127 and R. Mulcahy have visited the site. L. Burcroff asked about the planting plan and wants  
128 additional sediment control. L. Burcroff and A. Conroy will visit the site again as part of the pre-  
129 construction meeting. The scope of activity was more than the application had been approved  
130 for, but was typical of well construction; it was the only location.  
131
- 132 15) Staff Updates – None  
133
- 134 16) Public Comment – None  
135
- 136 17) **Adjournment. So Moved** by S. Belter, seconded by J. Landon and unanimously **Approved.**

## SALISBURY INLAND WETLANDS & WATERCOURSES COMMISSION

MARCH 15, 2021 4:30PM (VIA ZOOM)

### SPECIAL MEETING

1) Call to Order/Approval of Agenda

The meeting was called to order at 4:30pm. Present: Larry Burcroff, Peter Neely, Sally Spillane, Steve Belter, Maria Grace and Abby Conroy, Land Use Administrator. Absent: John Landon, Cary Ullman and Peter Oliver (Alternate).

**A Motion to Approve the Agenda** was made by P. Neely, seconded by S. Spillane and unanimously **Approved**.

2) Seating of Members & Alternates – All regular members present were seated.

3) Correspondence

Abby Conroy read a letter which had just been received from the Salisbury Lakes Homeowners, regarding the proposed new regulations and possible impacts. The letter indicated that the group represented a large number of home and property owners, including some on the Twin Lakes. A meeting was mentioned that was held via Zoom on March 12, 2021 with a small group of those represented and First Selectman, Curtis Rand. The letter went on to describe their many concerns and comments about the process thus far. They intend the letter to serve as a formal request to slow down the process and gather input from a larger group of property owners who want more time to understand the problems to be addressed. They would like to participate in the process of developing any new regulatory changes. The letter suggested having an Inland Wetlands advisory board appointed by the Board of Selectmen to include homeowners. The Chairman pointed out that there will be an IWWC workshop on the regulation changes in April.

4) 2021-IW-004 / 178 South Shore Road LLC (Malham/Parsons – Lenard Engineering Inc.) / 178 South Shore Road / Demolish Existing Single-Family Dwelling and Build New / Map 60 / Lot 22

Todd Parsons, Lenard Engineering, gave a brief re-cap of the plan. He responded to comments in a letter dated March 11, 2021 from Tom Grimaldi, Consulting Engineer. Mr. Parsons described his minor revisions to the plans, following Mr. Grimaldi's recommendations and 6 conditions of approval. Mr. Parsons had no objections to the recommendations and indicated that the review was fair.

**Motion to Approve Application 2021-IW-004, to include the Standard Conditions and the following Recommended Conditions of Approval:**

1. The Design Engineer shall conduct a deep test pit or hand dug hole for the proposed rain garden to ensure that the excavated bottom elevation (media/stone filter) is above the existing seasonal high ground water elevation. The soil test data shall be added to the plan set to include the location of the actual deep pit. The revised plans shall be submitted to the Town Engineer prior to requesting a Certificate of Occupancy.
2. The Owner/Developer shall add erosion and sedimentation control measures as deemed necessary by the Town of Salisbury staff and/or Consultant(s).
3. The Consulting Town Engineer shall review and approve the final plans once revised and submitted to the Town of Salisbury for review.



4. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E & S control measures and to discuss construction sequencing/phasing.
5. An As-built Site Improvement and Grading Plan, prepared by a State of Connecticut Registered Land Surveyor, shall be submitted to the Land Use Administrator after all of the site work is completed, and prior to requesting a Certificate of Occupancy.

The **Motion** made by S. Belter, seconded by P. Neely and unanimously **Approved**.

- 5) 2021-IW-005 / Town of Salisbury (SLR Consulting) / Construct Sidewalk and Pedestrian Bridge over Pettee Brook

Marc Mancini, SLR Consulting, gave a brief re-cap of the plan. L. Burcroff asked about the location of the crosswalk. S. Belter asked about the use of a flashing beacon. S. Belter also asked about the knotweed problem; Mr. Mancini answered that it would be trimmed back for this project. **A Motion to Approve Application 2021-IW-005, with the Standard Conditions**, was made by S. Belter, seconded by S. Spillane and unanimously **Approved**.

- 6) 2021-IW-006 / Joshua & Stephanie Weismer (Bill Johnson – John Toates Architecture and Design LLC) / 215 Taconic Road / Forest Management Activities / Map 23 / Lot 59-1

L. Burcroff asked if there was any new NDDDB resource information yet; David Battista, Lenard Engineering, answered no, not yet. P. Neely asked if there would be additional silt fencing, as requested; Mr. Battista answered yes. Mr. Battista reviewed the plans for the project. A. Conroy mentioned that she and S. Belter had visited the site earlier and noted some new flagging. P. Neely asked what is the size of the tree removal area; Mr. Battista answered a total of 4.83 acres. S. Belter asked about the possibility of re-locating the driveway. S. Spillane asked if all trees near the “bow-tie” wetland would be taken down by April 15<sup>th</sup>; Mr. Battista answered that maybe some trees could be left on the top side of the proposed driveway area. S. Belter, S. Spillane and L. Burcroff asked questions about how the wood chips would be used. Mr. Battista indicated that he is open to using more erosion control barriers and will visit the site again with A. Conroy. S. Belter asked how the downed trees will be removed from the east side of the property. Bill Pollock, Arbor Services of CT, plans on working from the top above the area using various methods. He will be trying to create a path selectively, not by clear cutting.

**Motion: To Approve Application 2021-IW-006 / Weismer / 215 Taconic Road, Salisbury/, with all of the Standard conditions and all of the following stated Conditions:**

- All white cedars will remain
- All tree cutting will be done by April 15, 2021
- Wood chips will be used for traction and inside of silt fencing
- Hay bales will be used to reinforce silt fencing
- There will be additional silt fencing on site, as requested
- Monitoring: There will be a site inspection on Tuesday, March 16, 2021 and additional inspections by A. Conroy before any precipitation forecast the week of March 22, 2021.

The **Motion** was made by P. Neely, seconded by S. Spillane and unanimously **Approved**.

- 7) 2021-IW-007 / Thomas Callahan & Luis Arroyo (Nick Brazzale) / 53 Falls Mountain Road / Replace Metal Crosspipe in Existing Driveway with 14" Plastic Pipe / Map 8 / Lot 71

L. Burcroff described observations at the site when he and A. Conroy met with the owners. A. Conroy indicated that the pipe should be replaced in dry season to prevent turbidity from entering the brook. She added that any additional tree clearing will require a separate application with erosion control measures. L. Burcroff wants to see the erosion control measures used to protect the watercourse. Mr. Brazzale mentioned that silt fence will be dug in by hand.

**Motion: To Approve Application 2021-IW-007, with the Standard Conditions and with the Condition that the pipe be replaced during dry weather conditions to prevent turbidity from entering the stream, as determined by A. Conroy. The Motion was made by S. Spillane, seconded by P. Neely and unanimously Approved.**

8) Staff Updates – Regulation Workshop

Abby Conroy indicated that the workshop needs to be re-scheduled from March 29, 2021, due to planned work on the Town website. She proposed having an additional meeting each month to accommodate the workshop(s) and longer agendas. The new 2021 meeting dates are as follows:

- April 12 & 26
- May 10 & 24
- June 7 & 28
- July 12 & 26
- August 9 & 23
- September 13 & 27
- October 12 & 25
- November 8
- December 6

The meetings will be held from 6:30 – 8:30pm. **A Motion to Approve the New Schedule of Meeting Dates** was made by S. Spillane, seconded by P. Neely and unanimously **Approved**.

9) Public Comment

Grant Bogle spoke about the Salisbury Lakes Homeowners letter which he had offered (not on behalf of the Twin Lakes Association). He indicated that there are many concerns to be addressed and wants the review process to slow down to give more time for input from homeowners. A. Conroy asked that the problems be identified. She noted that some regulation updates must be done, per CT State Statutes; others are discretionary issues. S. Spillane suggested having the re-scheduled workshop at the April 26, 2021 meeting. She added that she wants more clarity on the regulations and it's time to do it now.

Andrew Quale asked for the mandatory changes to be identified separately from the elective changes, including the definitions. He suggested dealing with the mandatory updates first and deal with the other issues later on. A. Conroy indicated that all of the issues need to be addressed sooner than later. (All of the information on the regulations and proposed changes is available on the Town website/Inland Wetlands page: [www.salisburyct.us](http://www.salisburyct.us)) A second workshop might be held, if needed, before a public hearing is scheduled.

**10) Adjournment. So Moved by S. Spillane, seconded by M. Grace and unanimously Approved.**