

INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

MAY 22, 2023 – 6:30PM (VIA ZOOM)

- 1 1. Call to Order. The meeting was called to order at 6:30pm.
- 2
- 3 2. Roll Call & Seating of Alternates. Present: Larry Burcroff, Peter Neely, Sally Spillane, John
- 4 Landon, Steve Belter, Vivian Garfein (Alternate), Russ Conklin (Alternate), John Harney
- 5 (Alternate), Abby Conroy (Land Use Director), Miles Todaro (Land Use Specialist) and Georgia
- 6 Petry (Recording Secretary). Absent: Cary Ullman and Maria Grace. R. Conklin was seated for C.
- 7 Ullman and J. Harney was seated for M. Grace.
- 8
- 9 3. **Approval of Agenda. So Moved** by P. Neely, seconded by S. Belter and unanimously **Approved**.
- 10
- 11 4. **Approval of the Minutes of May 8, 2023. So Moved** by P. Neely, seconded by S. Spillane and
- 12 unanimously **Approved**.
- 13
- 14 5. Public Comment – None
- 15
- 16 6. 2023-IW-006 / Cantele (Allied Engineering – Johannesen) / 204 Between the Lakes Road /
- 17 Renovation and Second Story Addition to Existing Single-Family Residence Including Septic
- 18 System, Driveway, and Associated Site Improvements / Map 58 / Lot 3 / DOR: 04/24/2023
- 19 Abby Conroy explained that George Johannesen took no exceptions to Engineer Tom Grimaldi’s
- 20 comments and recommendations. He had submitted a set of revised plans, based on the
- 21 Engineer’s comments. There was brief discussion about who would inspect and monitor the site
- 22 work. A **Motion to Approve Application #2023-IW-006, With the Standard Conditions and All**
- 23 **Recommended Conditions of Approval by Tom Grimaldi**, was made by S. Belter, seconded by P.
- 24 Neely and unanimously **Approved**.
- 25
- 26 7. 2023-IW-007 / The Hotchkiss School (Haley Ward – Parsons) / 11 Interlaken Road / Jetty Repairs
- 27 / Map 6 / Lot 8 / DOR: 05/08/2023
- 28 Todd Parsons gave a quick recap of the proposed work, followed by a brief discussion. A **Motion**
- 29 **to Approve Application #2023-IW-007, as submitted**, was made by J. Landon, seconded by S.
- 30 Spillane and unanimously **Approved**.
- 31
- 32 8. 2023-IW-008 / Bendit (Allied Engineering – Johannesen) / 101 Taconic Road / New Single-Family
- 33 Dwelling and Associated Site Improvements / Map 19 / Lot 11 / DOR: 05/08/2023

34 Abby Conroy explained that George Johannesen had asked for the Application to be continued
35 to the next meeting, as he had not had time to do the requested revisions. If the revisions are
36 received in time for review and comments from Engineer Tom Grimaldi, a site visit may be
37 scheduled for Monday, June 12, 2023 at 4pm, before the next meeting. A **Motion to Table**
38 **Application #2023-IW-008 to the Next Meeting**, was made by J. Landon, seconded by S. Spillane
39 and unanimously **Approved**.

40
41 S. Belter asked a question about the procedure of accepting an application before a review by
42 the Town Engineer was done. S. Spillane prefers to see the applications first to better
43 understand them; R. Conklin agreed that he would like to ask his questions before an
44 engineering review. A. Conroy noted that is the procedure this Commission has followed.

45
46 9. Discussion of Draft Plan of Conservation and Development (POCD) Referral

47 Michael Klemens, attending as a Town Senior Land Use Consultant (not PZC Chair), explained
48 the importance of having goals in the POCD; that way identified projects can be legally funded
49 through the Town’s budgetary process and the Section 8-24 referral process to the PZC for the
50 expenditure of municipal funds. If later projects are not in the POCD, there would be a Town
51 Meeting to approve them; for example, the transfer station and the purchase of the Pope
52 property on Salmon Kill Road occurred after the 2012 POCD.

53 Chapter 7: Agriculture – Inventory, Assessment, and Strategies

54 Comments Included:

- 55 • Amounts of farmland remaining – what percentage of the total
- 56 • Importance of emphasizing fragmentation of land use & the history
- 57 • The concept of a right to farm ordinance
- 58 • Change zoning to allow accessory uses on farms
- 59 • Consider making agritourism an accessory use, such as a Bed and Breakfast
- 60 • Multiple housing units on a single lot
- 61 • Continue the PA 490 tax relief program

62 Chapter 8: Natural Resources, Wetlands and Conservation

- 63 • The Inventory was reviewed; most is from the Natural Resource Inventory
- 64 • Mention how activities in one state can impact another state
- 65 • Discuss carbon sequestration in the Forests section
- 66 • Invasive species and nuisance wildlife subsidized by human actions

67 Assessment:

- 68 • Challenge confronting Salisbury’s wetlands
- 69 • Unimproved roads lack stormwater management
- 70 • Buffers are not substitutes for responsible management practices
- 71 • The Vernal Pools section may be revised

72 • Consider ridgeline development, with regard to habitat and scenic views

73

74 Strategies:

75 Water Resources

76 10 specific strategies were offered and reviewed; IWWC agreed with those

77 Forests

78 Consider developing certain regulations, with regard to tree removal and mitigation

79 Ridgelines

80 Consider creating regulations to manage ridgeline development

81 Species Conservation; Subsidized Species and Education

82 Different strategies were offered; there was general agreement

83

84 10. Regulation Rewrite Discussion – Tabled

85 **Adjournment. So Moved** by S. Belter, seconded by P. Neely and unanimously **Approved**. The

86 meeting adjourned at 9:12 pm.