

INLAND WETLANDS AND WATERCOURSES COMMISSION

REGULAR MEETING

JULY 24, 2023 – 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, Sally Spillane, Peter Neely, John
- 4        Harney (Alternate), Vivian Garfein (Alternate), Russ Conklin (Alternate), Abby Conroy (Land Use
- 5        Director) and Miles Todaro (Land Use Tech Specialist). Absent: Jon Landon, Steve Belter, Cary
- 6        Ullman and Maria Grace. Voting Alternates: Russ Conklin for John Landon, Vivian Garfein for
- 7        Steve Belter and John Harney for Cary Ullman.
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- 9        3. Approval of Agenda. A. Conroy asked to change Item 7 to 7.a and for the addition of Item 7.b –
- 10       2023-IW-015 / Ventimilia / 54 Indian Cave Road. **A Motion to Approve the Agenda, as**
- 11       **amended**, was made by S. Spillane, seconded by P. Neely and unanimously **Approved**.
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- 13       4. **Approval of Minutes of July 10, 2023. So Moved** by P. Neely, seconded by S. Spillane and
- 14       unanimously **Approved**.
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- 16       5. **Approval of Minutes of Special Meetings July 13, 2023** (Notes from 2 site visits). **So Moved** by
- 17       S. Spillane, seconded by J. Harney and unanimously **Approved**.
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- 19       6. Public Comment – None
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- 21       7. A. 2023-IW-014 / Salisbury Winter Sports Association (SWSA) / 80 Indian Cave Road /
- 22       Constructing a pond for water supply and snow making / Map 15 / Lot 25 / DOR: 7/24/2023
- 23       Ken Barker, SWSA, described the application and project report prepared by Jay Fain &
- 24       Associates. They would like to reduce the volunteer hours and be able to make more snow at
- 25       the same time. L. Burcroff asked how the pond would be fed; Mr. Barker answered spring-fed.
- 26       L. Burcroff asked about the size of the pond, spoils and stockpiles; Mr. Barker did not have an
- 27       estimate yet from the contractor on the amount to be removed. P. Neely asked about the plan
- 28       for the spoils; R. Conklin estimated it would be about 300 truckloads. A. Conroy pointed out
- 29       that all proposed activity is within wetlands and noted that this is the first application with this
- 30       much disturbance to the wetlands; it disturbs the character of the wetlands. She added that this
- 31       is the IWWC opportunity to weigh in; the Army Corps of Engineers may be needed. She asked if
- 32       this application should go to Public Hearing; the consensus was yes. It was suggested that some
- 33       type of expert review will be needed, also. P. Neely asked if this would be considered
- 34       agriculture; the answer was no, it is not exempt. A. Conroy indicated that the NDDB review

35 submitted has species listed. R. Conklin wants time to read and review the application. A site  
36 visit will be planned for the week of August 7, 2023. All information and attachments will be  
37 sent to all members not present at this meeting. The Commission requested that Jay Fain be  
38 present at the next meeting, August 14, 2023. A **Motion to Table this Application** was made by  
39 V. Garfein, seconded by P. Neely and unanimously **Approved**.

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41 7.B. 2023-IW-015 / Colleen and Jennifer Ventimilia (Allied Engineering – Johannesen) / 54  
42 Indian Cave Road / Renovate existing house, add screened porch and deck, add greenhouse,  
43 remove ex deck / Map 11 / Lot 30 / DOR: 7/24/2023  
44 George Johannesen described the proposed activity, which does not include septic system  
45 shown. The proposals for the porch and deck are within the 75' wetlands review area and 75'  
46 URA from an intermittent watercourse. R. Conklin wants to see the documents revised, without  
47 the septic system shown. L. Burcroff and P. Neely want Tom Grimaldi to do an engineering  
48 review. P. Neely wants to know the amount of disturbed soil in the area. A. Conroy wants to  
49 see the erosion controls and silt fence. Mr. Johannesen will do revised plans for Engineer  
50 Grimaldi. A Site Visit will be scheduled. A **Motion to Table this Application** was made by R.  
51 Conklin, seconded by P. Neely and unanimously **Approved**.

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53 8. 2023-IW-008 / Bendit (Allied Engineering – Johannesen) / 101 Taconic Road / New Single-Family  
54 Dwelling and Associated Site Improvements / Map 19 / DOR: 05/08/2023  
55 George Johannesen indicated that he had done everything Engineer Tom Grimaldi had asked for  
56 in the revised plans, including adding 2 rain gardens and the number of plants in the plant list.  
57 R. Conklin asked about the line of disturbance on the site plans, as that determines the erosion  
58 control. S. Spillane asked about the utilities; Mr. Johannesen will have to address that. She  
59 asked about any road improvement; Mr. Johannesen indicated that the gravel would be fixed.  
60 R. Conklin asked if there will be a generator or propane; Mr. Johannesen will find out. L.  
61 Burcroff wants to have all of the information and Tom Grimaldi's response to it. Mr. Johannesen  
62 indicated he would be back for the August 14, 2023 meeting. A. Conroy asked that the plans  
63 show how to get to the septic system; that the well be shown; have a water treatment plan  
64 (from softener, no discharge into septic). A **Motion to Table this Application** was made by S.  
65 Spillane, seconded by P. Neely and unanimously **Approved**.

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67 9. 2023-IW-010 / McGrath / 143 & 181 Housatonic Road / Dredging a pond filled with silt / Map 16  
68 / Lot 01 / DOR: 06/12/2023  
69 No applicant was present. S. Spillane expressed that it was a good idea, but to do it in a dry time  
70 and to notify the neighbors; J. Harney agreed. A. Conroy indicated that the staging area was  
71 good, but wants more access information from the applicant; she is waiting for the documents  
72 with the narrative. A **Motion to Table this Application** was made by S. Spillane, seconded by J.  
73 Harney and unanimously **Approved**.

76 10. Regulation Rewrite Discussion

77 Maps -- The original GIS company has been slow to respond, so an independent contractor was  
78 contacted. That contractor suggested using the data sets that the State offers for the NRCS,  
79 which is the layers plus the State’s named waterbodies; that is the most common starting point  
80 for a simple wetlands map. A. Conroy pointed out that a printed map is needed, as well as the  
81 GIS layers to use with the Town map. The independent contractor could take delineations  
82 available from the last 5 years and digitize those into a more specific map, but for the sake of  
83 time, it is easier to go with the simple map. GPS data can be used. The basic map can be  
84 updated in the future.

85 Purpose Statement – A. Conroy talked about adding a section “e” which talks about CT Critical  
86 Habitats in Salisbury. The question was should calcareous fens be used or whether all 3 types of  
87 fens that the State calls critical habitat be considered. V. Garfein asked if the same URA would  
88 be used for all three; A. Conroy indicated that is the question and some mapping is available.  
89 There was more discussion on the definitions of fens. V. Garfein wants to have the expert,  
90 Michael Klemens, back to explain. L. Burcroff asked how many fens and what type we have  
91 here; A. Conroy will send the map which has the preview of the GIS file of what is present in  
92 Salisbury. V. Garfein asked for the language to be re-sent, as it seems more complicated. A.  
93 Conroy will re-send the part on Critical Habitat. A. Conroy included the language about Public  
94 Hearings and notifying abutters; she will also include some information about EPA Cumulative  
95 Impact.

96 Handbook – A. Conroy has started work on a few guidance documents. There was an idea about  
97 having a one-page handout; S. Spillane suggested it should be part of the handbook, both in  
98 print and on-line. P. Neely suggested that the information about the proposed changes be put  
99 into the opening of the handbook. J. Harney mentioned including a goal of “increased property  
100 values.” A. Conroy indicated that the guide will include FAQs, the intro information on the  
101 URAs, and something on agent approvals. The URA Information for Residents is available at:  
102 <https://www.salisburyct.us/regulation-rewrite/>

103  
104 **Adjournment. So Moved** by S. Spillane, seconded and unanimously **Approved**. The meeting  
105 was adjourned at 8:02pm.  
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