

INLAND WETLANDS AND WATERCOURSES COMMISSION

REGUAR MEETING

AUGUST 14, 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, Steve Belter, John
- 4 Landon, Sally Spillane, Maria Grace, Russ Conklin (Alternate), Vivian Garfein (Alternate), John
- 5 Harney (Alternate), Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist)
- 6 and Georgia Petry (Recording Secretary). Absent: Cary Ullman. R. Conklin was appointed
- 7 Voting Alternate for C. Ullman.
- 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 Regular Meeting July 24, 2023. So Moved** by S. Spillane, seconded by J.
- 12 Landon and unanimously **Approved.**
- 13
- 14 5. **Approval of Minutes of Special Meetings August 7, 2023. Meeting #1 – So Moved** by J. Landon,
- 15 seconded by P. Neely and unanimously **Approved. Meeting #2 – So Moved** by J. Landon,
- 16 seconded by P. Neely and unanimously **Approved.**
- 17
- 18 6. Public Comment – None
- 19
- 20 7. 2023-IW-016 / The Hotchkiss School (Hanecak) / 11 Interlaken Road / Replace existing
- 21 boardwalk structure with new structure and decking / Map 6 / Lot 7 / DOR: 8/14/2023
- 22 Brian Hanecak described the project to rebuild the boardwalks, using new pressure treated
- 23 posts and locust decking of varying width. S. Spillane asked how many feet would be repaired;
- 24 Mr. Hanecak answered 380’ total, in 2 sections. R. Conklin asked about the plan for building the
- 25 decking and suggested pre-building as much as possible, then taking it out to the site; Mr.
- 26 Hanecak will talk to the contractor about that idea and mentioned that there is a gravel road to
- 27 get a truck in. S. Spillane asked that all cut down plant material gets removed from the site; Mr.
- 28 Hanecak will make that request to the contractor. S. Spillane does not want the phragmites cut
- 29 and laid down; L. Burcroff suggested bagging the whole plant. Mr. Hanecak agreed that cutting
- 30 and bagging was not unreasonable; he added that the work will probably start early this fall. A
- 31 **Motion to Accept this Application, as submitted**, was made by P. Neely, seconded by S. Spillane
- 32 and unanimously **Approved.**
- 33

34 8. 2023-IW-017 / A Slice of LLC (Hackett & Capecelatro) / 79 Old CNE Road / Plant a Vegetative
35 Buffer in Connection with Demolition and Rebuilding of Single-Family Residence / Map 40 / Lot
36 29 / DOR: 8/14/2023
37 S. Spillane asked if the application is for all three of the elements. Mark Capecelatro, Attorney,
38 described the demolition and rebuilding as outside of the regulated area, but asked to amend
39 the application to include the installation of a sub-surface water treatment system for the roof
40 water runoff and the footing drain runoff that is within 75' of the lake shore. He introduced
41 other participants in attendance for this application. R. Conklin expressed his concern about the
42 work being planned for beyond 75' and wants the IWWC to look at that work beyond 75' and
43 the stormwater management plan, going forward. Attorney Capecelatro indicated that they
44 expected the IWWC to look at the entire project, with regard to protecting the lake. He
45 described the parcel, which includes 375' of frontage, and some details of the proposed work on
46 the property. S. Spillane pointed out that the details being presented are not in the application
47 and asked if the application can be accepted; Attorney Capecelatro suggested that the
48 application could be amended at this meeting. He indicated that the proposed amended
49 application would be submitted, in writing, the next morning for the entire project. Pat Hackett,
50 Engineer, presented the details of the plan, including the location of the driveway; septic pump
51 lines; parking areas; temporary access areas. There were questions about the trees taken down,
52 stump grinding and removal, and the trees that will be removed. L. Burcroff asked about the
53 square feet that are there now, versus what is proposed; Mr. Hackett answered about 1,000 sq.
54 ft. more. R. Conklin asked about the impervious surface proposed; Mr. Hackett answered that it
55 would be 9.9% impervious. R. Conklin asked for an explanation of the stormwater plan; Mr.
56 Hackett described the roof and footing drains. P. Neely asked about the proposed "green roof."
57 L. Burcroff and S. Spillane asked about the proposed "units" for the roof water drains and how
58 far they are from the lake; Mr. Hackett answered about 40' and the outlet would be about 30'
59 from the lake. There were questions about the flow rates, overflow and infiltration. Mr.
60 Hackett described an area of turf reinforcement for stabilization. R. Conklin asked about erosion
61 control during the build; Mr. Hackett answered that he is working on the layout of rows of
62 tubing and filter socks. He noted that there is a phasing plan. S. Spillane asked for more details
63 about how the "units" work; Mr. Hackett and A. Conroy offered further explanations. S. Spillane
64 pointed out that the "living" roof would contain plant material and dirt which would go into the
65 drains, as well. She also asked how many square feet of disturbance would be caused by the
66 units; Mr. Hackett answered, just under 1,000 sq. ft. Mr. Capecelatro described the vegetative
67 buffer and the mowed paths to the lake. A. Conroy asked about the mowing plans; Mr.
68 Capecelatro did not know and noted that the landscape designer, Michael Trapp, was not able
69 to attend this meeting. S. Spillane asked if any trees would be planted in the buffer area; Mr.
70 Capecelatro answered that it would be mostly grasses. Alana Anderson, working with the
71 architect, described the intent to re-inforce the existing meadow by planting many plugs. There
72 were questions about the length and depth of the buffer, the density of plantings in the buffer
73 and the plan for mowing between the buffer and the structures; Ms. Anderson and Mr.
74 Capecelatro indicated they would need to check with Michael Trapp for more details. S. Spillane

75 pointed out that more density of plantings would be needed for the square footage of the
76 proposed buffers. She also asked if the sedums planned for the roof are native sedums; Ms.
77 Anderson will check on that. R. Conklin suggested having another site walk; he and A. Conroy
78 will coordinate that with Mr. Hackett. A. Conroy will contact Engineer Tom Grimaldi about the
79 escrow amount. A **Motion to Accept the Application** was made by S. Spillane, seconded by P.
80 Neely and unanimously **Approved**.

- 81
- 82 9. 2023-IW-018 / Indian Mountain School (Parsons) / 211 Indian Mountain Road / Construct New
83 Ropes Course / Map 1 / Lot 20 / DOR: 8/14/2023
84 Cheryl Sleboda, CFO of IMS, gave a brief introduction of the outdoor education program and
85 their desire to relocate and rebuild the high ropes course. Todd Parsons described the proposed
86 plan and indicated that there would only be minimal clearing, about 600 sq. ft., within the 75'
87 URA. He asked for an Agent Determination. L. Burcroff asked how the poles would be put in;
88 Mr. Parsons answered that a small auger would be used to set the pressure-treated wood poles
89 6.5 ft. down. A **Motion to Approve the Application for Agent Determination** was made by S.
90 Spillane, seconded by P. Neely and unanimously **Approved**.

- 91
- 92 10. 2023-IW-008 / Bendit (Allied Engineering – Johannesen) / 101 Taconic Road / New Single-Family
93 Dwelling and Associated Site Improvements / Map 19 / Lot 11 / DOR: 05/08/2023
94 George Johannesen was not present. There was no final review yet from Tom Grimaldi. R.
95 Conklin and L. Burcroff expressed that they would like Mr. Johannesen to come back and explain
96 the final set of plans. A **Motion to Table this Application** was made by R. Conklin, seconded by
97 P. Neely and unanimously **Approved**.

- 98
- 99 11. 2023-IW-010 / McGrath / 143 & 181 Housatonic Road / Dredging a pond filled with silt / Map 16
100 / Lot 01 / DOR: 06/12/2023
101 No one was present to represent the application. A. Conroy explained that revised plans had
102 been submitted, but they were sketches; there were still questions about trees to be removed
103 and about the stockpiles. A. Conroy pointed out that action needs to be taken by the IWWC at
104 this meeting. It was not known when the work would be done. S. Spillane wants the neighbors
105 notified. L. Burcroff and A. Conroy suggested asking any questions now, in case the applicant re-
106 applies. A **Motion to Deny the Application, Without Prejudice**, was made by P. Neely,
107 seconded by M. Grace and unanimously **Approved**. The applicant can re-apply.

- 108
- 109 12. 2023-IW-014 / Salisbury Winter Sport Association (SWSA) / 80 Indian Cave Road / Construct
110 Pond for Water Supply for Snow Making / Map 15 / Lot 25 / DOR: 7/24/2023
111 P. Neely began with some observations from the site visit; he noted that the wetlands were
112 totally filled with phragmites. He also pointed out that this project would be of public interest
113 and that there should be a public hearing, at some point. Jay Fain, representing SWSA,
114 described the current wetlands as having red maple and elm trees and skunk cabbage, which he
115 characterized as a red maple swamp. He added that, as part of the project, they would try to

116 eliminate the phragmites. R. Conklin expressed that the application does not make the case for
117 the project, as it doesn't have the data needed to make a decision. S. Spillane had many
118 questions, including: the connection to a larger system of wetlands; the alternative use of a
119 well; how to determine there will be enough water when needed; how often the pond will be
120 used. Mr. Fain responded to each question. V. Garfein asked about alternatives considered;
121 Mr. Fain responded that alternatives would be too large and costly to be affordable, with limited
122 funds. V. Garfein asked if the (Army) Corps of Engineers would be involved; Mr. Fain responded
123 no. R. Conklin expressed that the documentation is insufficient and wants more details in the
124 plans. Mr. Fain express his rationale for the project. V. Garfein indicated that she appreciates
125 the comments and reports, but the application is so significant that it needs to go to public
126 hearing. A. Conroy wants to know what the "demand" for water will be; the amount of
127 disturbance vs. restoration; multiple wetlands delineations; distribution of spoils in the uplands.
128 S. Spillane commented that the wetlands could be flagged much better. L. Burcroff asked how
129 the phragmites would be dealt with; Mr. Fain responded that herbicides would be needed to
130 treat more than once. There were numerous other questions, including: the amount of surface
131 water; how the pond would refill; fencing when the pond is iced; the need for a full site plan
132 with erosion control measures and other details. R. Conklin wants more of the details on paper
133 to review, before a public hearing, then decide whether it could be approved or not. A. Conroy
134 commented about the possible impact on species listed in the NDDDB report and that the IWWC
135 needs a full engineering site plan. Mr. Fain will talk to the client about how they want to
136 proceed; A. Conroy pointed out that a public hearing would need to be scheduled by September
137 27, 2023. No decision was made on holding a public hearing. P. Neely commented that he
138 would like to hear from Michael Klemens, as an expert consultant; A. Conroy will consider that
139 request, but it could be a conflict of interest. Mr. Fain explained that they will probably not be
140 ready for a September meeting. A **Motion to Table this Application** was made by S. Spillane,
141 seconded by S. Belter and unanimously **Approved**.

142
143 13. 2023-IW-015 / Colleen and Jennifer Ventimilia (Allied Engineering – Johannesen) / 54 Indian
144 Cave Road / Renovate Existing House, Add Screened Porch and Deck, Add Greenhouse, Remove
145 Existing Deck / Map 11 / Lot 30 / DOR: 7/24/2023
146 George Johannesen was not present, but had submitted revised plans which included removal
147 of the proposed greenhouse, previously shown. A **Motion to Approve the Application, as**
148 **depicted on the revised plans, 8/14/2023**, was made by P. Neely, seconded by M. Grace and
149 unanimously **Approved**.

150
151 14. 2021-IW-004 / 178 South Shore LLC (Lenard Engineering/Parsons) / 178 South Shore Road /
152 Request to Modify Approved Planting Plan in Connection with Approved Site Plan to Demolish
153 and Build New a Single-Family Dwelling and Associated Site Improvements / Map 60 / Lot 22 /
154 DOR: 03/1/2021
155 Todd Parsons described the modifications to the existing planting plan. The new plan features
156 approximately 200 plants, including shrubs, trees and native bluestem grasses. Eric

157 Mendelsons, Salisbury Garden Center, described the main change as the elimination of
158 perennials, in favor of lower maintenance plants. He indicated that the planting would be done
159 by hand. A **Motion to Approve the Modification to the Planting Plan, as submitted**, was made
160 by S. Spillane, seconded by S. Belter and unanimously **Approved**.

161

162 **Adjournment. So Moved** by S. Spillane, seconded by P. Neely and unanimously **Approved**.

163 Meeting adjourned at 8:36pm.