

INLAND WETLANDS AND WATERCOURSE COMMISSION

REGULAR MEETING

OCTOBER 23, 2023 – 6:30PM (VIA ZOOM)

- 1        1. Call to Order. The meeting was called to order at 6:31pm.
- 2
- 3        2. Roll Call & Seating of Alternates. Present: Larry Burcroff, Sally Spillane, John Landon, Maria
- 4        Grace, Steve Belter, Russ Conklin (Alternate), Vivian Garfein (Alternate), Abby Conroy (Land Use
- 5        Director), Miles Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary).
- 6        Absent: Cary Ullman, Peter Neely and John Harney (Alternate). V. Garfein was seated for C.
- 7        Ullman and R. Conklin was seated for P. Neely.
- 8
- 9        3. Approval of Agenda. A. Conroy indicated that there would be no formal discussion of Items 12
- 10       & 13. A **Motion to Approve the Agenda, as amended**, was made by V. Garfein, seconded by J.
- 11       Landon and unanimously **Approved**.
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- 13       4. **Approval of the Minutes of Special Meeting September 27, 2023. Tabled.**
- 14
- 15       5. **Approval of the Minutes of Regular Meeting October 10, 2023. So Moved** by S. Belter,
- 16       seconded by S. Spillane and unanimously **Approved**.
- 17
- 18       6. Public Comment – None
- 19
- 20       7. 2023-IW-017 / A Slice of LLC (Hackett & Capecelatro) / 79 Old CNE Road / Plant2023-IW-017 a
- 21       Vegetative Buffer in Connection with Demolition and Rebuilding of Single-Family Residence /
- 22       Map 40 / Lot 29 / DOR: 8/14/2023
- 23       Pat Hackett described the changes made to the newly revised plans of 10/23/2023. A curtain
- 24       drain was added; the front infiltration system was elevated; trees will be left; the house will stay
- 25       in the same location. R. Conklin asked about an added pipe and if Engineer Tom Grimaldi’s main
- 26       concern was the drains or the infiltration system; he commented that the plan looked good
- 27       now. Mr. Hackett indicated that the pipe was for the utilities. S. Spillane asked to see Tom
- 28       Grimaldi’s letter; she indicated that she was OK with the 9/18/2023 planting plan. S. Spillane
- 29       suggested that this application be approved, with Tom Grimaldi’s recommendations and the
- 30       standard conditions. R. Conklin asked to change Mr. Grimaldi’s conditions to include a uniform
- 31       reference to the Land Use staff person; A. Conroy suggested the use of the term “Inland
- 32       Wetlands Agent.” A. Conroy also suggested including having the design engineer perform
- 33       monthly inspections and leaving in the “and/or the Consulting Town Engineer” phrase for
- 34       backup, if needed. A. Conroy commented on the issuance of Temporary Certificates of

35 Occupancy, if the site work is not finished; she noted that there has been some non-compliance  
36 already and that option may not be working out. V. Garfein suggested leaving the language in  
37 the Recommendations “as is” to have flexibility. A **Motion to Approve Application 2023-IW-**  
38 **017, With the Recommendations from Tom Grimaldi and Including the Standard Conditions,**  
39 was made by S. Spillane, seconded by J. Landon and unanimously **Approved.**

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- 41 8. 2023-IW-020 / The Hotchkiss School (Brian Hanecak) / 11 Interlaken Road / Temporary gravel  
42 turn-offs and grading for vehicles and temporary kitchen facility trailers / Map 6 / Lot 9 / DOR:  
43 10/10/2023
- 44 Brian Hanecak and Tom Daly (SLR Consulting) described the proposed work to be done. S.  
45 Spillane asked for the comments from Tom Grimaldi. Mr. Hanecak commented on Mr.  
46 Grimaldi’s recommendation to pave the gravel pull-offs and leave them permanently; he agreed  
47 that this would not cause further disturbance and Hotchkiss would be willing to do this. Mr.  
48 Daly asked if an “As-Built” Site Plan was necessary, since this project is intended to be  
49 temporary; A. Conroy indicated that the Applicant should provide an Engineer’s statement that  
50 all work is done and restored. Mr. Daly asked if 2 sign-offs would be required; S. Belter  
51 indicated that another sign-off should be required for future de-construction and restoration, as  
52 those are separate projects. S. Belter added that just the construction and site work should be  
53 approved now so that a Certificate of Occupancy can be issued; V. Garfein and S. Spillane  
54 agreed. Mr. Hanecak indicated that there may be other permanent structures added in the  
55 future. Mr. Daly suggested that a Letter of Certification (Engineer’s statement) would be  
56 appropriate for the completion of this project and that the “As-Built” Site Plan would be for the  
57 restoration project in a couple of years. Under #8 of Tom Grimaldi’s recommendations, the  
58 language “An As-Built Site Improvement and Grading Plan...” will be replaced by “A Letter of  
59 Certification from the Design Engineer...” A **Motion to Approve Application 2023-IW-020, with**  
60 **the Recommendations from Tom Grimaldi (with the change in language) and the Requirement**  
61 **of a Future Permit for the De-Construction and Remediation of this Project,** was made by S.  
62 Spillane, seconded by S. Belter and unanimously **Approved.**

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- 64 9. 2023-IW-021 / CAU Associates LLC (Riga Construction) / 19 West Shore Place / Demolish and  
65 Rebuild existing stone walls and build walkways per plans / Map 67 / Lot 19 / DOR: 10/10/2023
- 66 Andrew Pelletier, Riga Construction, described the project; they want to eliminate the walkway  
67 and re-build the stone walls. S. Belter asked how far the house is from the lake; the answer was  
68 75’, including part of the house and stone walls. S. Belter asked to see the site plan and asked if  
69 silt fencing will be used; he wants it described. A. Conroy suggested that TAHD should be  
70 consulted, regarding the walls. There were questions about access for construction. L. Burcroff  
71 wants a map with the erosion controls; it is incomplete now. S. Spillane wants native species on  
72 the plant list. S. Belter wants to know about the drainage behind the walls and plantings. A  
73 **Motion to Table this Application** was made by S. Spillane, seconded by S. Belter and  
74 unanimously **Approved.**
- 75

76 **New Business**

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78 10. 2023-IW-022D / Richard and Jean Bell / 147 Between the Lakes Road / Declaratory Ruling to  
79 Repair and Re-surface Bridge on Driveway for Single Family Residence / Map 59 / Lot 05 / DOR:  
80 10/23/2023

81 The proposed work is to replace the decking and railings over the existing old railroad bridge  
82 steel I-beams. S. Belter, J. Landon and S. Spillane agreed that this is a maintenance project.  
83 There was concern about pieces being removed falling into the water; S. Spillane want a plan for  
84 not putting existing decking material into the lake. A. Conroy reviewed the exemption details; V.  
85 Garfein asked how to define a “significant” amount of materials. S. Belter asked the applicant  
86 for the information. Jean Bell answered that the fallen materials will be picked up and trucked  
87 away; they will also put a tarp underneath while the decking is being removed. **A Motion for a**  
88 **Declaratory Ruling, As-of-Right**, was made by J. Landon, seconded by S. Spillane and  
89 unanimously **Approved**.

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91 11. 2023-IW-022 – Application Withdrawn

92

93 **Other Business**

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95 12. Pope Land Design Committee Presentation with Lead Consultant Phil Barlow – Tabled  
96 V. Garfein asked for the presentation to be re-scheduled and put first on the agenda next time.  
97 S. Belter suggested having a Special Meeting. A. Conroy will offer possible new dates of  
98 November 13<sup>th</sup> or November 27<sup>th</sup>.

99

100 13. Regulations Discussion

101 S. Spillane hopes to get done with the Regulations by the end of the year; A. Conroy indicated  
102 there would be a draft to approve, but not enough time for a Public Hearing. S. Belter wants  
103 identification and names of significant vernal pools. V. Garfein suggested that the 300’ URA  
104 could apply to all vernal pools now; they are too complicated to identify right now. A. Conroy  
105 suggested breaking out the resource types now; language could be modified at a later date  
106 when there are maps. Consideration of the lakes may be broken out separately also. V. Garfein  
107 suggested focusing on the Regulations first, then hearing from the Pope Committee later on; M.  
108 Grace agreed.

109

110 **Adjournment. So Moved** by J. Landon, seconded by S. Spillane and unanimously **Approved**.

111 The meeting adjourned at 7:55pm.

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