

INLAND WETLANDS & WATERCOURSES COMMISSION

SPECIAL MEETING

NOVEMBER 26, 2024 – 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, Vivian Garfein, Maria Grace, Sally
4 Spillane, Russ Conklin (Alternate), John Harney (Alternate), Abby Conroy (Land Use Director),
5 Miles Todaro (land Use Tech Specialist), and Georgia Petry (Recording Secretary). Absent: John
6 Landon, Cary Ullman and Tracy Brown (Alternate). J. Harney was seated as Voting Alternate for
7 J. Landon and R. Conklin was seated as Voting Alternate for C. Ullman.
8
9 3. Minutes of November 13, 2024 – Tabled to next meeting.
10
11 4. Minutes of November 25, 2024 – Tabled to next meeting.
12

13 **Public Hearing**

- 14 5. #2024-IW-027 / Salisbury Winter Sports Association, c/o Ken Barker / 80 Indian Cave Road /
15 Construct a Pond for Water Supply and Snow Making / Map 15 / Lot 25 / DOR: 7/22/2024 /
16 Extension granted to 11/29/2024 / Hearing Opened 11/13/2024 / Close Hearing by 12/18/2024
17 The application was withdrawn today – no further action on this application.
18
19 6. #2024-IW-028 / Wake Robin (SLR) / 104 & 106 Sharon Road & 53 Wells Hill Road /
20 Redevelopment and Expansion of Wake Robin Inn Property / Map 47 / Lot 2 & 2-1 / DOR:
21 7/22/2024
22 A draft Resolution was reviewed by A. Conroy. Conditions include provisions for
23 management of invasives plants, native non-cultivar plantings, erosion and
24 sedimentation control bonding, pre-construction meeting, escrow for inspections
25 by the Town, third-party erosion control monitoring, and an as-built site
26 improvement and grading plan. The language in Line 17, “construct new accessory
27 buildings” was discussed; M. Grace had asked for details and noted that some of the demo is
28 going to happen in the URA. A. Conroy pointed out that they do have detailed engineering plans
29 revised on November 6, 2024. V. Garfein agreed with M. Grace that the use of “construct new
30 accessory buildings” is acceptable. A. Conroy reviewed the language in Line 71, #4, in relation to
31 invasive plant management; R. Conklin had questions about the language used. S. Spillane and
32 V. Garfein suggested removing the wording “with herbicides” in line #72; R. Conklin agreed.
33 Joshua Mackey, Attorney for ARADEV, thanked the IWWC for their work. J. Harney asked about
34 the cabins on piers; Mark Arigoni (SLR) answered that several of them are within the 75’ URA

35 and noted that the closest pier-supported structure will be the deck off the back of the
36 proposed spa building which will be 25' within the URA. J. Harney commented that building on
37 piers would limit the impact to the wetlands. S. Spillane commented on invasives and
38 construction; top soil moved on the property has invasive seeds in it, new top soil brought in will
39 have invasives from somewhere else, invasives also come in on the wheels of the trucks. Mr.
40 Arigoni agreed and indicated that there will be monitoring. R. Conklin asked about the tree
41 protection plan and what the color codes meant. Mr. Arigoni responded that they were working
42 with the arborist of record and did show where there are proposed impacts, but not elsewhere.
43 R. Conklin commented that nearly half of the trees would be removed and asked about tree
44 protection; Mr. Arigoni answered that the arborist will be involved in all of the design, as part of
45 the team, including the tree protection. Mr. Arigoni mentioned that a new revised tree plan had
46 been submitted today and noted that a lot of the invasive tree species, such as red maples, will
47 be removed in impact areas. L. Burcroff asked about the size of the trees being removed; Mr.
48 Arigoni answered that they are all detailed in the appendix to the report. M. Grace pointed out
49 that there are still cultivars on the planting plan and wants to make sure only non-cultivars are
50 planted, specifically within the URA. Mr. Arigoni commented that a new planting plan had just
51 been submitted; M. Grace wants to have no cultivars planted, as a Condition of Approval. S.
52 Spillane also wants M. Grace's Condition to be added; M. Grace wants the planting plan changed
53 to reflect no cultivars, in the updated site plan. A. Conroy added to Line 70 #3 of the Resolution,
54 "A revised planting plan shall be submitted to the Land Use Office to reflect this condition." A
55 **Motion to Approve Application #2024-IW-028, With All Conditions Included in the Resolution**
56 **and the Standard Conditions**, was made by M. Grace, seconded by S. Spillane, and unanimously
57 **Approved.**
58
59 **Adjournment. So Moved** by S. Spillane, **With All in Favor**. The meeting adjourned at 6:55pm.