

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

APRIL 14, 2025 – 6:30PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 6:30pm.
- 2.
2. Roll Call & Seating of Alternates. Present: Vivian Garfein, Larry Burcroff, Sally Spillane, Maria Grace, John Landon, Russ Conklin (Alternate), Tracy Brown (Alternate), John Harney (Alternate), Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary). Absent: Cary Ullman. R. Conklin was seated as Voting Alternate for C. Ullman.
3. Approval of Agenda. A. Conroy requested a modification to Item #12, to include Attorney Comments of the draft; and to add Item #6a. Correspondence. A **Motion to Approve the Agenda, as amended**, was made by R. Conklin, seconded by L. Burcroff, **With All in Favor**.
4. **Minutes of March 10, 2025. Motion to Approve** made by L. Burcroff, seconded by J. Landon, **With All in Favor**.
5. **Minutes of March 24, 2025. Motion to Approve** made by J. Landon, seconded by L. Burcroff, **With All in Favor**.
6. Public Comment -- Bruce Palmer wanted to alert the IWWC about CT House Bill #7174, which has to do with Upland Review Areas; he supports a common sense approach and suggested becoming informed about the Bill and how it might impact the Town. V. Garfein indicated that she is aware of it. Mr. Palmer commented that CT is behind other New England states, with regard to Upland Review. V. Garfein asked for a link to the Bill to be sent to the members.
- 6a. Correspondence – A. Conroy informed the members that an email had been received from Cary Ullman, saying that she is resigning and will no longer be attending meetings; A. Conroy will write a letter to her. S. Spillane asked that C. Ullman be thanked for all she has done, especially in the early work on the Regulations; A. Conroy will thank her for her valuable input. L. Burcroff commented on having a member from Lakeville Lake; V. Garfein asked that there be no discussion at this time.
7. #2025-IW-050 / Noelle G. Becker, Trustee (Pat Hackett) / 36 South Shore Road / Install a New Septic System / Map 59 / Lot 09 / DOR: 3/24/2025

Pat Hackett described the proposed septic system and associated work. R. Conklin asked for a GIS description of the lot; L. Burcroff asked for the tank dimensions. R. Conklin asked what is there now; Mr. Hackett answered a cesspool. R. Conklin asked if it uses gravity to empty; Mr. Hackett answered yes and it will be abandoned in place. L. Burcroff and S. Spillane asked if trees will be cut down; Mr. Hackett answered yes, some will come down. A **Motion to Approve #2025-IW-050 for a new Septic System** was made by J. Landon, seconded by M. Grace, **With All in Favor**.

8. #2025-IW-051 / Kenneth & Elizabeth Burdick / 152 South Shore Road / Demo and Rebuild Existing Single Family Dwelling and Associated Site Improvements / Map 60 / Lot 17 / DOR: 4/14/2025

Todd Parsons, representing the owners, described the proposed plan, including removing 2 trees and installing a new septic system. R. Conklin asked about the disturbed area; Mr. Parsons described the details of the septic system replacement. R. Conklin commented that he wants to see the whole area of disturbance and had many questions. S. Spillane asked if they can access the site without cutting any more trees down; Mr. Parsons answered they will have direct access once the house is down. L. Burcroff asked if more trees would come down; Mr. Parsons' answer was 2 trees. S. Spillane asked about the planting plan and the buffer; Mr. Parsons described it. S. Spillane asked about taking trees down in the buffer; Mr. Parsons answered they will remain. R. Conklin asked about a no-mow area, instead of lawn; Mr. Parsons will ask the owners. S. Spillane asked to see the plant list, which Mr. Parsons described. L. Burcroff asked why the driveway is paved; Mr. Parsons answered that it is steep. R. Conklin asked for a site visit; Mr. Parsons agreed. A **Motion to Accept #2025-IW-051, With Referral to Engineer Tom Grimaldi**, was made by L. Burcroff, seconded by J. Landon, **With All in Favor**. S. Spillane commented that she wants to look at the planting plan again; it is not a significant buffer and she wants more. M. Todaro will provide that to S. Spillane.

9. #2025-IW-052 / Kevin and Cara McCaffrey (Anne Fredericks & Marc Fasteau) / 29 Morgan Lane / Main House Addition, accessory building removal, and associated site work / Map 64 / Lot 07 / DOR: 4/14/2025

(J. Harney recused himself from the discussion of this application.) No one was present to represent the application. A. Conroy gave an overview of the application and noted that they are asking for a finite scale of things right now in order to begin the demolition. M. Todaro pointed out that the main house addition is not actually part of this application. R. Conklin asked about the non-conforming structures; A. Conroy described the discrepancies in the surveys, including the driveway and a shed that weren't included. They are non-conforming, with regard to setbacks; the owner has to expressly abandon those buildings and demolition alone is not sufficient to qualify. A. Conroy further explained that the owners have notified her of their intent to re-build the structures; there was a detailed description of the demolition and re-building plans. There were questions about the location of the existing well, septic and propane tanks. S. Spillane asked about the plant list; A. Conroy noted it was in the text, but

75 there will be a more detailed landscaping plan, when they get to the engineering part of the  
76 plan. A Motion to Accept the Application for Demolition, 29 Morgan Lane, was made by J.  
77 Landon, seconded by L. Burcroff, **With All in Favor**.  
78

- 79 10. #2025-IW-053 / Andrew C. and Sarah B. Elken (Joline Audet) / 21 Greystone Lane / New Pool  
80 and Patio / Map 03 / Lot 14-6 / DOR: 4/14/2025

81 Joline Audet, representing the owners, described the proposed project; all will be outside of the  
82 75' URA, except disturbance during temporary construction. The wetlands have been  
83 delineated by a soil scientist. L. Burcroff asked about the exact location of the access road. A.  
84 Conroy pointed out that the delineations were not totally inclusive, according to the subdivision  
85 map. S. Spillane pointed out that the planting list is empty and asked for additional details to be  
86 provided. A **Motion to Accept #2025-IW-053** was made by S. Spillane, seconded by R. Conklin,  
87 **With All in Favor**. S. Spillane commented that planting of native grass species should be  
88 encouraged.  
89

- 90 11. Permit Application for the Use of Pesticides in State Waters (Twin Lakes)

91 R. Conklin summarized the application for the treatment of Hydrilla in detail; the application is  
92 to the State, not the IWWC. The Notice to the IWWC is for informational purposes only; the  
93 public will be notified.  
94

- 95 12. Discussion of Regulation Guidance Materials, Including Attorney Comments.

96 V. Garfein began by providing information from Attorney Janet Brooks, regarding the 4 named  
97 lakes, the Public Hearing on May 12<sup>th</sup>, and requests for changes. Comments will be heard, but  
98 no changes will be made during the Public Hearing. When the Public Hearing is closed, requests  
99 for changes to the Regulations can be brought by petition. V. Garfein commented that the  
100 process should not be difficult. A. Conroy pointed out that no changes have been made to the  
101 lake URAs and that is how it was referred to the DEEP. R. Conklin asked for details about the  
102 process of requesting changes after the Public Hearing and if requests would have to go through  
103 the same process; V. Garfein answered yes. A. Conroy talked about potential impact to IWWC  
104 jurisdictional changes, if the House Bill about URAs is passed, and when it could become  
105 effective. Regarding the current draft of proposed IWWC Regulation amendments, A. Conroy  
106 noted that Attorney Brooks suggested changing the listed order of the URA measurements, but  
107 did not make changes to the content. The definition of vegetation was acceptable. M. Todaro  
108 presented the document "Allowed" Activities Not Requiring a Permit. A. Conroy reviewed the  
109 disclaimer language added. A **Motion to Accept and Adopt the document "Allowed" Activities**  
110 **Not Requiring a Permit**, was made by J. Landon, seconded by L. Burcroff, **With All in Favor**. A.  
111 Conroy will refer the document for Legal counsel. S. Spillane asked about public notice before  
112 the Public Hearing; A. Conroy explained that it will be posted on the Town website landing page,  
113 with notices in the Lakeville Journal, it will be housed permanently under IWWC Regulations &  
114 Resources, and may go in the next Town newsletter. The effective date will be determined by  
115 the IWWC; it could be July 1, 2025.

116 13. Enforcement Discussion – None.

117

118 **Adjournment. So Moved** by S. Spillane, seconded by L. Burcroff, **With All in Favor**. The meeting ended  
119 at 8:10pm.