

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

APRIL 28, 2025 – 6:30PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 6:31pm.
- 2.
2. Roll Call & Seating of Alternates. Present: Vivian Garfein, Larry Burcroff, Sally Spillane, John Landon, Russ Conklin (Alternate), John Harney (Alternate), Tracy Brown (Alternate), Abby Conroy (Land Use Director), Miles Todaro, (Land Use Tech Specialist) and Georgia Petry (Recording Secretary). Absent: Maria Grace. J. Harney was seated as Voting Alternate for M. Grace.
3. Approval of Agenda. V. Garfein asked to change the order of the agenda, moving Item #10 up to #6 and to add Item #13. Vacancies on the Commission. A **Motion to Approve the Agenda, as Amended**, was made by S. Spillane, seconded by J. Landon, **With All in Favor**.
4. Minutes of April 14, 2025 – pending
5. Public Comment – None
10. Request for Modification of Approved Site Plan Associated with Permit #2024-IW-028 / ARADEV, LLC (SLR) / 104 Sharon Road & 53 Wells Hill Road / Redevelopment and Expansion of the Wake Robin Inn Property / Map 47 / Lot 2 & 2-1 / Approved by Resolution 11/26/2024 subject to conditions.
Attorney Joshua Mackey, representing ARADEV, gave a brief introduction. Mark Arigoni and Steven Cohen described the details of the plans submitted, approved and modified, plus the overlay and the narrative explaining the changes. J. Landon asked about the size of the new proposed cottages; Mr. Cohen answered 2,000 sq. ft. T. Brown asked if there were any changes to the drainage areas; Mr. Arigoni answered they were able to maintain the previous water retention areas, except they removed the ones around the proposed cottages off of Wells Hill Road as not needed and the primary basins are similar to what was approved. J. Landon asked about the State-listed species list; Mr. Arigoni answered that they have determined a relocation plan for those plants and the new area will be deed-restricted. J. Landon asked who enforces the deed restrictions; Mr. Arigoni answered that was up for discussion; Attorney Mackey commented that a simple deed restriction runs with the land along with whatever restrictions are included and is fully enforceable in the future. J. Landon commented that no one in the Town wants to enforce deed restrictions and he wants to see clearly who will be responsible. J. Landon had a question about the retention basins near Sharon Road; Mr. Arigoni answered that

they will be stone retention basins to slow down the stormwater and there is a maintenance plan. L. Burcroff asked about the parking near Wells Hill Road; Mr. Arigoni answered that the parking and pathways will be pervious surfaces. V. Garfein asked for the modifications to be approved, as the issues had been addressed. A. Conroy reviewed the two Options available to the IWWC; Option 1, to approve the revised site development plan; Option 2, to reject the modification of approved site plan and request that a new permit application be filed or that development occur in accordance with previously approved plans. R. Conklin commented that this is not a fully documented plan and wants them to be updated. A. Conroy noted that the original approval requires a final set of plans for Engineer Tom Grimaldi, for his sign off. A **Motion to Approve Option 1, To Approve the Revised Site Development Plan**, was made by J. Harney and seconded by L. Burcroff. Vote: L. Burcroff – Aye; S. Spillane – Aye; J. Landon – Aye; J. Harney – Aye; V. Garfein – Aye. **The vote to Approve Option 1 was unanimous.**

6. #2025-IW-052 / Kevin and Cara McCaffrey (Anne Fredericks and 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 and vote. A. Conroy noted that there were no questions on the site visit; the non-conforming buildings to be demolished and the removal of the gravel driveways would create limited disturbance. A **Motion to Approve Demolition of the Non-Conforming Buildings and Removal of the Gravel Driveways** was made by J. Landon, seconded by S. Spillane, **With All in Favor**. A. Conroy brought up the proposed plan to enclose the porches and asked if that could be an Agent Approval. A **Motion for Agent Approval of the Porch Enclosures** was made by J. Landon, seconded by S. Spillane, **With All in Favor**.
7. #2025-IW-053 / Andrew C and Sarah B Elken (Joline Audet) / 21 Greystone Lane / New Pool and Patio / Map 03 / Lot 14-6 / DOR: 4/14/2025
The plantings are outside of the URA, but A. Conroy pointed out that a plant list had been provided. Ms. Audet described the specific perennials and grasses to be used and noted that any work inside the URA would be temporary during construction. A **Motion to Approve Application #2025-IW-053** was made by L. Burcroff, seconded by S. Spillane, **With All in Favor**.
8. #2025-IW-054 / Agostino Galuzzo (Allied Engineering Assoc., Inc.) / 226 Millerton Road / Construct One Bedroom Accessory Structure with a Septic System and Well / Map 43 / Lot 32 / DOR: 4/14/2025
According to A. Conroy, the application was also filed with P&Z and will be referred to Tom Grimaldi. George Johannesen, Allied Engineering, described the details of the proposed plan. The structure would be accessible by golf cart to the lake. All construction will be out of the URA. S. Spillane asked how they will access the building site; Mr. Johannesen answered by using 2 grass paths. L. Burcroff asked how the trucks would turn around; Mr. Johannesen answered that there is a small area, but is easy to maneuver. V. Garfein asked if all wetland areas have been flagged; Mr. Johannesen answered yes. A. Conroy wants to know about trees that will be

taken down; S. Spillane agreed. R. Conklin commented that silt fence needs to be planned for the well. V. Garfein and L. Burcroff want to see the site; there will be no conversation at the site visit, just orientation. M. Todaro will poll the members for a date. J. Landon asked if there is a current survey; Mr. Johannesen answered yes. A **Motion to Accept Application #2025-IW-054** was made by J. Landon, seconded by S. Spillane, **With All in Favor**.

9. #2025-IW-055 / William J Colaric (Allied Engineering Assoc., Inc.) / 67 Old CNE Road / Landscaping, Hardscaping, and other work in the Upland Review Area / Map 40 / Lot 30 / DOR: 4/14/2025

George Johannesen described the surveys that were done and the details of the proposed work, specifically the driveways. Beth Romaker, Matt's Landscaping, presented a comprehensive landscape plan and plant list; the lawn area would be decreased, a large plant buffer would be created, along with woodland gardens, and compost mulch will be used when installing. Mr. Johannesen noted that no rip-rap will be used at the shoreline, per the NDDDB report. R. Conklin asked if the patio is a structure within 75' area; A. Conroy answered yes, it must be at least 20' from the shore and be less than 250 sq. ft. total. L. Burcroff asked about the dock; Mr. Johannesen indicated that it will be removed, the location moved but still the same size, and it will be removable. S. Spillane asked that the plant list be provided. A **Motion to Accept Application #2025-IW-055** was made by S. Spillane, seconded by J. Landon, **With All in Favor**. The site visit will be on May 8, 2025 at 4:30pm.

11. Salisbury Pathways Committee / Discussion of Preliminary Sidewalk Design from Hotchkiss School to Lakeville Along Route 41

Chris Williams, Chair of Pathways Committee, and David Battista, Engineer (Haley Ward) gave a detailed description of the project path they are working on. Details included: constructing a sidewalk along the west side of Rte. 41; it would be concrete and 5' off the side of the road; driveway aprons will have to be rebuilt; slope cutting will impact some trees; there are 4 or more wetland crossings; and meeting with homeowners about certain specifics. V. Garfein asked who will pay for it; Mr. Williams answered that they are working on it. V. Garfein commented that they need to be sure all of the wetlands are counted. Mr. Williams pointed out that the path would be on State right-of-way. V. Garfein noted that there are many impacts to consider. As far as a timeline, Mr. Williams commented that this year they are working on plans and permits, putting in the grant application, and hoping for construction in summer of 2026.

12. #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 – Tabled

13. Discuss Vacancies on the IWWC – Tabled

Adjournment. So Moved by S. Spillane, **With All in Favor**. The meeting ended at 8:13pm.