

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

MAY 27, 2025 – 6:30PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 6:31pm.
2. Roll Call & Seating of Alternates. Present: Vivian Garfein, Larry Burcroff, John Landon, Sally Spillane, Maria Grace, Russ Conklin, Abby Conroy (Land Use Director) and Miles Todaro (Land Use Tech Specialist). John Harney arrived after the Roll Call. Absent: Tracy Brown (Alternate).
3. **Approval of Agenda.** V. Garfein requested to switch the order of Items # 13 & 14. A **Motion to Approve the Agenda, as Amended**, was made by S. Spillane, seconded by M. Grace and unanimously **Approved**.
4. **Approval of the Minutes of May 8, 2025. So Moved** by L. Burcroff, seconded by J. Landon and **Approved, with one Abstention** by M. Grace.
5. **Approval of the Minutes of May 12, 2025. So Moved** by M. Grace, seconded by S. Spillane and unanimously **Approved**.
6. Public Comment -- None
7. #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 Parson, Haley Ward, described the plan revisions, in response to Tom Grimaldi's comments. R. Conklin asked if the whole property is within the Overlay Zone; Mr. Parsons answered yes. R. Conklin asked about the impervious surface measurements and if any large trees have to be cut; Mr. Parsons answered yes, 2 would be removed. L. Burcroff asked if Tom Grimaldi was aware of the change to the Mantis system; Mr. Parsons responded that he had been informed. M. Grace asked if there had been a site visit to the property; the answer was no. S. Spillane asked for a brief review of the plant list. A **Motion to Approve #2025-IW-051, With the Conditions from the Town Engineer, Including Item #6 for 3 Inspections, and the Standard Conditions** was made by R. Conklin, seconded by L. Burcroff and unanimously **Approved**.

- 33 8. #2025-IW-054 / Agostino Galuzzo (Allied Engineering Assoc., Inc. / 226 Millerton Road /
34 Construct a One Bedroom Accessory Structure with a Septic System and Well / Map 43 / Lot 32 /
35 DOR: 4/14/2025
36 The Site Visit needs to be re-scheduled. Tom Grimaldi has a list of items that he needs in order
37 to do the engineering review; George Johannesen is working on it. The site visit was re-
38 scheduled for May 29, 2025 at 4:15pm. Mr. Johannesen asked for clarification of Mr. Grimaldi's
39 request about the demolition plan; it was noted that there were 3 other items, as well. Mr.
40 Galuzzo asked which specific items are applicable; A. Conroy will get clarification. The
41 Application was **Tabled**.
42
- 43 9. #2025-IW-055 / William J Colaric (Allied Engineering Assoc., Inc. / 67 Old CNE Road /
44 Landscaping, Hardscaping, and other work in the Upland Review Area / Map 40 / Lot 30 / DOR:
45 4/14/2025
46 There were observations from the site visit. While noting it is a creative plan, V. Garfein had
47 concerns about hardening the shoreline and suggested stabilizing it. Mr. Johannesen responded
48 that part of the plan was changed because the NDDB request for a survey would take until the
49 end of summer. R. Conklin asked about the use of rip-rap at the shoreline and how it would be
50 done. V. Garfein suggested cutting back on other parts of the planned work and wants to hear
51 what the Engineer comments are about the slope. Mr. Johannesen indicated that he would
52 discuss the shoreline bank plan with Matt Schwaikert, Landscaper, and send the revised plans in
53 for review by Tom Grimaldi. The Application was **Tabled**.
54
- 55 10. #2025-IW-056 / Salisbury School Inc. / 251 Canaan Road / Replace Tennis Dome Structure with
56 new Air-Supported Dome in Similar Footprint / Map 15 / Lot 41 / DOR: 5/27/2025
57 Anthony Frisenda, Frisenda Architects, representing the Salisbury School, described the
58 proposed project. V. Garfein asked to see the location of the proposed new equipment, in
59 relation to the wetlands areas. R. Conklin asked about the lines of disturbance during
60 construction; Mr. Frisenda answered that they would try to work from the opposite side near
61 the tennis courts, away from the wetlands, and if equipment repairs are needed. L. Burcroff
62 asked if the size would be the same; Mr. Frisenda answered yes. A **Motion to Approve**
63 **Application #2025-IW-056** was made by L. Burcroff, seconded by R. Conklin, **With All in Favor**.
64
- 65 11. #2025-IW-057D / William and Kathleen Reiland (Washinee LLC – David Miller) / 63 Washinee
66 Heights Road / Request for Declaratory Ruling for Seasonal Dock on West Twin Lake associated
67 with 19 Washinee Heights Road Easement / Map 67 / Lot 02-01 / DOR: 05/27/2025
68 12. #2025-IW-057 / William and Kathleen Reiland (Washinee LLC – David Miller) / 63 Washinee
69 Heights Road / Seasonal Dock on West Twin Lake associated with 19 Washinee Heights Road
70 Easement / Map 67 / Lot 02-01 / DOR: 05/27/2025
71 Both Item 11 and 12 were considered at the same time. A. Conroy briefly explained the Request
72 and the Application. R. Conklin talked about a recent conversation with the Reilands; he will not

73 vote on the matter. A **Finding for a Declaratory Ruling for Activity Non-Regulated / Exempt**
74 **under Section 4.1.c.** was made by J. Landon, seconded by S. Spillane, **With All in Favor.**
75

- 76 13. Discussion of Draft “Allowed” Activities in the Upland Review Area Not Requiring a Permit
77 Item b., line 34-36 was modified to read “Note: Mulching and fertilizing is discouraged
78 immediately upslope of wetlands and waterbodies as they are prone to washing into wetlands
79 during rain events and contribute to nutrient loading within wetland ecosystems.” A **Motion to**
80 **Approve the document, “Allowed” Activities in the Upland Review Area Not Requiring a**
81 **Permit, Effective Immediately**, was made by S. Spillane and seconded by J. Harney. Vote: L.
82 Burcroff – Aye; S. Spillane – Aye; J. Landon – Aye; J. Harney – Aye; M. Grace – Aye; R. Conklin –
83 Aye; V. Garfein – Aye. **Motion Approved, With All in Favor.**
84

- 85 14. Discussion of Draft Bylaws Including Fee Schedule
86 The language in Article V. Election of Officers, Sections 1 and 4, was clarified. The language in
87 Article VIII, Public Hearings, Sections 1 and 2, was modified slightly. A. Conroy reviewed the
88 changes to the fee schedule. At the next IWWC meeting on June 9, 2025, the Commission can
89 approve and adopt the Bylaws, as revised.
90

- 91 15. Brainstorm Activities Eligible for Agent Determination
92 Further discussion about this subject will be on the agenda at the next meeting, including a list
93 of eligible activities that could be used as a guidance document. A. Conroy will provide a list of
94 examples for the Commission to review. The list could be reviewed on an annual basis at the
95 annual organization meeting.
96

- 97 16. Discussion of Online Permit Applications
98 Commission members will receive information by email for test applications of the online permit
99 system; each scenario will be different to find any problems.
100

101 **Adjournment. So Moved** by S. Spillane, seconded by L. Burcroff, **With All in Favor.** The meeting
102 ended at 8:01pm.