

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

AUGUST 11, 2025 – 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: Vivian Garfein, Larry Burcroff, Sally Spillane, John
- 4        Landon, Russ Conklin, John Harney, Maria Grace, Tracy Brown (Alternate), Abby Conroy (Land
- 5        Use Director) and Georgia Petry (Recording Secretary).
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- 7        3. **Approval of Agenda. So Moved** by J. Landon, seconded by S. Spillane, **With All in Favor.**
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- 9        4. **Approval of Minutes of July 28, 2025. So Moved** by L. Burcroff, seconded by J. Landon, **With All**
- 10       **in Favor.**
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- 12       5. Public Comment – None
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- 14       6. #IWWC-25-65 / Camp Sloane YMCA, Inc. (Paul Bryant) / 162 Indian Mountain Road / Construct
- 15       New Single Family Residence / Map 06 / Lot 1 / DOR: 08/11/2025
- 16       Bill Colby, Engineer, described the proposed development on undeveloped land and noted that
- 17       the TAHD review is pending. Mr. Colby described the location as 100’ away from wetlands. A.
- 18       Conroy pointed out that the P&Z Commission has a 75’ setback away from the principal
- 19       structures and that the whole project is within the 150’ URA now; the limit of clearing area was
- 20       difficult to see. S. Spillane asked what is actually being cleared; Mr. Colby described the area
- 21       from the silt fencing to the house, anywhere there is grading; he will provide the silt fence plan.
- 22       S. Spillane asked how big the wetlands are; Mr. Colby did not have the answer. M. Bryant
- 23       suggested that it was a small area. L. Burcroff asked about the distance from the septic to the
- 24       wetlands; Mr. Colby answered about 70’. V. Garfein and A. Conroy noted that all proposed work
- 25       is within the 150’ URA. A site visit was scheduled for August 14, 2025 at 4:30pm. R. Conklin
- 26       asked what else is there now; Mr. Bryant answered that there is another house and this will be
- 27       an accessory building. L. Burcroff asked how far from the road this building would be; Mr.
- 28       Bryant didn’t have the measurement. The Commission wants to have the TAHD review
- 29       information when the applicant comes back for another meeting. L. Burcroff asked if this is a
- 30       dedicated septic system for this property; Mr. Colby answered yes. J. Landon suggested that a
- 31       sign-off from TAHD could be a condition of approval. No action was taken.
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33 7. #IWWC – 25- 63 / Randall Allen (John Holden) / 396 Salmon Kill Road / 850sqft Addition to  
34 Existing Residence, Construction of a New Accessory Structure, and Associated Site Work / Map  
35 08 / Lot 03 / DOR: 07/14/2025  
36 Tabled; no new information was received.

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38 8. Report of Agent Determination / IWWC-25-66 / Magowan / 50 Hammertown Road / Replace  
39 Existing Deck with Mudroom Addition / Map 23 / Lot 37-11  
40 It was noted by A. Conroy that this property had gotten a ZBA variance a few years ago, but no  
41 work was done or permit issued. The proposal is the same, but now the URA is 150'; it doesn't  
42 meet the setbacks, but would use the existing piers. A. Conroy issued an Agent Approval.

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44 According to A. Conroy, the Guidance Document was sent to Attorney Janet Brooks for review  
45 and approval at the next meeting.

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47 **Adjournment. So Moved** by S. Spillane and unanimously **Approved**. The meeting adjourned at  
48 6:52pm.

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