

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

SEPTEMBER 29, 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, Russ Conklin, John Landon, John
- 4 Harney, Sally Spillane, Abby Conroy (Land Use Director), Miles Todaro, (Land Use Tech Specialist)
- 5 and Georgia Petry (Recording Secretary). Absent: Maria Grace, Larry Burcroff and Tracy Brown
- 6 (Alternate).
- 7
- 8 3. **Approval of Agenda. So Moved** by J. Landon, seconded by S. Spillane and unanimously
- 9 **Approved.**
- 10
- 11 4. **Approval of Minutes September 8, 2025. So Moved** by J. Harney, seconded by S. Spillane and
- 12 **Approved with one abstention, J. Landon.**
- 13
- 14 5. **Minutes September 18, 2025 (Special Meeting). So Moved** by J. Harney, seconded by R.
- 15 Conklin and **Approved.**
- 16
- 17 6. Public Comment – None
- 18
- 19 7. #IWWC-25-68 / 500 + 508 Twin Lakes Road / Map 69, Lots 18 and 18-1 / Owner/Applicant:
- 20 Salisbury School Incorporated / Agents: Dawn Marti and WMC Consulting Engineers (Bob
- 21 Barneschi) / Septic System Replacement / DOR: 09/08/2025
- 22 The site visit was described by the members who attended. A **Motion to Approve Application**
- 23 **#IWWC-25-68, Subject to Recommendations by Tom Grimaldi**, was made by J. Harney,
- 24 seconded by R. Conklin and unanimously **Approved.**
- 25
- 26 8. #IWWC-25-69 / 280 + 300 Between the Lakes Road / Map 67, Lots 07 and 07-2 / Owner: 280
- 27 BTLR, LLC / Applicant: Great Falls Construction (Bob Stair) / Agent: Haley Ward (Todd Parsons) /
- 28 Construct addition to existing house and driveway in the upland review area / DOR: 09/29/2025
- 29 Todd Parsons, representing the applicant, described the application with the house and
- 30 driveway. A. Conroy explained that the IWWC had previously approved a site plan for #280, but
- 31 the owners changed their mind and now want to relinquish that plan, in order to move ahead
- 32 on the current proposed site plan for both lots. S. Spillane asked if the septic had been done;
- 33 Mr. Parsons answered no, only the driveway and well head had been done. S. Spillane asked
- 34 how much of the driveway had been done; Mr. Stair responded that it is just past the well head.

35 S. Spillane asked if the properties had been merged; Mr. Parsons answered no, but they'll
36 change the lot line between them. V. Garfein asked about the property line shift. Mr. Parsons
37 described the new septic system to be constructed. V. Garfein asked about the wetlands lines.
38 S. Spillane asked what the square footage is of the existing cottage and the proposed addition;
39 Mr. Parsons responded that he will get those numbers. S. Spillane asked if there is an existing
40 well; Mr. Parsons answered yes, and it will be used. A. Conroy noted that the plan is
41 complicated and asked Mr. Parsons to explain the process with TAHD, because of the lot line
42 revision. Mr. Parsons explained that TAHD wants them to submit the as-built and then they can
43 ask for the lot line revision. V. Garfein commented that she wants Tom Grimaldi to review the
44 plans and have a site visit; J. Harney and J. Landon both agreed. R. Conklin asked Mr. Parsons
45 how the TAHD approval works with lot line changes. A. Conroy commented that lot line changes
46 get filed, but have to have an affidavit with those; in this case, she will do a courtesy review,
47 since this involves P&Z also, in order to make a finding of compliance. V. Garfein suggested
48 scheduling a site visit; Mr. Parsons asked for the site visit before waiting for Tom Grimaldi's
49 review, which could take a couple of weeks. A Site visit will be held on Wednesday, October 15,
50 2025 at 4:30pm.

- 51
- 52 9. #IWWC-25-70 / 157 Lime Rock Road (Unit 11 Red Mountain Road) / Map 03, Lot 06-3 /
53 Owner/Applicant: Gregory R. Murphy / Request for Jurisdictional Ruling – 10 by 20 ft. Run-in
54 Horse Shed / DOR: 09/29/2025
55 (At this time, L. Burcroff joined the meeting) A. Conroy described the proposed shed, which is
56 within the URA now; it is a pre-fab shed set on a grass area. J. Landon asked if the shed would
57 be used for equipment or horses; Mr. Murphy answered horses. L. Burcroff asked about the
58 size; the answer was 10'x 20'. J. Landon suggested that this falls under agricultural use and
59 could be a Jurisdictional Ruling; S. Spillane agreed. **The IWWC made a Finding that this Request**
60 **Constitutes an Exempt Activity under Section 4.2. The Finding** was made by J. Landon,
61 seconded by J. Harney, **With All in Favor.**

- 62
- 63 10. #IWWC-25-71 / 29 Morgan Lane / Map 64, Lot 07 / Owner/Applicant: Anne Fredericks /
64 Remove 540 sq. ft. of terrace and replace with trees, shrubs, and garden / DOR: 09/29/2025
65 V. Garfein asked if this could be an Agent Determination; A. Conroy reviewed the map and prior
66 approvals. J. Harney recused himself from the discussion. S. Spillane commented that this is a
67 good thing and **Requested an Agent Determination**; V. Garfein agreed.

- 68
- 69 11. #IWWC-25-72 / 396 Salmon Kill Road / Map 08, Lot 03 / Owner: Randall Allen & Margaret
70 Holden / Applicant: Allied Engineering Assoc., Inc. (George Johannesen) / Addition to House,
71 Construct Garage, Relocate Driveway, Landscaping / DOR: 09/29/2025
72 George Johannesen, applicant, explained that he is just doing the erosion control and
73 stormwater analysis parts; he described the proposed project. A. Conroy commented that a lot
74 of work is proposed and now needs to be revised to the 150' URA; this is a very busy site. Mr.
75 Johannesen commented that there is no additional stormwater management required, because

76 of all the hard surface that is being removed. S. Spillane asked if there are any buffers; A.
77 Conroy suggested that this is a site visit property. S. Spillane commented that this looks like a
78 steep drop and there are no topography lines shown. L. Burcroff asked about the trees shown;
79 Mr. Johannesen described them as new trees and that there will be additional landscaping. L.
80 Burcroff asked about the addition; Mr. Johannesen described some of the details. L. Burcroff
81 asked to have a site visit; a Site Visit was scheduled for Wednesday, October 22, 2025 at
82 4:00pm. V. Garfein commented that **this Application was Accepted**, without a review by Tom
83 Grimaldi, unless the scheduled site visit indicates otherwise.

84
85 V. Garfein reviewed the meeting, for the benefit of L. Burcroff. S. Spillane asked the members to
86 think about new IWWC Alternates. S. Spillane has reached out to someone; J. Landon may
87 speak with him also.

88
89 **Adjournment. So Moved** by S. Spillane, seconded by J. Harney and unanimously **Approved**. The
90 meeting adjourned at 7:35pm.