

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

OCTOBER 27, 2025 – 6:30PM (VIA ZOOM)

- 1 1. Call to Order. The meeting was called to order at 6:32pm.
- 2
- 3 2. Roll Call & Seating of Alternates. Present: Vivian Garfein, Russ Conklin, Sally Spillane, John
- 4 Landon, John Harney, Maria Grace, Larry Burcroff, Tracy Brown (Alternate), Abby Conroy (Land
- 5 Use Director), Miles Todaro (Land Use Tech Specialist), and Georgia Petry (Recording Secretary).
- 6
- 7 3. Approval of Agenda. V. Garfein asked for an addition to the Agenda, a Brief Discussion of the
- 8 Calendar and the December meeting. A **Motion to Approve the Agenda, as Amended**, was
- 9 made by M. Grace, seconded by J. Landon and **unanimously Approved**.
- 10
- 11 4. **Minutes of October 14, 2025. Motion to Approve** made by M. Grace, seconded by J. Landon
- 12 and **unanimously Approved**.
- 13
- 14 5. **Minutes of October 15, 2025 (Special Meeting). Motion to Approve** made by M. Grace,
- 15 seconded by R. Conklin and **unanimously Approved**.
- 16
- 17 6. **Minutes of October 22, 2025 (Special Meeting). Motion to Approve** made by M. Grace, second
- 18 by J. Harney and **unanimously Approved**.
- 19
- 20 7. Public Comment – None
- 21
- 22 8. #IWWC-25-75 / Vacant parcel located between 123 & 137 Sharon Road and associated with 126
- 23 Sharon Road / Map 47, Lot 11 / Owner/Applicant: Elaine & Paul Watson / Request for
- 24 jurisdictional ruling to install a new 4’x45’ removable dock / DOR: 10/27/2025
- 25 Elaine Watson commented that the dock would be launched from the Grove. L. Burcroff asked
- 26 how it would be removed; Paul Watson answered that the process would be reversed. L.
- 27 Burcroff asked about the material to be used; Mr. Watson responded that it would be mostly
- 28 wood, but they are still researching it. A. Conroy commented that a dock could be found as an
- 29 activity that is as-of-right. M. Grace asked how they would access the dock; Ms. Watson
- 30 answered that they are figuring it out and don’t have a plan yet. S. Spillane commented that if
- 31 this is a jurisdictional ruling, any pathways or structures added are not included in this
- 32 application. A. Conroy suggested that the IWWC would need to make a Finding that the dock, as
- 33 proposed, would be an exempt activity. J. Harney recused himself from the vote. **A Motion to**
- 34 **Find this Application as an Exempt Activity**, was made by J. Landon and seconded by S. Spillane.

35 M. Grace pointed out that this Finding is for the dock only, not for anything else on land. The
36 **Finding was Approved, With All in Favor; J. Harney did not vote.**

- 37
38 9. #IWWC-25-74 / 497 Lime Rock Road / Map 04, Lot 16 / Owner/Applicant: Lime Rock Park II LLC
39 (Richard Riegel) / Reinforce compromised river bank and implement riparian restoration in
40 partnership with Trout Unlimited / DOR: 10/14/2025

41 J. Harney reported on the site visit he made, commenting that this is an emergency; there is
42 significant erosion; he recommends approval, conditioned on other agency approvals. V.
43 Garfein and T. Brown commented that the applicant must wait for the other agency approvals,
44 before beginning work. A **Motion to Approve this Application** was made by J. Harney,
45 seconded by L. Burcroff, **With All in Favor**. V. Garfein requested that other agency approvals be
46 sent to the IWWC.

- 47
48 10. #IWWC-25-72 / 396 Salmon Kill Road / Map 08, Lot 03 / Owner: Randall Allen & Margaret
49 Holden / Applicant: Allied Engineering Assoc., Inc. (George Johannesen) / Addition to House,
50 Construct Garage, Relocate Driveway, Landscaping / DOR: 09/29/2025

51 V. Garfein described her impression of the site visit as very understandable; R. Conklin asked for
52 an explanation of what was seen. J. Harney commented that the job is being done in a way that
53 protects the stream; it was a good job by Mr. Johannesen. M. Grace agreed that the site visit
54 was helpful; the site development is contained; there are no real impacts to the water. A.
55 Conroy noted that there was a slight modification to the plan, moving the garage further from
56 the house; Mr. Johannesen added that 150' setbacks were added, as requested. Mr.
57 Johannesen described removals to take the place of impervious surfaces and some other big
58 improvements to be made. A **Motion to Approve this Application, as Amended**, was made by
59 M. Grace, seconded by S. Spillane, **With All in Favor**.

- 60
61 11. #IWWC-25-69 / 280 + 300 Between the Lakes Road / Map 67, Lots 07 and 07-2 / Owner: 280
62 BTLR, LLC / Applicant: Great Falls Construction (Bob Stair) / Agent: Haley Ward (Todd Parsons) /
63 Construct addition to existing house and driveway in the upland review area / DOR: 09/29/2025

64 Todd Parsons gave a recap and reviewed the changes, the site walk and the comments from
65 Tom Grimaldi. Mr. Parson indicated that they are not going forward with the proposed house
66 on 280 Between the Lakes Road, but they are planning on an addition on 300 Between the Lakes
67 Road; this will include a new septic system, driveway and storm water management system. In
68 regards to Tom Grimaldi's comments, Mr. Parsons' response was to prepare an operational
69 maintenance plan for the storm water management system, including rain gardens and other
70 details. Mr. Parsons indicated that they are accepting the Recommendations for Conditions of
71 Approval in Mr. Grimaldi's letter dated October 24, 2025. A. Conroy asked for an update on the
72 lot line revisions; Mr. Parsons responded that TAHD wants P&Z agreement on the lot line
73 revision first, then TAHD will issue a septic permit for 300 Between the Lakes Road. A. Conroy
74 noted that this application would vacate the previous permit for the house on 280 Between the
75 Lakes Road; Mr. Parsons agreed that they would relinquish that permit that was previously

76 approved. A. Conroy noted that the new permit would replace the old permit #2024-IW-036; V.
77 Garfein wants assurances of the relinquishment. A. Conroy asked if there were any recusals on
78 this application; there were none. S. Spillane and V. Garfein agreed that the wording should be
79 relinquishment of the old permit, not replacement. A. Conroy explained Tom Grimaldi's
80 recommendations for meetings and inspections. It was pointed out that P&Z must approve the
81 lot line revision first and then the applicant can get approval for the septic system; there is
82 regulated activity for IWWC to consider. V. Garfein and A. Conroy noted that IWWC could have
83 Conditions of Approval. **Motion: To Approve this Application #IWWC-25-69, With the**
84 **Following Conditions: the relinquishment of the previous permit #2024-IW-036; the**
85 **recommendations and inspections by the Town Engineer, and the Standard Conditions.** The
86 Motion was made by S. Spillane and seconded by J. Landon. R. Conklin asked about the bond
87 estimate and when the bond is released; A. Conroy answered that they have to do some
88 bookkeeping for the exact amount. **The Motion was Approved, With All in Favor.**

89
90 12. #IWWC-25-73 / 22 Lime Rock Road / Map 06, Lot 09 / Owner/Applicant: Hotchkiss School
91 (Michael J. Virzi) / Agent: SLR Consulting (Taylor Daigle) / Restoration plan for the existing
92 temporary dining building at the Hotchkiss School / DOR: 10/14/2025
93 Andrew Goralski (SLR Consulting) explained the planned phasing for the grass re-seeding and
94 using erosion control blankets. A. Conroy asked who would be responsible for maintenance;
95 Michael Virzi indicated that Hotchkiss would be responsible. **A Motion to Approve this**
96 **Application, Subject to Tom Grimaldi's Conditions,** was made M. Grace, seconded by J. Landon,
97 **With All in Favor.**

98
99 Brief discussion of Calendar: V. Garfein noted that at the next meeting in November, they will
100 look at the Schedule of Meeting Dates for 2026. V. Garfein asked to change the meeting date
101 from December 15, 2025 to December 17, 2025 at 6:30pm; that would be a Special Meeting
102 with no additions; all agreed.

103
104 **Adjournment. So Moved** by S. Spillane. The meeting ended at 7:20pm.

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