

INLAND WETLANDS & WATERCOURSES COMMISSION

SPECIAL MEETING

DECEMBER 17, 2025 – 6:30PM (VIA ZOOM)

- 1 1. Call to Order. The meeting was called to order at 6:30pm.
- 2
- 3 2. Roll Call & Seating of Alternates. Present: Vivian Garfein, Larry Burcroff, Russ Conklin, John
- 4 Harney, Sally Spillane, Maria Grace, Abby Conroy (Land Use Director), Miles Todaro, Land Use
- 5 Tech Specialist and Georgia Petry (Recording Secretary). Absent: Tracey Brown.
- 6
- 7 3. **Approval of Agenda. So Moved** by L. Burcroff, seconded by S. Spillane3, **With All in Favor.**
- 8
- 9 4. **Minutes of November 10, 2025. A Motion to Approve** was made by R. Conklin, seconded by L.
- 10 Burcroff, **With All in Favor.**
- 11
- 12 5. Public Comment – None
- 13
- 14 6. #IWWC-25-78 / 328 Between the Lakes Road / Map 67, Lot 08 / Owner: Peter Peirce & Jill
- 15 Esterson / Applicant: Peter Peirce / Stump Grinding / DOR: 12/15/2025
- 16 No applicant was present. V. Garfein remarked that more information is needed; A. Conroy
- 17 commented that the application is to remove and grind 12 small stumps. V. Garfein asked if this
- 18 is part of a bigger plan. R. Conklin mentioned that they are small stumps, but not all of them are
- 19 in his area; there are also small shoreline plantings. V. Garfein commented that there were
- 20 more trees before. S. Spillane did not like the idea of stump grinding that close to the lake on a
- 21 slope. V. Garfein and L. Burcroff questioned the plantings and the size of the area. The
- 22 application was received.
- 23
- 24 7. #IWWC-25-79 / 100 Interlaken Road / Map 39, Lot 16 / Owner: Dana & Frederick Rohn /
- 25 Applicant: Dana Rohn / Build a Single Family Dwelling in the Upland Review Area / DOR:
- 26 12/15/2025
- 27 The applicants were present to describe the proposed activity. R. Conklin asked if this is an
- 28 application to build a new house and put in a new septic system; Ms. Rohn answered yes. A.
- 29 Conroy described the property, the history and the process; the proposed new house is in a
- 30 wetland area and the entire site is within the 150' URA. R. Conklin commented that additional
- 31 maps are needed for the construction process, including how much tree cutting is needed; he
- 32 would like explanations from their engineer, Ralph Stanton. Mr. Rohn mentioned that
- 33 additional details can be provided by Mr. Stanton. V. Garfein and R. Conklin pointed out the
- 34 need to see the actual layered plans. The Rohns asked about the specific details that the IWWC

35 wants to see provided. S. Spillane commented that they need to see the trees to be removed.
36 A. Conroy asked if the IWWC wants Tom Grimaldi to review the plans; R. Conklin suggested that
37 they should see the layered plans first. L. Burcroff wants a narrative sequence of events and
38 procedures. J. Harney and M. Grace agreed that that better maps should come first; M. Grace
39 noted that TAHD has approved the plan. After further discussion, A. Conroy will send the Rohns
40 a recent application done by Todd Parsons, to use as an example of the details needed. S.
41 Spillane wants to see the existing trees and trees to be removed on an actual map. M. Grace
42 pointed out that the actual wetlands need to be identified. The application was received.
43

44 8. #IWW-25-81 / 32 Valley Road / Map 02, Lot 41 / Owner: Trudy & Harry Kramer / Applicant: Cole
45 Leibrock / Fill man-made pond / DOR: 12/15/2025
46 No applicants were present. A. Conroy and V. Garfein indicated that more information is
47 needed for the next meeting. R. Conklin asked what defines a man-made pond. A. Conroy
48 didn't know the history of the pond, which could be a vernal pool; the applicant will be
49 contacted for more specific information. S. Spillane asked what the water source is and what
50 happens to the water in and out. V. Garfein commented that more information is needed or the
51 application could be denied without prejudice.
52

53 9. #IWWC-25-77 / 80 Rocky Lane / Map 66, Lot 28 / Owner: Claudia Remley Pacicco and Kevin
54 William Remley / Applicant/Agent: Riga Construction (Andrew Pelletier) / Renovate existing
55 accessory building, add foundation and new decks / DOR: 11/10/2025
56 New documents, including a revised survey, wetlands delineation and utilities update, were
57 reviewed by A. Conroy; it was noted that the whole property is within the URA. L. Burcroff
58 asked if the electric line would be buried 18"; R. Conklin responded yes, in conduit. Roger
59 Hedman, Riga Construction, described the repair of the existing foundations. R. Conklin wants
60 to see the actual foundation work on plans and what actually has to be done; Mr. Hedman
61 responded that there would be demolition. S. Spillane asked for a description of the digging and
62 what would happen. A. Conroy commented that the stockpile area won't work because it is
63 over the leaching field; there may be room to construction equipment to get in, without driving
64 over the septic. A. Conroy asked if TAHD knew about the equipment coming in to do this work;
65 TAHD usually asks for construction fencing around the leach field. R. Conklin commented that
66 fencing should be shown on a new plan, showing details, drawing and narrative. A. Conroy
67 pointed out that this plan shown was for the septic, not for work going on with the house; the
68 plan wasn't designed for the scope of activity that is proposed. Mr. Hedman asked if they just
69 need to describe the scope of the work, in terms of repair and areas to be repaired, and what
70 the sequence would be to move forward. R. Conklin, L. Burcroff and S. Spillane asked for more
71 details. V. Garfein and A. Conroy want to see the application again in January; Mr. Hedman will
72 re-submit it. V. Garfein commented that it is up to the IWWC to determine what is actually
73 being proposed. A. Conroy mentioned that a permit for a new septic system would be good for
74 5 years and suggested that the plan should only show what is actually being proposed. Claudia
75 Remley Pacicco asked if the survey they submitted was sufficient for this discussion; A. Conroy

76 responded that the survey submitted just shows locations of structures, as opposed to how to
77 get to that point. The IWWC is asking for the construction detail sequencing and associated
78 erosion control measures, to determine at the end whether everything proposed was actually
79 done. V. Garfein wants clarification on exactly what it is they are permitting, what is going to be
80 used and what is not going to be used. R. Conklin commented on how the 2 plans could be used
81 for a new one; A. Conroy pointed out that it is not the IWWC job to design plans for people. V.
82 Garfein commented that they are interested in the wetlands, not the design criteria. The IWWC
83 will review the application again on January 12, 2026; the application was Tabled.

84
85 10. Report of IWWC-25-80 Agent Determination / 433 Salmon Kill Road / Map 30, Lot 12 / Buried
86 propane tank and line in the upland review area

87 There was no determination yet; A. Conroy explained that TAHD had paused on the application.
88 A. Conroy explained the details of the proposed work, which is in the URA. The owner will have
89 to deal with TAHD and an engineer to get a B100A approved, before beginning any work.

90
91 Commissioner Comments: S. Spillane talked about the earlier application which was the first
92 one within the 150' URA and the suggestion of sending it to Tom Grimaldi. S. Spillane
93 commented that she was uncomfortable about asking the homeowner to spend money that
94 way. A. Conroy commented that all of the proposed activity is within the 150' URA of the
95 IWWC. R. Conklin suggested having an easy list, describing what is needed, although it wouldn't
96 apply to every application. V. Garfein suggested that sometimes people just need to go back to
97 their engineer, but doesn't want the IWWC to list what they need. A. Conroy commented that it
98 can be hard to determine what the actual area of disturbance is. S. Spillane added that they
99 may need Tom Grimaldi to look at the application, but wanted to be clear about why they would
100 be asking for him. V. Garfein commented that it was not about the 150', but there are wetlands
101 there.

102 The IWWC is actively looking for new Alternate members, as well.

103
104 **Adjournment. So Moved** by S. Spillane, seconded by L. Burcroff, **With All in Favor.**