

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

JANUARY 12, 2026 – 6:30PM (VIA ZOOM)

- 1        1. Call to Order. The meeting was called to order at 6:31pm.
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- 3        2. Roll Call. Present: Vivian Garfein, Larry Burcroff, Sally Spillane, Russ Conklin, Maria Grace, John
- 4        Harney, Miles Todaro (Land Use Technical Specialist) and Georgia Petry (Recording Secretary).
- 5        Absent: Tracy Brown and Abby Conroy (Land Use Director).
- 6
- 7        3. **Approval of Agenda.** M. Todaro asked to add an item under Other Business, Correspondences, a
- 8        letter from Bruce Palmer. S. Spillane asked if John Landon’s resignation and service had been
- 9        acknowledged; V. Garfein will check on that. **A Motion to Approve the Agenda, as Amended,**
- 10       was made by S. Spillane, seconded by L. Burcroff, **With All in Favor.**
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- 12       4. **Election of Officers. A Motion to Elect Vivian Garfein as Chair, Larry Burcroff as Vice-Chair,**
- 13       **Sally Spillane as Secretary,** was made by J. Harney, seconded by M. Grace, **With All in Favor.**
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- 15       5. **Minutes of December 17, 2025. A Motion to Approve the Minutes** was made by L. Burcroff,
- 16       seconded by S. Spillane, **With All in Favor.**
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- 18       6. Public Comment – None
- 19
- 20       New Business
- 21       7. #IWWC-25-82 / 250 & 251 Canaan Road / Map 16, Lot 05 & Map15, Lot 41 / Owner/Applicant:
- 22       Salisbury School Inc. / Agents: Dawn Marti and Ken Romeo / Underground Pedestrian Tunnel
- 23       Beneath Route 44 / DOR: 1/12/2026
- 24       V. Garfein indicated that the application had already been sent to Engineer Tom Grimaldi. Bill
- 25       Boyer, representing the Salisbury School, described the proposed project, which would include
- 26       installing a culvert under Rte. 44; they are aware of the Grimaldi review. Mr. Boyer commented
- 27       that Town approval would probably be needed, before the State DOT review. S. Spillane asked
- 28       where the setbacks are and wants to see a better record, including trees to come down; she also
- 29       asked what the wetlands area is and to identify the water flow. R. Conklin asked who else has to
- 30       review and approve this; M. Todaro answered it will go to P&Z for the site plan review. V.
- 31       Garfein noted that the application is being received at this meeting. S. Spillane wants the URA
- 32       clearly marked, including the wetlands, and trees located. R. Conklin asked who would review
- 33       the construction of the tunnel; Mr. Boyer answered that it would be at the State level.
- 34

- 35 8. #IWWC-25-77 / 80 Rocky Lane / Map 66, Lot 28 / Owner: Claudia Remley Pacicco and Kevin  
36 William Remley / Applicant/Agent: Riga Construction (Andrew Pelletier) / Renovate existing  
37 accessory building, add foundation and new decks / DOR: 11/19/2025  
38 Extension granted to January 26, 2026 meeting.  
39
- 40 9. #IWWC-25-78 / 328 Between the Lakes Road / Map 67, Lot 08 / Owner: Peter Peirce & Jill  
41 Esterson / Applicant: Peter Peirce / Stump Grinding / DOR: 12/15/2025  
42 V. Garfein revisited member questions and comments from the last meeting; allowed activities  
43 were reviewed. . Todaro pointed out that the proposed activity is within the URA and would  
44 need an exemption or Agent Approval. Peter Peirce described photos of his property and the  
45 neighbor's; he is asking to grind all of the stumps. J. Harney noted that the tree cutting had  
46 been done without a permit; Mr. Peirce agreed. J, Harney commented that this was a poor  
47 example of stewardship of the lake. V. Garfein did not want to move forward without legal  
48 opinion or documentation, regarding the neighbor's property; R. Conklin agreed that is probably  
49 correct. M. Todaro indicated written permission from the property owner is needed. Mr. Peirce  
50 asked what documentation is necessary; V. Garfein indicated that it should be a separate  
51 application and will get in touch with Mr. Peirce with an answer.  
52
- 53 10. #IWWC-25-79 / 100 Interlaken Road / Map 39, Lot 16 / Owner: Dana & Frederick Rohn /  
54 Applicant: Dana Rohn / Build a Single Family Dwelling in the Upland Review Area / DOR:  
55 12/15/2025  
56 Ms. Rohn noted that Pat Hackett and Eddie Eustico had taken over the project from Ralph  
57 Stanton. Mr. Hackett gave a detailed description of the plan. S. Spillane asked for identification  
58 of the trees; Mr. Hackett responded that they would be taking down a hemlock. S. Spillane  
59 asked if a new septic system is being put in; Mr. Hackett answered yes. Ms. Rohn pointed out  
60 that the existing septic system serves the cottage; the new system is for the house. V. Garfein  
61 asked Mr. Hackett to identify the trees to come down; Mr. Hackett noted those include is a large  
62 oak, a maple and a hemlock. Mr. Hackett commented that the 2 cedars do not need to be taken  
63 down, but other trees will have to come down where the house is going to go. S. Spillane  
64 pointed out that 7 large trees would be taken down; Mr. Hackett noted that several smaller  
65 ones would be taken down also, because of the excavation. M. Grace asked if this plan is going  
66 to P&Z; Mr. Hackett answered yes, it is, for a Special Permit. Mr. Hackett added that the septic  
67 system plan has been approved. L. Burcroff asked if silt fence is shown; Mr. Hackett answered  
68 yes. S. Spillane wants more trees in the planting plan, including cedars and oaks; the Rohns  
69 commented that they have been planting native trees on the property already. M. Grace and J.  
70 Harney would like a site visit; a site visit may be scheduled for Friday, January 16, 2026 at  
71 9:00am.  
72
- 73 11. #IWWC-25-81 / 32 Valley Road / Map 02, Lot 41/ Owner: Trudy & Harry Kramer / Applicant: Cole  
74 Leibrock / Fill man-made pond / DOR: 12/15/2025

75 No one was present to represent the application and no documents were filed. A **Motion to**  
76 **Deny the Application, Without Prejudice to Re-file**, was made by S. Spillane, seconded by L.  
77 Burcroff, **With All in Favor**.

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79 12. Correspondences

80 a. Solitude Lake Management – Use of Pesticides in State Waters – Kalikow Road  
81 Notification, no response required

82 b. The Nature Conservancy – Notice of Violation – 145 Taconic Road  
83 Notification, no action to be taken

84 c. Letter from Bruce Palmer – Comments on the December 17, 2025 meeting.

85 R. Conklin will be working on a list for applicants to use, in the future.

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87 **Adjournment. So Moved** by S. Spillane, **With All in Favor**. The meeting ended at 7:37pm.

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