

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

FEBRUARY 9, 2026 – 6:30PM (REMOTE)

- 1 1. Call to Order. The meeting was called to order at 6:30pm.
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- 3 2. Roll Call. Present: Vivian Garfein, Russ Conklin, Tracy Brown, Sally Spillane, John Harney, Maria
- 4 Grace, Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist) and Georgia
- 5 Petry (Recording Secretary). Absent: Larry Burcroff.
- 6
- 7 3. **Approval of Agenda. So Moved** by M. Grace, seconded by T. Brown, **With All in Favor.**
- 8
- 9 4. **Minutes of January 26, 2026.** V. Garfein noted a typo on Line 32, which should read “...be
- 10 reviewed by that...” **Motion to Approve, as corrected**, was made by R. Conklin, seconded by S.
- 11 Spillane, **With All in Favor.**
- 12
- 13 5. Public Comment – None
- 14
- 15 6. #IWWC-26-7 / 29 Morgan Lane / Map 64, Lot 07 / Owner/Applicant: Anne Fredericks / Demolish
- 16 and Rebuild Single Family Home on same footprint / DOR: 2/29/2026
- 17 Anne Fredericks, Thomas Sansone (Architect) and Marc Fasteau were present to describe the
- 18 details of the application and the existing conditions; it was mentioned that there would be no
- 19 activity within the 75’ URA. R. Conklin commented that variances which are going forward need
- 20 to be established by a surveyor or engineer for the “As-Built”. A. Conroy noted that this had
- 21 been done already for P&Z; they have an engineered plan with a map. Ms. Fredericks
- 22 commented that the existing house site will be surveyed by Mat Kiefer before it is taken down.
- 23 R. Conklin mentioned fencing off the septic system; Ms. Fredericks indicated that the septic
- 24 system area had been inspected and signed off by TAHD. T. Brown asked about the plan for the
- 25 roof runoff; Ms. Fredericks answered it would be similar to what is there now. R. Conklin asked
- 26 about the foundation; Mr. Sansone answered that piers support most of the house and that a
- 27 geo-technical analysis will be done for the water table. R. Conklin had additional questions and
- 28 comments, including: how far above the lake water surface the house would be; what about
- 29 the roof water; he wants an engineering review; wants to see drawings; wants to see what
- 30 exists, then drawing of what is proposed. In response to M. Grace, A. Conroy noted that IWWC
- 31 must approve before P&Z can approve it. A. Conroy pointed out that the URA cuts through the
- 32 house. M. Grace commented that if the plan was sent to Tom Grimaldi, P&Z would be able to
- 33 look at it as well, if needed. A. Conroy commented that the applicant could have a pre-
- 34 application meeting with P&Z to ask if they would require detailed engineering plans or if this

35 material would be sufficient for a decision. A. Conroy mentioned that she could ask Tom
36 Grimaldi if additional paperwork is needed; S. Spillane and V. Garfein agreed with this approach.
37 T. Brown and M. Grace suggested finding out what information had been submitted to P&Z.
38 The application was received.

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40 7. #IWWC-26-8 / 11 Route7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Applicant:
41 Patrick Mulberry / Construction of New Garage/Workshop with One Bedroom Living Quarters /
42 DOR: 2/9/2026

43 Patrick Mulberry, Architect, described the proposed construction, noting that it would be within
44 the URA and along the Housatonic River. S. Spillane asked about the size of the total footprint;
45 Mr. Mulberry answered 6,000 sq. ft. S. Spillane asked how many vehicles would be there; Mr.
46 Mulberry answered it would vary, but probably 3 or 4. Mr. Mulberry described other details of
47 the property. R. Conklin asked if the septic was outside of the flood plain; Mr. Mulberry
48 answered no, but TAHD is OK with it. S. Spillane pointed out that the topography will change
49 close to the river and the wetlands; she wants Tom Grimaldi to review this application. Keith
50 Bodwell, Engineer, responded. T. Brown asked to see the aerial view; A. Conroy pointed out
51 that some clearing had already been done without a permit. V. Garfein asked how much
52 clearing was done; Mr. Mulberry responded that it was done around the footprint of the
53 building recently, within the last 6 months. M. Grace asked if trees would need to be removed;
54 Mr. Mulberry answered, yes, within the footprint of the building. S. Spillane commented that
55 trees have already been removed without a permit. V. Garfein asked about having a site visit.
56 T. Brown wants to know how many trees have to be removed for the building, in addition to
57 what was already been removed; Mr. Mulberry responded that there are still trees within the
58 footprint of the building. M. Grace asked for the trees to be removed to be noted on a plan and
59 wants that number of trees to be replaced. V. Garfein and M. Grace want to know how many
60 trees have been removed already. A. Conroy mentioned a site visit; M. Grace commented it
61 should not be right now. V. Garfein commented that they want to have more information for
62 the next meeting and asked about other concerns. A. Conroy had several concerns addressed to
63 Mr. Bodwell, including a topography survey. S. Spillane asked about runoff from the roof; Mr.
64 Bodwell responded that there would be a vegetated swale. V. Garfein noted that the URA is
65 now 150'. A. Conroy will talk to Tom Grimaldi about reviewing the plans; S. Spillane and V.
66 Garfein agreed. The application was received.

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68 8. #IWWC-26-9 / Belgo Road / Map 10, Lot 10 / Owner5s: Kenneth Gregory McWane Mason &
69 Amy Akridge Branch / Applicant: James Rosseter / one-story addition / DOR: 2/9/2026
70 New revised documents had been received; A. Conroy reviewed preliminary plans with Pat
71 Hackett and she is willing to do an Agent Determination. A. Conroy described the site plan and
72 proposed activity; there would be minimal impact on the wetlands. All Commissioners agreed
73 that it should be an **Agent Determination**.

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75 9. #IWWC-25-82 / 250 & 251 Canaan Road / Map 16, Lot 05 & Map 15, Lot 41 / Owner/Applicant:
76 Salisbury School Inc / Agents: Dawn Marti and Ken Romeo / Underground Pedestrian Tunnel
77 Beneath Route 44 DOR: 1/12/2026 / Tabled at the Applicant's request
78 There will be a cover report with calculations for A. Conroy and Tom Grimaldi to review,
79 prepared by WMC Consulting Engineers. V. Garfein indicated that they will wait for Tom
80 Grimaldi's review. R. Conklin had a question about the runoff calculations, but will look at Tom
81 Grimaldi's review. Further discussion **Tabled** to next meeting.

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83 10. #IWWC-26-2 / 328 Between the Lakes Road / Map 67, Lot 08 / Owner: Peter Peirce & Jill
84 Esterson / Applicant: Peter Peirce / Stump Grinding / DOR: 1/26/2026
85 The applicant was not present. S. Spillane wants shrubs planted, such as natives, and listed
86 several plants. M. Grace wants to hear from the applicant. R. Conklin and V. Garfein want
87 planting near the shoreline rather than the roadside, to provide a buffer area; T. Brown agreed.
88 A. Conroy will send a message to the applicant, asking them to come to the next meeting, and
89 offering the suggestions for the plantings.

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91 11. #IWWC-26-5 / 265 Housatonic River Road / Map 12, Lot 32 / Owner/Applicant: Jennifer A.
92 Wening / Construct new in-ground pool / DOR: 1/26/2026\
93 Ms. Wening gave a brief comment on the revised plan, including the silt fencing, and other
94 details. Ms. Wening commented that she had spoken with Stacey Weiner, Housatonic River
95 Commission; Ms. Weiner will take a look at the site. S. Spillane asked about the size of the pool;
96 Ms. Wening answered 15'x40'. There was further brief discussion. A **Motion to Approve**
97 **#IWWC-26-5, Conditioned on Approval from the Housatonic River Commission**, was made by J.
98 Harney, seconded by S. Spillane, **With All in Favor**.

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100 12. #IWWC-26-6 / 80 Brinton Hill Road / Map 8, Lot 21 / Owner: Cory and Meredith Murphy /
101 Construct new single-family dwelling, detached garage, driveway and associated site
102 improvements / DOR: 1/26/2026 / Application **Tabled** Pending Revised Plans

103
104 **Adjournment. So Moved** by S. Spillane, seconded by M. Grace, **With All in Favor**. The meeting
105 adjourned at 8:08pm.