

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

FEBRUARY 23, 2026 – 6:30PM (REMOTE)

- 1 1. Call to Order. The meeting was called to order at 6:31pm.
- 2
- 3 2. Roll Call. Present: Vivian Garfein, Russ Conklin, Larry Burcroff, Sally Spillane, John Harney, Tracy
- 4 Brown, Maria Grace, Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist)
- 5 and Georgia Petry (Recording Secretary).
- 6
- 7 3. **Approve Agenda. So Moved** by S. Spillane, seconded by L. Burcroff, **With All in Favor.**
- 8
- 9 4. **Approve Minutes of February 9, 2026. So Moved** by M. Grace, seconded by S. Spillane, **With All**
- 10 in **Favor.**
- 11
- 12 5. Public Comment – None
- 13
- 14 6. #IWWC-26-11 / 32 Valley Road / Map 02, Lot 41 / Owner/Applicant: Trudy Kramer / Agent: Cole
- 15 Leibrock / Fill in Existing Man-made Pond / DOR: 02/23/2026
- 16 Harry and Trudy Kramer were present to describe the pond and the planned work. S. Spillane
- 17 read from the original 1987 application, which described the pond as brook-fed with PVC pipes
- 18 in and out. Mr. Kramer talked about the current conditions; S. Spillane suggested that getting
- 19 rid of the pond and pipes would be remediation. T. Brown asked if it would be significant
- 20 activity to fill in the wetlands; A. Conroy reviewed the definition of significant impact. V. Garfein
- 21 wants the application tabled until spring, in order to have a site visit; S. Spillane agreed that it
- 22 would give the applicant time to answer questions, such as where the soil would come from to
- 23 fill the pond. A. Conroy pointed out that it is up to the applicant to provide more information,
- 24 such as mitigation measures. R. Conklin liked the concept, but they do not have enough
- 25 information, regarding soil movement and control measures that must be shown on a plan. S.
- 26 Spillane suggested that the applicant meet with A. Conroy or M. Todaro; A. Conroy commented
- 27 that they may need professional guidance. J. Harney commented that the applicant needs more
- 28 help than a contractor. V. Garfein was concerned about the brook restoration; S. Spillane wants
- 29 the site visit. The application was **Tabled** to the March 23, 2026 meeting.
- 30
- 31 7. #IWWC-25-82 / 250 & 251 Canaan Road / Map 16, Lot 05 & Map 15, Lot 41 / Owner/Applicant:
- 32 Salisbury School Inc / Agents: Dawn Marti and Ken Romeo / Underground Pedestrian Tunnel
- 33 Beneath Route 44 / DOR: 1/12/2026 / **Tabled**, Pending Consulting Engineer Review.
- 34

- 35 8. #IWWC-26-2 / 328 Between the Lakes Road / Map 67, Lot 08 / Owner: Peter Peirce & Jill
36 Esterson / Applicant: Peter Peirce / Stump Grinding / DOR: 1/26/2026
37 The applicant was not present. The IWWC needs more information. A **Motion to Table** was
38 made by S. Spillane, seconded by L. Burcroff, **With All in Favor**.
39
- 40 9. #IWWC-26-6 / 80 Brinton Hill Road / Map 8, Lot 21 / Owner: Cory and Meredith Murphy /
41 Construct new single-family dwelling, detached garage, driveway and associated site
42 improvements / DOR: 1/26/2026 / **Withdrawn**
43
- 44 10. #IWWC-26-7 / 29 Morgan Lane / Map 64, Lot 07 / Owner/Applicant: Anne Fredericks / Demolish
45 and Rebuild Single Family Home on same footprint / DOR: 02/09/2026
46 Consulting Engineer Tom Grimaldi had indicated there was no need to review, since it would be
47 using the same footprint. A. Conroy noted that additional materials had been submitted,
48 including a planting plan. L. Burcroff asked how the plants would be installed; Ms. Fredericks
49 answered they would be hand dug or seeds. R. Conklin asked if it will be mowed; Ms. Fredericks
50 responded that a meadow might not take, so a small mower will be used. A **Motion to Approve**
51 **#IWWC-26-7, With the Standard Conditions**, was made by S. Spillane, seconded by L. Burcroff,
52 **With All in Favor**.
53
- 54 11. #IWWC-26-8 / 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Applicant:
55 Patrick Mulberry / Construction of New Garage/Workshop with One Bedroom Living Quarters /
56 DOR: 02/9/2026
57 Patrick Mulberry was present to answer questions and noted that the wetlands flag map had
58 been updated. V. Garfein commented that there were many questions from the last meeting
59 and information that had been requested. A. Conroy reviewed the submitted plans and
60 updates, but noted that one plan should have all of the information on it, including sources of
61 information. Tom Grimaldi had several questions and that information needs to come from the
62 applicant's engineer. V. Garfein, T. Brown and S. Spillane pointed out that more clarification is
63 needed on the documents. A. Conroy wants information about the trees that were cut down
64 and those to be cut. Mr. Mulberry commented that most of the site is cleared now; perhaps 30
65 to 40 trees were cut down without a permit. A. Conroy expressed that there was supposed to
66 be no more clearing or site work, but she has seen equipment and a chipper; the clearing was
67 done within the last 6 months without a permit. L. Burcroff asked if the clearing was done to
68 make room for this addition; Mr. Mulberry answered yes. S. Spillane asked what kind of trees
69 were taken down; Mr. Mulberry answered white pine and ash. S. Spillane also asked about
70 stump grinding; Mr. Mulberry responded that there were some stumps, but was not sure of the
71 current status. S. Spillane and M. Grace asked for more exact information to be provided. V.
72 Garfein and A. Conroy pointed out that more information is still needed, based on questions
73 from the last meeting, including questions from Tom Grimaldi's "punch list", which needs to be
74 complete. T. Brown asked if an Army Corps of Engineers permit would be required; A. Conroy
75 answered it would depend on Tom Grimaldi's comments on the engineering. A. Conroy noted

76 that the other specific points would need Keith Bodwell to reference where the information he
77 used came from, including: stamped surveys, engineering, flagged wetlands delineations, flood
78 plain elevation calculations and the volume of fill calculations. Mr. Mulberry asked if Tom
79 Grimaldi would check Keith Bodwell's work; A. Conroy answered yes. A. Conroy asked how the
80 IWWC would like the tree information presented; V. Garfein commented that any and all tree
81 information related to the wetland, URA and Housatonic River should be presented. J. Harney
82 commented that a contractor should have known to get a permit for the tree work. A. Conroy
83 suggested tabling the application to March 23, 2026. S. Spillane mentioned a number of specific
84 points that need to be explained and that a site visit will be needed. A. Conroy asked Mr.
85 Mulberry to send her an email to table the application until March 23, 2026.
86

87 12. Discussion of HB 6830 – An Act Concerning Training for Members and Employees of Inland
88 Wetland Agencies

89 Training is now required for all Commission members and staff to be current, as of January,
90 2027. A. Conroy and V. Garfein would like the members to think about it; the course is done
91 chapter by chapter. A. Conroy will find out if the course could be taken as a group. M. Todaro
92 will send out the links with the information.
93

94 13. Report of Agent Determination(s)

- 95 a. #IWWC-26-10 / 97 Sharon Road / Map 47, Lot 15-1 / Owners/Applicants: Mark & Faith
96 Hochberg / Alterations and Additions for Elevators / DOR: 02/09/2026 / Approved
97 b. #IWWC -26-9 / 83 Belgo Road / Map 10, Lot 10 / Owners: Kenneth Gregory McWane Mason
98 & Amy Akridge Branch / Applicant: James Rosseter / One-story addition / DOR: 02/09/2026
99 / Approved

100 The applicants need to notice and publish the decisions.
101

102 **Adjournment. So Moved** by S. Spillane, seconded by T. Brown, **With All in Favor**. The meeting
103 adjourned at 8:13pm.