

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

MAY 11, 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, Sally Spillane, Larry Burcroff, Russ Conklin, John Harney,
- 4 Tracy Brown, Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist) and
- 5 Georgia Petry (Recording Secretary). Absent: Maria Grace
- 6
- 7 3. **Approval of Agenda. So Moved** by S. Spillane, seconded by L. Burcroff, **With All in Favor.**
- 8
- 9 4. **Minutes of April 27, 2026. Motion to Approve** made by S. Spillane, seconded by R. Conklin,
- 10 **With All in Favor.** Discussion: V. Garfein commented that the explanation of the prescribed
- 11 burn case on Beaver Dam Road was sparing in detail. V. Garfein added that the Town has
- 12 ordinances, IWWC and P&Z have regulations that define jurisdictions, applications have to
- 13 be reviewed; the IWWC goes first but can't pre-empt other approvals, such as P&Z. V.
- 14 Garfein wanted to clarify the process. S. Spillane asked if they notify the Town because this
- 15 application came before them; V. Garfein answered no, they do not have to inform
- 16 anybody. A. Conroy pointed out that they do have to publish decisions, which is the
- 17 Statutory Public Notice in the newspaper. S. Spillane commented that they should have
- 18 more responsibility; A. Conroy noted that there could be other Commission approvals, but
- 19 IWWC can't condition on those other approvals. V. Garfein commented that the IWWC URA
- 20 can be different from others, such as the LOPD, but that IWWC can consider impact beyond
- 21 the 75' URA. A. Conroy explained there can be differences between statutory requirements
- 22 versus the impact to the resource which the IWWC considers.
- 23
- 24 5. Correspondence
- 25
  - Solitude Lake Management April 20, 2026 – Notice from Solitude; no action required.
- 26
- 27 6. Public Comment – None
- 28
- 29 7. #IWWC-26-22 / 144 Weatogue Road / Map 25, Lot 01 / Owner: Emily Green / Applicant: The
- 30 Lignin Group, LLC – Blake Morrison / Request for Jurisdictional Ruling to Demolish Shed,
- 31 Construct New Greenhouse, Raised Beds and Fencing / DOR: 05/11/2026
- 32 Blake Morrison described the request as under the 4.2 Agricultural exemptions. The
- 33 definition of Agriculture and Farming was reviewed by A. Conroy. Mr. Morrison described
- 34 the proposed plan. The IWWC needed to determine if this was Jurisdictional Request or a

35 possible Agent Determination. R. Conklin asked if this is a farm; Mr. Morrison responded  
36 that it is a residence. A. Conroy pointed out that the definition of agriculture is very broad.  
37 **A Motion to Find this Activity Exempt Under Section 4.2.a.**, was made by J. Harney,  
38 seconded by L. Burcroff, **With All in Favor**. The **Request for Jurisdictional Ruling** was  
39 **Approved**.

40  
41 8. #IWWC-26-23 / 231 Twin Lake Road / Map 24, Lot 02 / Owner: American School for the Deaf  
42 / Applicant: George Johannesen – Allied Engineering / Repair Septic Systems and Install  
43 Alternate Driveway /DOR: 05/11/2026

44 George Johannesen described the details of the proposed activity. L. Burcroff asked what  
45 happens with the old driveway; Mr. Johannesen answered that it will be seeded and  
46 mulched and they would lose a 4” maple tree. R. Conklin asked about the sizing for the  
47 larger septic tank; Mr. Johannesen responded that the system is oversized for a cabin. A.  
48 Conroy noted that both proposed septic systems are just outside of the 150’ setback and  
49 could be done without IWWC approval; the construction entrance to the driveway is in the  
50 regulated area. T. Brown asked if the drainage from the new driveway would be sloped  
51 onto the grass; Mr. Johannesen answered yes. The application was received.

52  
53 9. #IWWC-26-20 / 204 Interlaken Road / Map 06, Lot 06-2 / Owner/Applicant: Indian Mountain  
54 School / Agent: Don Torrico / Resurface Driveway and Parking Lot / DOR: 04/27/2026

55 There was no further discussion. **A Motion to Approve #IWWC-26-20, With the Standard**  
56 **Conditions**, was made by L. Burcroff, seconded by S. Spillane, **With All in Favor**. A. Conroy  
57 reminded the IWWC to attend Atty. Janet Brooks training session on May 28, 2026 at  
58 6:30pm.; V. Garfein asked to emphasize Motion creation.

59  
60 10. #IWWC-26-15 / 80 Brinton Hill Road / Map 08, Lot 21 / Owner/Applicant: Cory & Meredith  
61 Murphy / Stump Removal / DOR: 04/13/2026

62 V. Garfein asked if requested documents had been received; Mr. Murphy answered that the  
63 scope of the work and plan had been uploaded late in the afternoon. L. Burcroff asked  
64 about the timing; Mr. Murphy responded, before November. V. Garfein asked about the  
65 septic and footing drains; Mr. Murphy answered they were in progress again. T. Brown  
66 asked about the plan for the wetland area; Mr. Murphy responded that Section B. described  
67 the plans. T. Brown asked about the wet area; Mr. Murphy responded that there would not  
68 be a lot of machines, but lots of plantings. S. Spillane asked what else is needed; Mr.  
69 Murphy answered the footing drain plan. A. Conroy pointed out that they need the revised  
70 plan with the building moves shown; Mr. Murphy responded that there will be a new plan.  
71 With regard to the plant counts, A. Conroy asked how to gauge compliance with the permit;  
72 Mr. Murphy commented that he had not figured out that part of it yet. A. Conroy noted  
73 that wetlands permits run with the property, not the owner, so they do need to know if  
74 there is compliance. V. Garfein commented that they will wait for all of the documents

75 including: specific numbers of plants; revised footing drains; garage location; and TAHD  
76 approval.

77

78 11. #IWWC-26-8 / 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee /  
79 Applicant: Patrick Mulberry / Construction of New Garage/Workshop with One Bedroom  
80 Living Quarters / DOR: 02/09/2026

81 Comments from Tom Grimaldi were sent to the applicant's engineer for review. A. Conroy  
82 noted that they had received a revised planting plan. Greg Murphy described the aerial  
83 photos and mentioned that no other trees were removed; the intent of the landscape is low  
84 maintenance. L. Burcroff asked if there would be invasive removal control along the  
85 riverbank; Mr. Murphy responded that it's a great idea, but he hasn't looked at it yet. V.  
86 Garfein commented that they want engineering review comments to be on May 26, 2026.

87

88 12. 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Agent: Patrick Mulberry  
89 / Discussion of consent order to remedy unpermitted regulated clearing activities  
90 On Tuesday, May 12<sup>th</sup>, A. Conroy will be working with all on-site; she will report on it and get  
91 a remediation plan for the next meeting.

92

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