

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

JUNE 8, 2026 – 6:30PM (REMOTE)

- 1 1. Call to Order. The meeting was called to order at 6:33pm.
- 2
- 3 2. Roll Call. Present: Vivian Garfein, Tracy Brown, Sally Spillane, Maria Grace, John Harney,
- 4 Russ Conklin, Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist) and
- 5 Georgia Petry (Recording Secretary). Absent: Larry Burcroff.
- 6
- 7 3. **Approval of Agenda.** V. Garfein asked to move Item #12 to Item #6.A. A **Motion to**
- 8 **Approve the Agenda, as Amended**, was made by S. Spillane, seconded by R. Conklin, **With**
- 9 **All in Favor.**
- 10
- 11 4. **Minutes of May 26, 2026.** A **Motion to Approve the Minutes of May 26, 2026** was made by
- 12 R. Conklin, seconded by S. Spillane, **With All in Favor.**
- 13
- 14 5. **Minutes of June 4, 2026 (site visit).** The **Minutes of June 4, 2026 were Moved and**
- 15 **Approved** by 2 of the 3 members present at the visit, Maria Grace and Tracy Brown.
- 16
- 17 6. Public Comment – None
- 18
- 19 6. A. #IWWC-26-8 / 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee /
- 20 Applicant: Patrick Mulberry / Construction of New Garage/Workshop with One Bedroom
- 21 Living Quarters / DOR: 02/9/2026, Extension through 06/08/2026
- 22 V. Garfein indicated that the engineering review response from Tom Grimaldi had not been
- 23 received yet; it was suggested that the applicant withdraw and re-submit, with no new fees.
- 24 A. Conroy commented that the response from Tom Grimaldi might be available before the
- 25 next meeting on June 22, 2026, but no further extension of time is allowed for this
- 26 application, under Statute. M. Todaro pointed out that if the application is re-submitted in
- 27 time for the next meeting, the IWWC could act on it on July 13, 2026. Mr. Mulberry asked if
- 28 the IWWC could respond to the new landscape plan. Greg Murphy described the updated
- 29 plan as scaled back in scope for budget reasons. S. Spillane pointed out that there would be
- 30 3 less trees and a few more shrubs; Mr. Murphy commented that there would be fewer
- 31 trees down along the road and less of other plants also. S. Spillane asked why the trees on
- 32 the other side of the road are no longer planned, as they are important and right near the
- 33 wetland. Mr. Mulberry and Mr. Murphy suggested that a few of the dogwoods could go
- 34 back in the plan in the URA. Mr. Mulberry alerted the IWWC that other large pine trees will

35 have to come down close to the building footprint for the safety of the building. S. Spillane  
36 commented that if 2 more trees are taken down, then 2 more trees should be planted; it is  
37 an environmental issue. M. Grace and J. Harney agreed with S. Spillane. S. Spillane objected  
38 to more trees being taken down on the property; M. Grace noted that there would be no  
39 vote tonight. V. Garfein wants to have Tom Grimaldi's comments to review as well as time  
40 for the IWWC members to compare the previous and updated landscape plans. Mr.  
41 Mulberry suggested having another site visit, as the trees removal versus the building safety  
42 is an issue. S. Spillane commented that when there is a new application, the IWWC will look  
43 at the plan again and decide if a site visit is needed then. A. Conroy pointed out that the  
44 Date of Receipt (DOR) is the next regularly scheduled meeting June 22, 2026; a new  
45 application will be received and then a site visit can be scheduled. Mr. Mulberry will talk to  
46 the owner about re-submitting the application.

47

48 7. #IWWC-26-27 / 99 Mt Washington Road / Map 22, Lot 29 / Owner/Applicant: Appalachian  
49 Mountain Club / Agent: Joe Roman / construct two 10'x16' platforms for camping / DOR:  
50 06/08/2026

51 No one was present to represent the application. A. Conroy talked about the maps; they are  
52 within the IWWC setback. V. Garfein commented that more information is needed. The  
53 application was received.

54

55 8. #IWWC-26-28 / 27 West Shore Place / Map 66, Lot 40 / Owner: Julie G Skattum Trustee /  
56 Applicant: The Lignin Group, LLC (Blake Morrison) / Request for Jurisdictional Ruling for the  
57 installation of two docks / DOR: 06/08/2026

58 Mr. Morrison described the proposed docks which will use 2 of 3 existing abutments; the  
59 docks will extend 50' out from the shoreline. V. Garfein asked about what is there now and  
60 how these docks would tie in; Mr. Morrison described that. R. Conklin agreed that they  
61 have approved others like this; J. Harney agreed also. A **Motion to Accept the Request for  
62 Jurisdictional Ruling under Section 4.2.c.** was made by R. Conklin, seconded by M. Grace,  
63 **With All in Favor. The application was Deemed Exempt.**

64

65 9. #IWWC-26-26 / 158 Millerton Road / Map 43, Lot 23 / Owner: Benjamin and Denise Zalman  
66 / Applicant: Sharon Lawn and Landscape (Matt Hosier) / Remove Cattails along lake  
67 shoreline/ DOR: 05/26/2026

68 Photos and documentation were provided. S. Spillane asked why they are removing the  
69 cattails, what is the benefit; Mr. Zalman described having no cattails for 25 years, but now  
70 they invading the entire front of the property. Mr. Zalman would like to put in a buffer  
71 garden with flowers on the grass; he spoke to Stacey at the Town Grove about a dock also.  
72 R. Conklin commented that cattails aren't invasive plants, they're just aggressive natives; a  
73 planting plan is needed instead of grass to have a natural edge along the shoreline. S.  
74 Spillane wants to see a planting plan and suggested having a site walk; J. Harney agreed. T.

75 Brown asked how the cattails would be removed; the contractor answered that a small  
76 excavator would be used. A site visit was scheduled for June 16, 2026 at 4:30pm.

77 10. #IWWC-26-25 / 70 Beaver Dam Road and 47 Hammertown Road / Map 23, Lot 52 and Map  
78 23, Lot 36/ Owner/Applicant: Raccard Properties LLC / Stormwater Improvements including  
79 replacement of three culverts, construction of a landscaping feature, and electrical utility  
80 work. DOR: 05//26/2026

81 T. Brown provided a recap of the site visit; the critical pieces are the 3 culverts. The first  
82 culvert is an intermittent steam that passes stormwater from across the road to a pond not  
83 connected to Schnob Brook. Culvert 2 is connected to the ice pond. The third culvert is  
84 connected to the Schnob watershed. There would be some tree removal for construction  
85 work; they also looked at the landscape feature and saw some water buffalo. M. Grace  
86 indicated that all work would be an improvement to the wetlands and had no concerns. T.  
87 Brown had a question about culver 1 and the possibility of a larger on for storm-sizing; M.  
88 Grace agreed about increasing the size of culvert 1. Brandy Nelson, Engineer, commented  
89 that due to other restrictions, the 2-year size culvert is the largest size that will work. R.  
90 Conklin had a question about which culverts were carrying water the day of the site visit; T.  
91 Brown answered that culverts 2 and 3 had some because they are spring-fed. A **Motion to**  
92 **Approve the Permit for #IWWC-26-25, With the Standards Conditions**, was made by T.  
93 Brown, seconded by M. Grace, **With All in Favor**.

94  
95 11. #IWWC-26-15 / 80 Brinton Hill road / Map 08, Lot 21 / Owner/Applicant: Cory & Meredith  
96 Murphy / Stump Removal DOR: 04/13/2026  
97 Tabled; extension needed.

98  
99 12. #IWWC-26-8 – previously considered under Item 6.A.

100  
101 13. 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Agent: Patrick Mulberry  
102 / Discussion of Consent Order to remedy unpermitted regulated clearing activities  
103 Mr. Mulberry indicated that he had been in touch with the owner, who is on-board with the  
104 procedure. M. Todaro pointed out that the IWWC needs a letter from the owner, in writing.  
105 A. Conroy noted that all work is in progress.

106  
107 **Adjournment.** S. Spillane **Moved to Adjourn, With All in Favor.** Meeting adjourned at  
108 7:44pm.

109