

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

JUNE 22, 2026 – 6:30PM (REMOTE)

1. Call to Order. The meeting was called to order at 6:32pm.
2. Roll Call. Present: Vivian Garfein, Larry Burcroff, John Harney, Russ Conklin, Sally Spillane, Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary). Absent: Maria Grace and Tracy Brown.
3. **Approval of Agenda. So Moved** by S. Spillane, seconded by J. Harney, **With All in Favor.**
4. **Minutes of July 16, 2026 (site visit). Motion to Approve** made by R. Conklin, seconded by S. Spillane, **With All in Favor.**
5. **Minutes of June 8, 2026. Motion to Approve** made by R. Conklin, seconded by S. Spillane, **With All in Favor.**
6. **Minutes of June 4, 2026 (site visit). Motion to Accept the Minutes, as Written,** made by L. Burcroff.
7. Public Comment – Bruce Palmer thanked Abby Conroy and Miles Todaro for the professional and thorough work done for this Commission.
8. #IWWC-26-30 / 11 Route 7 / Map 02, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Applicant: Patrick Mulberry / Construction of New Garage with One Bedroom Dwelling Unit / DOR: 06/22/2026
V. Garfein reviewed the details of the planting plan, along with A. Conroy and M. Todaro; the update included the changes that had been requested. The evergreens outside of the URA were removed. Greg Murphy, Landscaper, commented that they had increased the quantities of shrubs and described the updated plant pan, including a combination of mowed lawn and meadow mix. The application was received. A. Conroy commented that they should have the response from Engineer Tom Grimaldi next week.
9. #IWWC-26-27 / 99 Mt Washington Road / Map 22, Lot 29 / Owner/Applicant: Appalachian Mountain Club / Agent: Joe Roman / construct two 10'x16' platforms for camping / DOR: 06/08/2026

34 M. Todaro noted that one more file had been received, but the applicant was not able to
35 come to this meeting. M. Todaro pointed out that the proposed platforms are marked at
36 200' from the stream. L. Burcroff asked if the privies exist and if there would be any tree
37 clearing. V. Garfein asked how the materials would be moved in and out; questions for the
38 next meeting.

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40 10. #IWWC-26-26 / 158 Millerton Road / Map 43, Lot 23 / Owner: Benjamin and Denise Zalman
41 / Applicant: Sharon Lawn & Landscape (Matt Hosier) / Remove cattails along the shoreline /
42 DOR: 05/26/2026

43 L. Burcroff attended the site visit and noted that they are proposing a buffer, but felt that
44 removing the cattails isn't a good idea. S. Spillane commented that if other homeowners
45 see the removal, it is not okay to set that precedent. J. Harney commented that a buffer
46 zone could be a good example; V. Garfein asked about the size of the buffer. L. Burcroff is
47 concerned with digging in the lake. R. Conklin pointed out that the proposed buffer is across
48 their entire shoreline, except for the path for the dock; there are some existing plants that
49 will fill in and some grass will be removed. R. Conklin further commented that the loss of
50 the cattails would be mitigated. S. Spillane asked about the plant list for the buffer and
51 asked about mulch ending up in the lake. R. Conklin would like to see the details on the
52 plan; S. Spillane wants to see shrubs in the buffer. V. Garfein noted that a planting plan
53 should be provided for the next meeting. L. Burcroff wants to know about the planned
54 rocks; S. Spillane wants to know how the cattails would be removed and about access.

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

58 Cory Murphy described the new plan for drainage and the new zoning application, as
59 requested; he noted that the septic plan had been re-done. M. Todaro asked about the
60 proposed garage location; Mr. Murphy commented that decision is postponed until the fall;
61 they will come back, but nothing changed with TAHD. S. Spillane asked about the planting
62 plan; V. Garfein noted there is concern regarding the wetland area. M. Todaro noted that
63 the plant list and map are available on-line. A. Conroy commented that anyone can do the
64 final inspection, so that is for compliance. Mr. Murphy commented that all shrubs would be
65 in containers; to minimize machinery, they will be planted by hand. S. Spillane asked for the
66 numbers of all of the plants; Mr. Murphy will add the numbers to the plant list.

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68 12. 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Agent: Patrick Mulberry
69 / Discussion of Consent Order to remedy unpermitted regulated clearing activities
70 According to A. Conroy, the consultant gave an initial draft to be reviewed and finalized by
71 the IWWC.

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