

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

JULY 13, 2026 – 6:30PM (REMOTE)

1. Call to Order. The meeting was called to order at 6:33pm.
2. Roll Call. Present: Vivian Garfein, Larry Burcroff, Russ Conklin, Maria Grace, John Harney, Miles Todaro (Tech Land Use Specialist) and Georgia Petry (Recording Secretary). Absent: Sally Spillane and Tracy Brown.
3. **Approval of Agenda.** V. Garfein indicated that the order of the Agenda would be changed; Item #8 and 9 are being moved to the end of the Agenda, as #8a and 8b. A **Motion to Approve the Agenda, as Amended**, was made by L. Burcroff, seconded by J. Harney, **With All in Favor**.
4. **Minutes of June 22, 2026. Motion to Approve** made by L. Burcroff and seconded by R. Conklin. The **Motion was Approved, With 1 Abstention** by M. Grace, who was not present.
5. Appointment of Inland Wetlands & Watercourses Agent. A **Motion to Appoint Miles Todaro as Inland Wetlands & Watercourses Agent** was made by V. Garfein, seconded by L. Burcroff, **With All in Favor**.
6. Correspondence—Lori Shepard. V. Garfein indicated that there would be no discussion now; this correspondence about a tree ordinance will be forwarded to the BOS and Tree Warden.
7. Public Comment – None.
8. Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Applicant: Patrick Mulberry / Discussion of Consent Order to remedy unpermitted regulated clearing activities
Moved to end of Agenda as Item #8a.
9. #IWWC-26-30 / 11 Route 7 / Map 04, 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
M. Todaro noted that there was no word yet from Tom Grimaldi, but the application is not tabled tonight. V. Garfein commented that there are issues beyond their control; they can't go forward; they are still within the time frame. L. Burcroff asked when they would have the

response from Mr. Grimaldi; M. Todaro answered that it's unknown. Patrick Mulberry, Applicant representing the owner, expressed that they are frustrated; Tom Grimaldi's comments were technical and they had addressed them; they felt strung along; and it's unfair. Moved to end of Agenda as Item #8b.

10. #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

Joe Roman answered questions raised by the IWWC: the privies exist; there would be no tree clearing; to clear, they would bring materials to the gate with wheelbarrows on the trail. V. Garfein asked if there were any new questions. L. Burcroff asked what the material is; Mr. Roman answered pressure-treated lumber. Mr. Roman commented that it is better to camp on wooden platforms; the posts will be on pre-made cement blocks, with little disturbance. A **Motion to Approve #IWWC-26-27** was made by R. Conklin, seconded by J. Harney, **With All in Favor**.

11. #IWWC-26-26 / 158 Millerton Road / Map 42, Lot 23 / Owner: Benjamin and Denise Zalman / Applicant: Sharon Lawn & Landscape (Matt Hosier) / Remove Cattails along lake shore / DOR: 05/26/2026

Benjamin Zalman noted that they had submitted a detailed planting plan. M. Todaro asked where the plants would be obtained; Matt Hosier answered Northern Nurseries. M. Grace asked to look at the planting plan again; it was reviewed. L. Burcroff asked how the cattails would be removed; Mr. Zalman answered, with a small excavator down the driveway. A **Motion to Approve #IWWC-26-26, With the Standard Conditions**, was made by M. Grace, **With All in Favor**.

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

A plant list, with the number and sizes of plants, had been submitted, as requested and was reviewed. L. Burcroff asked how they would be planted; hand planting is encouraged. A **Motion to Approve #IWWC-26-15, With New Additions, as Presented**, was made by R. Conklin, seconded by L. Burcroff, **With All in Favor**.

8a. 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Agent: Patrick Mulberry / Discussion of consent order to remedy unpermitted regulated clearing activities Tom Ryder, Sr. Ecologist, LANDTECH Consulting, explained that they were hired by the Town of Salisbury to review the plans to restore areas of the 11 Route 7 property in Salisbury; they were also asked by the property owner to add additional work to the scope of the review. A site visit had been conducted. Mr. Ryder indicated that 2 documents had been prepared; those documents can be viewed at: <https://www.salisburyct.us/wp-content/uploads/2026/07/11-Route-7-Wetland-Assessment-and-Restoration.pdf>

and: <https://www.salisburyct.us/wp-content/uploads/2026/07/2026.07.02-11-Route-7-Site-Restoration-Plan.pdf>

Mr. Ryder described the scope of the work, the details of their review, and their recommendations. The entire recording of the presentation can be viewed at:

<https://www.salisburyct.us/inland-wetland-watercourses-commission-meeting-documents/>

Commission Questions:

L. Burcroff asked about a plant list, the numbers of plants, and the type of trees. L. Burcroff asked if there would be a trail; Mr. Ryder answered that there could be an opportunity for a trail. J. Harney commented that he was impressed with the plan. R. Conklin commented that it would be important to maintain the property, with no further disturbance of the ground, and no use of chemicals; the plants seem to be okay. M. Grace commented that she is good with the plan, it is solid, and wants a minimum number of trees planted, as stated; V. Garfein agreed there will be further detailed discussion at the next meeting July 27, 2026. M. Todaro asked if they want the property owner's team to provide a map with the planting areas and the number of plants; V. Garfein and L. Burcroff answered yes. M. Grace asked if the next step would be receiving updates about this plan; V. Garfein wants to see planting density. M. Todaro commented that Tom Ryder provided the general areas of discussion; the actual planting plan is needed. V. Garfein asked about the owner's plan for the area, other than restoring it; Mr. Mulberry answered that there are no plans for further development on the site, other than what has been proposed. J. Harney pointed out the value of getting things permitted ahead of time; Mr. Mulberry responded that it was his error. Mr. Ryder asked if the IWWC is interested in finding the threatened/endangered species at this time; V. Garfein will find out about their jurisdiction in the matter, but it may not apply.

8b. #IWWC-26-30 / 11 Route 7 / Map 04, 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

Mr. Mulberry offered to respond to Engineer Tom Grimaldi's previous comments; V. Garfein indicated that there would be no decision tonight. L. Burcroff commented that he is willing to listen. Mr. Mulberry went through his last response to Mr. Grimaldi's engineering plan. V. Garfein apologized for the delay; M. Todaro commented that they do need Tom Grimaldi's report.

Adjournment. So Moved by L. Burcroff, seconded by M. Grace, **With All in Favor.**

The meeting ended at 8:13pm.