

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

JULY 27, 2026 – 6:30PM (REMOTE)

1. Call to Order. The meeting was called to order at 6:30pm.
2. Roll Call. Present: Vivian Garfein, Larry Burcroff, Sally Spillane, Russ Conklin, Tracy Brown, John Harney, Maria Grace, Miles Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary).
3. **Approval of Agenda. So Moved** by L. Burcroff, seconded by S. Spillane, **With All in Favor**.
4. **Minutes of July 13, 2026. A Motion to Approve the Minutes of July 13, 2026** was made by L. Burcroff, seconded by S. Spillane, **With All in Favor**.
5. Public Comments – None
6. #IWWC-26-31 / 62 Rocky Lane / Map 66, Lot 27 / Owner: Jeffrey Bravin & Naomi Williams, Linda Williams & Wesley Miller / Applicant: Allied Engineering Assoc., Inc. (George Johannesen) / driveway constructed by prior owners in the upland review area / DOR: 07/27/2026
V. Garfein indicated there would be no discussion at this time; legal counsel will be consulted.
7. #IWWC-26-32 / 75 Scoville Ore Mine Road / Map 18, Lot 13-4 / Owner: Zachariah Warner / Applicant: Allied Engineering Assoc., Inc. (George Johannesen) / New Single Family Residence, Septic, and Well in the upland review area / DOR: 07/27/2026
M. Todaro put up the GIS map and reviewed the details of the property. Mr. Johannesen described the proposed house and other work, which would include 0.4 acres of disturbance within the 150' wetlands URA. S. Spillane commented that a site walk is needed and asked Mr. Johannesen to flag the corners of the proposed structure with measurements to the wetlands; Mr. Johannesen responded that the closest corner of the house would be 120' from the wetlands area, which would be a 30' encroachment. T. Brown asked what is between the house and the wetlands; Mr. Johannesen answered there is meadow and trees. A site visit was scheduled for Thursday, July 30, 2026 at 4:30pm.

- 33 8. #IWW-26-33 / 145 Farnum Road / Map 48, Lot 15 / Owner/Applicant: 145 Farnum Road LLC
34 / Rebuild Single Family Residence with new footprint in the upland review area / DOR:
35 07/27/2026 / Pending Zoning Board of Appeals Decision
36 M. Todaro explained that the applicant may need to withdraw and re-apply, after a ZBA
37 decision; the proposal was briefly reviewed. J. Harney mentioned that he had visited the
38 property for the Salisbury Housing Trust earlier. M. Todaro pointed out that the house is
39 totally within the setback areas, so it is up to ZBA to decide. One of the owners, Jusstina
40 Paksai, asked to speak about the application; V. Garfein pointed out that this is just a
41 reception tonight. M. Todaro clarified that the ZBA had only had a pre-application meeting;
42 they need to review the full application, after hearing from Jeremy DeCarli, Land Use
43 Consultant. M. Todaro suggested that the applicant speaks with him also. The ZBA will be
44 informed that the IWWC has received the application; no site visit was planned.
45
- 46 9. #IWWC-26-30 / 11 Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee /
47 Applicant: Patrick Mulberry / Construction of New Garage with One Bedroom Dwelling Unit
48 / 06/22/2026
49 A response had been received from Engineer Tom Grimaldi; Mr. Mulberry agreed to the
50 engineering conditions, noting that the process was as expected. R. Conklin commented
51 that Mr. Grimaldi had accepted the prior plans and there was no new paperwork. M.
52 Todaro asked how many inspections the IWWC would like; S. Spillane suggested four and V.
53 Garfein agreed. V. Garfein noted that their recommendations would be added to Mr.
54 Grimaldi's. **A Motion to Approve #IWWC-26-30 With the Standard Conditions; the**
55 **Engineer's Recommendations; the IWWC Conditions, Including 4 Inspections; and the**
56 **TAHD Approval**, was made by R. Conklin, seconded by L. Burcroff, **With All in Favor**.
57
- 58 10. Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Agent: Patrick Mulberry /
59 Discussion of consent order to remedy unpermitted regulated clearing activities
60 V. Garfein reviewed the updated Consent Order. It was noted that the LANDTECH
61 consulting fee had been increased and there will be an additional cost to the property
62 owner. The initial report was received in June and V. Garfein commented that it was
63 thorough. Additional requests from the IWWC include: a tree planting plan with the
64 number of plants; a detailed planting plan; and a monitoring plan provided by
65 LANDTECH. S. Spillane commented that this request is a great "first-ask", a great place
66 to start. R. Conklin commented that there are plants from a list, but with no numbers
67 and no invasive management plan, it can't be monitored; more detail as to what the
68 owner will do is needed. V. Garfein wants more definition to the planting plan; R.
69 Conklin mentioned invasives; Mr. Mulberry responded that Greg Murphy is working on
70 the planting plan. R. Conklin and T. Brown asked if there is a measure of success; V.
71 Garfein commented that they will look at the number of plants. An invasive
72 management plan is needed. T. Brown wants to know the value of wood being left
73 behind; Mr. Mulberry would like LANDTECH to evaluate that. V. Garfein wants a

74 comprehensive plan from LANDTECH. Mr. Mulberry would like a design team site visit;
75 V. Garfein noted that they need 2 days advance notice, so that a site visit can be
76 noticed.

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

79 The meeting ended at 7:30pm.

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