INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

AUGUST 24, 2026 – 6:30PM (REMOTE)

1. Call to Order. The meeting was called to order at 6:31pm.

2. Roll Call. Present: Vivian Garfein, Larry Burcroff, Sally Spillane, Russ Conklin, John Harney and Miles Todaro (Land Use Tech Specialist) Absent: Tracy Brown. Maria Grace (arrived later in the meeting).

3. **Approval of Agenda**. M. Todaro asked to add 2 items: #12. Discussion of 37 Bostwick St. and #13. 79 Rocky Lane / Report of Agent Determination. A **Motion to Approve the Agenda, as amended**, was made by S. Spillane, seconded by L. Burcroff, **With All in Favor**.

4. **Minutes of August 10, 2026**. V. Garfein asked to strike line 38 from Item #9. A **Motion to Strike Line #38 from Item #9** was made by S. Spillane, seconded by L. Burcroff, **With All in Favor**. A **Motion to Approve the Minutes of August 10, 2026, As Amended**, was made by L. Burcroff, seconded by S. Spillane, **With All in Favor**.

5. Public Correspondence: Hilary Yunis. This was information for the IWWC and was received; there was no response, at this time. It is a public document. R. Conklin will send it out for possible species identification.

6. Public Comment – None.

7. #IWWC-26-36 / 47 Dimond Road / Map 05, Lot 01 / Owner: Taylor Farm Bolton LLC / Applicant: Sleepy Cow Farm / Request for Jurisdictional Ruling for 24ft x 80ft Agricultural Storage Building / DOR: 08/24/2026
   M. Todaro showed the aerial photos and planned building site. Jim Russin, for the Applicant, commented that no trees will be cut down; they are for agriculture. J. Harney wants the wetlands delineated. R. Conklin asked if the building will be in the wetlands; Mr. Russin answered no. L. Burcroff asked about a foundation; Mr. Russin responded it would be just a frost wall. S. Spillane asked where the soil would go; Mr. Russin answered, it will be used on-site. A Site Visit was scheduled for Thursday, August 27, 2026 at 4:30pm.

8. #IWWC-26-38 / 29 Bell Drive / Map 07, Lot 17-4 / Owner: Robbin & Steven Gomez / Applicant: Knight's Electrical Service, Inc. (Morris Spadaccini) / Generator and Trenching in the Upland Review Area / DOR: 08/24/2026

V. Garfein indicated that the application was **received, as designated, for Agent Determination**, to act on it and report back. R. Conklin questioned the location of the generator distance from the propane tank.

9. #IWWC-26-34 / 50 Hammertown Road / Map 23, Lot 37-11 / Owners: Carol A & Colin S Magowan / Applicant: Amber Construction & Design (Dennis Fisher) / 16' x 20' living room addition in the upland review area / DOR: 08/10/2026
   The IWWC had no further questions. A **Motion to Approve #IWWC-26-34, With the Standard Conditions**, was made by S. Spillane, seconded by R. Conklin, **With All in Favor**.

10. #IWWC-26-33 / 14 Farnum Road / Map 48, Lot 15 / Owner/Applicant: 145 Farnum Road LLC / Rebuild Single Family Residence with new footprint in the upland review area / DOR: 07/27/2026
    No applicants were present. M. Todaro commented that they are waiting for a decision from the ZBA. Additional plans with wetlands determinations were submitted, including a revised site plan placement. The IWWC would like both versions of the plans boxed together for comparison. M. Todaro described the site plan and proposed building. M. Grace commented that it is a difficult building lot and suggested that the IWWC provide Best Management Practices. M. Todaro noted that the ZBA decision will come first. The **Application was Tabled**; the IWWC will wait for the applicants to appear. M. Grace would like to have a planting plan and, if bringing in soil, educate the applicants about knotweed. S. Spillane suggested that the soil be kept on-site. L. Burcroff asked about the foundation. S. Spillane wants to re-address the location of the silt fence.

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
    M. Todaro gave a brief update on a meeting that he and V. Garfein had with Attorney Janet Brooks. Attorney Brooks recommended filing the Consent Order on the Land Records, to know the history of the violations and how they were resolved. Attorney Brooks gave them a draft Certificate which would be signed and filed in the Land Records. The draft Certificate was reviewed. R. Conklin asked if there could be another section that noted the release after compliance. The document would have to be filed twice, the original and the release; Attorney Brooks will be consulted.

12. Discussion of 37 Bostwick St. AH Renovation – M. Todaro described the original application which was mostly interior work on 2 units. Now the third unit has to be demolished and rebuilt, using the same footprint. M. Todaro pointed out that it is a change in the scope of the work within the URA. S. Spillane and others agreed that a new application is needed. R. Conklin wants to know if there will be a new foundation.

13. 79 Rocky Lane / Replacing an Existing Propane Tank – Report of Agent Determination

M. Todaro reported that he had approved the application.

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