

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

SEPTEMBER 14, 2026 – 6:30PM (REMOTE)

1. Call to Order. The meeting was called to order at 6:31pm.
2. Roll Call. Present: Vivian Garfein, Russ Conklin, Tracy Brown, Larry Burcroff, Maria Grace, Sally Spillane, John Harney, 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 August 27, 2026 (Site Visit). A Motion to Approve** was made by R. Conklin, seconded by J. Harney, **With all in Favor**.
5. **Minutes of August 24, 2026. A Motion to Approve** was made by R. Conklin, seconded by S. Spillane, **With All in Favor**.
6. Public Comment – None
7. #IWWC-26-39 / 37 Bostwick Street / Map 49, Lot 50 / Owner: Salisbury Housing Committee INC / Applicant: Pat Hackett / Demolish and Rebuild Dwelling Unit in the Upland Review Area / DOR: 09/14/2026
M. Todaro presented the application with the site plan. They are now replacing a utility line located about 100' from Burton Brook. V. Garfein pointed out that the trenching is new and asked if the dumpsters are sufficient; L. Burcroff commented that details are needed. Pat Hackett described the work that had been done on the drainage and that the outlets are hooked up; they can't finish until the electric line is put in on Bostwick Street. Mr. Hackett continued that they need a permit for the trenching and dumpster locations. V. Garfein noted that the trench work was not on the old permit; Mr. Hackett responded that the new lines include Unit B. L. Burcroff asked about the trench; Mr. Hackett answered yes, they will put in new 4" pipe. L. Burcroff asked what would happen with the material; Mr. Hackett answered it will be used for backfill. S. Spillane asked if there would be work on the foundation; Mr. Hackett answered there would be no excavation and no new materials, just demolition and removal. S. Spillane asked if it would be the same footprint and square footage; Mr. Hackett answered yes. Abeth Slotnick (SHC) commented that the deck had already been rebuilt as part of the existing Unit A. L. Burcroff asked if there would be sand used on the utility line; Mr. Hackett responded that some bed sand could be used at the bottom of the pipe. V. Garfein pointed out that the trenching now requested was not part

of the original application; S. Spillane noted that it had not been approved previously. L. Burcroff agreed that they have to wait 2 weeks. The application was received.

8. #IWWC-26-40 / 419 Salmon Kill Road / Map 30, Lot 13 / Owner/Applicant: Angy Herrera / Patio, Retaining Wall, and other Home Renovation Work in the Upland Review Area / DOR:9/14/2026

M. Todaro showed an aerial map with the house and garage, about 90'-100' from the brook; there was also a site plan sketch. M. Todaro pointed out that some work has already been done; they are coming here about mid-process. V. Garfein asked what exactly the application is for; Ms. Herrera described it was originally for the house, but then they decided to enlarge the patio and found out they needed a permit. M. Todaro noted that all of the work on the retaining wall and the new patio is in the URA, as well as the siding and paving of the driveway. L. Burcroff asked about the retaining wall; Ms. Herrera described the existing retaining wall that had been reinforced. V. Garfein wants more information and pictures of what is being proposed. S. Spillane asked if they had started doing the wall already; Ms. Herrera indicated that they had started when an inspector stopped by, indicating they needed permits and to do a few more things to bring it up to code. S. Spillane asked if the new patio was already in, how much material was removed, and where the material went; Ms. Herrera answered yes, the patio was done and she would ask the contractor about the materials. S. Spillane wants photos from the back of the house and how far the work encroached into the URA; M. Todaro needs to have the measurements off the back of the house to the brook. S. Spillane pointed out the retaining wall and patio work has been done already; V. Garfein commented that some mitigation may be necessary. M. Grace asked if there is a planting plan; Ms. Herrera answered no, there is no plan. S. Spillane asked if the land drops off from the house to the brook; Ms. Herrera answered that there is a hill. S. Spillane asked what the original purpose of the retaining wall was; Ms. Herrera didn't know. L. Burcroff and T. Brown had questions about what is there now. A **Site Visit** was scheduled for Friday, September 18, 2026, at 4:00pm.

9. #IWWC-26-41 / 214 Sharon Road / Map 06, Lot 12 / Owner/Applicant: Laurel Miller / Generator and Propane Tanks in the Upland Review Area / DOR: 09/14/2026
R. Conklin asked how close the generator is to the stream; M. Todaro answered about 100'. There would be a 30' trench between the generator and the tanks. S. Spillane suggested that this should be an **Agent Determination; With All in Favor**.

10. #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
There had been a site visit. J. Harney commented that it seeded well-conceived and the stream was protected. R. Conklin agreed it is a well laid out farm building. A **Motion to Approve a Jurisdictional Ruling for an Agriculture Building**, was made by R. Conklin, seconded by J. Harney, **With All in Favor**. The Building was **Deemed Exempt**.

- 78 11. #IWWC-26-33 / 145 Farnum Road / Map 48, Lot 15 / Owner/Applicant: 145 Farnum LLC /
79 Rebuild Single Family Residence with new footprint in the upland review area / DOR:
80 07/27/2026
81 M. Todaro noted that the ZBA had approved the variance. A **Motion to Approve #IWWC-**
82 **26-33** was made by S. Spillane, seconded by M. Grace, **With All in Favor.**
83
- 84 12. Route 7 / Map 04, Lot 31-1 / Owner: Delbert L Auray Jr Trustee / Agent: Patrick Mulberry /
85 Discussion of consent order to remedy unpermitted regulated clearing activities
86 V. Garfein explained that they are still waiting on information on the application. Attorney
87 Janet Brooks had suggested that the IWWC approve a Certificate of a Consent Order to be
88 filed with the Town Clerk and recorded in the land records, regarding this matter. R. Conklin
89 asked about the wording of the title of the document and how it would show up in a title
90 search; V. Garfein would like clarification also. M. Todaro will check with the Town Clerk.
91 Patrick Mulberry asked how the Certificate would eventually be removed; V. Garfein
92 answered that the IWWC will do a second filing when all items have been completed. Mr.
93 Mulberry asked how and when that would happen; M. Todaro indicated that the IWWC
94 would eventually make a motion that everything required by the consent order had been
95 resolved. R. Conklin commented that the completion plan is still needed; Mr. Mulberry
96 described that as being more involved than just the landscape plan and asked how the
97 owner will know that he has fulfilled those obligations. V. Garfein noted that all the
98 information requested needs to be submitted, as completed. Mr. Mulberry commented
99 that the landscape plan is being developed by Greg Murphy and they will let the IWWC
100 know when it is ready. S. Spillane commented that the plan should be submitted and then
101 the IWWC could decide if they want a site walk, but it would not be a meeting in the field.
102 V. Garfein pointed out that the site walk would be publicly noticed. Mr. Mulberry
103 mentioned that they might have Land Tech meet and look at Greg Murphy's ideas; V.
104 Garfein note that would be at the applicant's expense, not the Town. S. Spillane explained
105 the IWWC process. V. Garfein commented that they will check with the Town Clerk to find
106 out how the Consent Order will be attached to this property in the land records. M. Todaro
107 suggested they could ask Attorney Brooks for a template for the release document.
108
- 109 13. Report of Agent Determination: #IWWC-26-38 / 29 Bell Drive / Map 07, Lot 17-4 / Owner:
110 Robbin & Steven Gomez / Applicant: Knight's Electrical Service, Inc. (Morris Spadaccini) /
111 Generator and Trenching in the Upland Review Area
112 M. Todaro described the site and plan for trenching away from the wetland; Approved.
113
- 114 General Discussion: S. Spillane wants discussion about excavation projects and asking for
115 materials to be stock-piled on site. R. Conklin commented that it is a question of top soil,
116 not fill, and ask not to bring more top soil in. T. Brown agreed that top soil should be kept
117 on site. V. Garfein and S. Spillane suggested this could be made a Condition, in the future.
118
- 119 **Adjournment. So Moved** by S. Spillane at 7:47pm, **With All in Favor.**