

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

JULY 22, 2024 – 6:30PM (VIA ZOOM)

- 1           1. Call to Order. The meeting was called to order at 6:30pm.
- 2
- 3           2. Roll Call & Seating of Alternates. Present: Larry Burcroff, John Landon, Vivian Garfein, Maria
- 4           Grace, Sally Spillane Russ Conklin (Alternate), John Harney (Alternate), Abby Conroy (Land Use
- 5           Director), Miles Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary).
- 6           Absent: Cary Ullman and Tracy Brown (Alternate). R. Conklin was seated as Voting Alternate for
- 7           C. Ullman.
- 8
- 9           3. **Approval of Agenda.** A. Conroy noted that the Minutes had not gone out to everyone yet.
- 10          Correspondence received from Michael Klemens had been added to the webpage. A New
- 11          Application for septic and well was not on the website yet. V. Garfein asked to Table all of the
- 12          Minutes to the next meeting and add the Correspondence received to this agenda. A **Motion to**
- 13          **Approve the Agenda, as amended**, was made by V. Garfein, seconded by J. Landon and
- 14          unanimously **Approved**.
- 15
- 16          4. Minutes of June 24, 2024 – Tabled
- 17
- 18          5. Minutes of July 6, 2024 – Tabled
- 19
- 20          6. Minutes of July 8, 2024 – Tabled
- 21
- 22          7. Minutes of July 18, 2024 – Tabled
- 23
- 24               7. a. Correspondence from Michael Klemens – Wood Turtle Occurrences and Conservation
- 25               Needs. [https://www.salisburyct.us/wp-content/uploads/2024/07/WOOD-TURTLE-](https://www.salisburyct.us/wp-content/uploads/2024/07/WOOD-TURTLE-CONSERVATION-IN-SALISBURY-CT.pdf)
- 26               [CONSERVATION-IN-SALISBURY-CT.pdf](https://www.salisburyct.us/wp-content/uploads/2024/07/WOOD-TURTLE-CONSERVATION-IN-SALISBURY-CT.pdf) The correspondence was reviewed and it was noted that
- 27               the new designation for wood turtles hasn't been added yet.
- 28
- 29          8. Public Comment – None
- 30
- 31          9. #2024-IW-012 / Frischling (George Johannesen – Allied Engineering) / 42 Slater Road / To
- 32          Construct an Outdoor Sports Court, Two Sheds and a Fenced in Area / Map 68 / Lot 06 / DOR:
- 33          06/10/2024
- 34

35 George Johannesen, representing the applicant, described changes made to the plan, including  
36 additional trees and a plant list. L. Burcroff recused himself from this discussion and vote. S.  
37 Spillane asked that more trees be planted in the cleared area toward the channel, noting that  
38 trees were cut down within the 75' URA. Mr. Johannesen answered that most of the cut trees  
39 were outside of the URA and can't be planted on ledge; however, the owners would be willing  
40 to plant additional trees. S. Spillane suggested a specific location for the viburnum and the  
41 addition of a fringe tree and a maple tree; Mr. Johannesen agreed, as Conditions of Approval.  
42 **A Motion to Approve #2024-IW-012, with the Stated Conditions**, was made by M. Grace,  
43 seconded by R. Conklin, **With All in Favor**.

44  
45 10. #2024-IW-015 / BTLR LLC (Todd Parsons) / 280 Between the Lakes Road / To Relocate a Portion  
46 of Between the Lakes Road and Install Drainage Improvements / Map 67 / Lot 07-2 / DOR:  
47 06/24/2024 – Tabled

48  
49 11. #2024-IW-016 / Hotchkiss School (Todd Parsons) / 11 Interlaken Road / To Dredge an Area with  
50 Significant Sediment Deposits / Map 06 / Lot 08 / DOR: 7/8/2024  
51 Additional materials had been added to the application and a site visit had been conducted on  
52 July 18, 2024. Mr. Parsons reviewed the additional information, including his response to  
53 comments received from the IWWC, as well as the process to be used to dredge and de-water.  
54 Mr. Parsons noted that DEEP Fisheries had been contacted; they had no specific concerns,  
55 except to have no activity from April 30 through June 30. There was no official response yet  
56 from the NDDDB. He also noted that they do have a process for cleaning equipment used. V.  
57 Garfein asked about the phragmites; Mr. Parsons answered that the school agreed to remove  
58 them within the project area. There were brief questions about the filter bags and de-watering  
59 process. A. Conroy asked if there were any questions, regarding the NDDDB study, when the  
60 results come in. V. Garfein and S. Spillane suggested making the results of the NDDDB study a  
61 Condition of Approval, in case there need to be modifications to the permit, as a result of  
62 requests by the NDDDB. A. Conroy noted the following Conditions: 1) Carry out  
63 recommendations from the DEEP Fisheries; 2) Phragmites in the proposed project area will be  
64 removed first, as part of the proposal; 3) Receipt of NDDDB Determination Letter to be reported  
65 to the Commission; 4) Any modifications to how the work should be done or changes to the  
66 removal plan must be reported. **A Motion to Approve #2024-IW-016, With the Stated**  
67 **Conditions**, was made by S. Spillane, seconded by R. Conklin and unanimously **Approved**.

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69 12. #2024-IW-017 / Multiple Owners – East Twin Lake (Jeffrey Cordisco – CFD Underwater) /  
70 Multiple Addresses on East Twin Lake Including 210 & 218 Between the Lakes Road and 73  
71 Rocky Lane / Removal of Invasive Plants and Decaying Biomass / Map 58, Lot 5 & 6 / Map 66, Lot  
72 34 DOR: 7/8/2024  
73 This is the original submission, but A. Conroy explained they were asked to come back with  
74 separate applications for each of the properties because the conditions on each of the

75 properties may vary; this application may be withdrawn and covered by 6 new applications in  
76 the next Item #13.

77  
78 13. #2024-IW-019 through #2024-IW-024 / Multiple Owners – East Twin Lake (Jeffrey Cordisco –  
79 CFD Underwater) / 204, 210, & 218 Between the Lakes Road and 73, 83, & 99 Rocky Lane /  
80 Removal of Invasive Plants and Decaying Biomass / Map 58 – Lot 3, 4, & 5 / Map 66 – Lot 34, 32,  
81 & 30 / DOR: 7/22/2024

82 J. Landon asked if there were any invasive plants and about not wanting to encourage removing  
83 normal lake vegetation. A. Conroy pointed out that none of the applications had been signed by  
84 the owners, which is required. R. Conklin commented that the properties can't be identified by  
85 the photos and addresses should be added to the photos; he added that they don't want to  
86 approve removing bullrushes. Others wanted a map, site visit and documentation. R. Conklin  
87 asked about materials removal and disturbance at each site; he commented that there is  
88 probably not phragmites present, just cattails. The contractor, Jeffrey Cordisco, described the  
89 weeds and muck as decaying biomass that the clients want to get rid of. J. Landon pointed out  
90 that the natural lake bottom is not a sandy base and wants more information about the ecology  
91 of the lake to understand this idea of removal. Mr. Cordisco noted that the natural lake bottom  
92 is stone. L. Burcroff asked how much volume would be removed. R. Conklin might allow some  
93 amount of work for accessibility, but not to clear the shoreline. S. Spillane wants to have a map  
94 first with pictures and signed applications; M. Grace and V. Garfein agreed. R. Conklin wants  
95 details of removal on each property and the interaction on the shoreline. S. Spillane asked if this  
96 application needs to be accepted; A. Conroy indicated it did not, as it is a new application. A  
97 **Motion to Table this Application** was made by V. Garfein, seconded by J. Landon, **With All in**  
98 **Favor**. More detailed information is requested by the IWWC.

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100 14. #2024-IW-026 / Novoa & Aranda (Brian Neff) / 202 Belgo Road / Septic System Replacement /  
101 Map 09 / Lot 28 / DOR: 7/22/2024

102 Brian Neff described the proposed septic system to replace the existing failing system; TAHD has  
103 approved the design for a 3-bedroom system, the same number of bedrooms currently. There is  
104 a wooded area, but no large trees will be removed, just small brush and two 4" caliper trees. A.  
105 Conroy asked if this is considered maintenance of existing residential systems or a regulated  
106 activity. V. /Garfein commented that this is maintenance of an existing system; A. Conroy  
107 indicated that this could be found an Exempt Activity, As-of-Right. A **Motion to Find this an**  
108 **Exempt Activity** was made by V. Garfein, second by R. Conklin and unanimously **Approved**.

109  
110 15. #2024-IW-027 / Salisbury Winter Sport Association, c/o Ken Barker / 80 Indian Cave Road /  
111 Construct a Farm Pond for Water Supply and Snow Making / Map 15 / Lot 25 / DOR: 7/22/2024  
112 Ken Barker, Pat Hackett and Mat Kiefer were present to describe the details of the proposed  
113 activity. The Commission had many questions, including: How the pond would be fed; The  
114 amount of the daily draw; Fencing; Alternatives for storage; Drying out of the wetlands;  
115 Distance from the jumps; Invasive plants on site; Presence of wood turtles and what Zone this is

116 for wood turtles; A formal NDDDB request; DEEP Determination letter; A new site visit; Possible  
117 Public Hearing; Town Engineer Review; The stockpile area and where the materials would be  
118 spread afterwards; The total area of disturbance. A. Conroy will ask the Town Engineer to  
119 review the plans. A Site Visit will be scheduled for either August 6 or 7, 2024 at 4:30pm. A  
120 **Motion to Accept this Application** was made by J. Landon, seconded by S. Spillane, **With All in**  
121 **Favor.**

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123 16. #2024-IW-028 / Wake Robin (SLR) / 104 & 106 Sharon Road / Redevelopment and Expansion of  
124 Wake Robin Inn Property / Map 47 / Lot 2 / DOR: 7/22/2024

125 Present: Brian Kaye, Landscape Architect, SLR Consulting; Jonathan Marrale, ARADEV, Purchaser  
126 of the Wake Robin; Steven Cohen, ARADEV, Partner; Todd Ritchie, Civil Engineer, SLR Consulting.  
127 Mr. Cohen gave an introduction and then turned the presentation over to Brian Kaye. Mr. Kaye  
128 described the existing structures, setbacks, site and the details of the proposed activities. Mr.  
129 Cohen and Mr. Ritchie added other details about the plans. The Commission had many  
130 questions, including: the landscaping plan; how many total bedrooms would be added when  
131 built out; the cell tower construction plans and disturbance; types of plants to be added; the size  
132 of the addition to the main building; the type of wetlands areas; alternatives to culverts; phasing  
133 and erosion control; a planned bridge or crossing over the wetlands. Mr. Ritchie offered other  
134 details of proposed activity, including upgrades to existing paths, possible raised boardwalks,  
135 selected tree clearing and proposed trails. A. Conroy suggested having Engineer Tom Grimaldi  
136 review the plans; she noted that additional new materials had been submitted and just  
137 uploaded to the webpage today. With regard to Planning & Zoning (P&Z), Mr. Cohen suggested  
138 that they would apply in 2 to 3 weeks, after getting the engineering feedback. A. Conroy  
139 commented that there could be some initial feedback from P&Z, after an application is  
140 submitted; the IWWC could receive their comments for the August 26, 2024 meeting. A **Motion**  
141 **to Table this Application** was made by V. Garfein, seconded by J. Landon, with **All in Favor.**

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143 17. #2024-IW-025 / Remley (Chris Kowalski – C&M Electric) / 80 Rocky Lane / Install Generator /  
144 Map 66 / Lot 28 / DOR: 7/22/2024

145 It was noted that all work is being done in the URA, but out of the wetlands. There were brief  
146 questions and comments. A **Motion for Agent Determination** was made by V. Garfein,  
147 seconded by R. Conklin and unanimously **Approved.**

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149 Comments: S. Spillane asked that the definitions of “Clearing” and “Clear-Cutting” be reviewed  
150 again, regarding the inclusion of the word “trees.”

151  
152 **Adjournment. So Moved by S. Spillane,** seconded and unanimously **Approved.**

153 The meeting adjourned at 9:05pm.

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