

INLAND WETLANDS & WATERCOURSES COMMISSION

REGULAR MEETING

OCTOBER 15, 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, Sally Spillane, John Landon, Maria
- 4 Grace, John Harney (Alternate), Russ Conklin (Alternate), Abby Conroy (Land Use Director), Miles
- 5 Todaro (Land Use Tech Specialist) and Georgia Petry (Recording Secretary). Absent: Vivian
- 6 Garfein, Cary Ullman and Tracy Brown (Alternate). J. Harney was seated as Voting Alternate for
- 7 V. Garfein and R. Conklin was seated as Voting Alternate for C. Ullman.
- 8
- 9 **3. Approval of Agenda. So Moved** by S. Spillane, seconded by J. Landon and unanimously
- 10 **Approved.**
- 11
- 12 **4. Approval of Minutes of September 23, 2024. So Moved** by M. Grace, seconded by J. Landon
- 13 and unanimously **Approved.**
- 14
- 15 **5. Approval of Minutes of October 1, 2024. So Moved** by M. Grace, seconded by S. Spillane and
- 16 unanimously **Approved.**
- 17
- 18 6. Public Comment – None
- 19
- 20 7. #2024-IW-027 / Salisbury Winter Sports Association, c/o Ken Barker / 80 Indian Cave Road /
- 21 Construct a Pond for Water Supply and Snow Making / Map 15 / Lot 25 / DOR: 7/22/2024
- 22 Ken Barker and Pat Hackett were present to answer questions. A. Conroy noted that the
- 23 Hydrogeology Report was just uploaded in the morning. R. Conklin commented that the
- 24 Hydrogeologist did not find problems or impact to the area by making the well bigger, but did
- 25 have 3 recommendations. A. Conroy reviewed the report, pointing out that exceeding the 50k
- 26 gallon per day withdrawal limit would require a State permit; the pond would not have adverse
- 27 impacts on the hydrology; the applicant should keep track of information during construction,
- 28 which will be needed in the future for a State permit; alternatives were not reviewed; and the
- 29 recommendation of metering reports to be submitted to the town, as a Condition of Approval.
- 30 Tom Grimaldi will proceed with his review of the construction portion of the project. Pat
- 31 Hackett commented that there are alternatives, but they are expensive. S. Spillane asked about
- 32 a water tower; Mr. Hackett answered there was no comparison to an underground tank and it
- 33 would cost over \$1M. Mat Kiefer talked about the historical use of the property as farms and

34 noted that this is always a wet spot, not suitable for trees, as it is too damp. A **Motion to Table**  
35 **this Application** was made by S. Spillane, seconded by M. Grace, **With All in Favor**.

- 36  
37 8. #2024-IW-028 / Wake Robin (SLR) / 104 & 106 Sharon Road / Redevelopment and Expansion of  
38 Wake Robin Inn Property / Map 47 / Lot 2 / DOR: 7/22/2024

39 A **Motion to Table, at the Request of the Applicant**, was made by M. Grace, seconded by J.  
40 Landon, **With All in Favor**.

- 41  
42 9. #2024-IW-037 / Arek Bedros Feredjian / 264 Taconic Road / Construction of an addition on an  
43 existing stone house / Map 25 / Lot 30 / DOR: 9/23/2024

44 Richard Reynolds, Engineer, and Dan Kaplan, Architect, added details to the presentation and  
45 answered questions. S. Spillane asked if there would be an increase to the septic; Mr. Kaplan  
46 answered no, nothing else. A. Conroy noted that they have already gotten a Variance from the  
47 ZBA. S. Spillane asked if they had Historic District Commission approval; Mr. Feredjian answered  
48 yes. L. Burcroff asked if there was an erosion control plan; Mr. Reynolds answered yes. A

49 **Motion to Approve Application #2024-IW-037, With the Standard Conditions**, was made by R.  
50 Conklin, seconded by J. Landon and unanimously **Approved**.

- 51  
52 10. #2024-IW-036 / 280 BTLR LLC (Great Falls Construction) / 280-300 Between the Lakes Road /  
53 Install a Driveway and Associated Drainage in the Upland Review Area as a part of a New House  
54 Construction / Map 67 / Lot 07 and 07-2 / DOR: 9/23/2024

55 Todd Parsons (Engineer), Michael Citrin (Attorney) and Bob Stair (Contractor) were representing  
56 the application. At this time, IWWC members R. Conklin, J. Harney and J. Landon recused  
57 themselves from the discussion. The recusals left only 3 members present; no action could be  
58 taken. A. Conroy noted that a late review from Tom Grimaldi had been received. S. Spillane  
59 asked if the driveway was in the URA; A. Conroy answered yes. Mr. Parsons pointed out that  
60 the regulated activity is the proposed driveway and rain garden; giving a quick review of their  
61 plans, a description, and his review of Tom Grimaldi's review of the site plan and comments. S.  
62 Spillane commented that it would be better to have more people present. A **Motion to Table**  
63 **this Application** was made by S. Spillane, seconded by M. Grace, **With All in Favor**.

- 64  
65 11. #2024-IW-040 / 280 BTLR LLC (Great Falls Construction) / 280 Between the Lakes Road / To  
66 Relocate a Portion of Between the Lakes Road and Install Drainage Improvements / Map 67 / Lot  
67 07-2 / DOR: 9/23/2024

68 The update on this application, according to A. Conroy, was that a petition had been received  
69 for a Public Hearing on this application; with the statutory requirements for notices, the Public  
70 Hearing cannot be at the next meeting, notices must be published in the newspaper. A. Conroy  
71 offered either November 12 or 25, 2024; the applicant requested the date of November 25,  
72 2024. A. Conroy mentioned that the whole record needs to be built within that Public Hearing;  
73 there will be no second site visit; ex-parte communications are not allowed; any comments  
74 should be forwarded to the Land Use office for disclosure; current Regulations do not call for

75 abutter notifications. Attorney Citrin asked about procedures during the Public Hearing; A.  
76 Conroy explained the process. S. Spillane asked that the Public Hearing be scheduled to start at  
77 7:00pm and end by 8:30pm, with the possibility of continuing it at the next meeting in  
78 December. A. Conroy noted that the plans could be sent to Tom Grimaldi now, for the road  
79 relocation; the applicant would then have an opportunity to work through the comments prior  
80 to the Public Hearing. Attorney Citrin asked if the Town Counsel was reviewing the application;  
81 A. Conroy indicated that she has reached out to both of them to decide who will do the review  
82 and will get the cost estimate. **A Motion to Set the Public Hearing on This Application on**  
83 **November 25, 2024 from 7:00 to 8:30pm, with continuation if needed**, was made by S.  
84 Spillane, seconded by M. Grace, **With All in Favor**.

85  
86 12. #2024-IW-042D / Taylor Farm Bolton LLC (Jim Russin) / 47 Dimond Road / Farm Storage Building  
87 / Map 55 / Lot 01 & 38 / DOR: 10/15/2024  
88 (IWWC members J. Landon, R. Conklin and J. Harney rejoined the meeting). Robert Taylor and  
89 Jim Russin were present to describe the application and request for a Jurisdictional Ruling. They  
90 indicated that the building will be used to store farm equipment and it will have lights, but not  
91 water. Currently they grow corn and hay and produce maple syrup. A. Conroy read the  
92 agricultural exemption statute, for a farm barn to be directly related to agriculture. L. Burcroff  
93 asked how far the proposed barn would be from the stream; Mr. Taylor answered about 160'  
94 from the stream and under 50' from the wetland soils. S. Spillane asked if there are trees in the  
95 proposed location; the answer was no, just a field. At this time, M. Grace needed to leave the  
96 meeting and suggested that they have a vegetated buffer along the stream. S. Spillane asked  
97 about the access to the barn; the answer was that there is already a driveway there. L. Burcroff  
98 and J. Landon commented that this use meets the agriculture exemption. **A Motion** was made  
99 **by J. Landon to Declare this Application as Exempt under the Agricultural Statutes**. The Motion  
100 was seconded by R. Conklin, **With All in Favor**.

101  
102 13. Agent Approval -- #2024-IW-041A / 181 Interlaken LLC / 181 Interlaken Road / Willow Removal /  
103 Map 40 / Lot 44 / DOR: 09/27/2024  
104 The Approval had already been issued by A. Conroy; it was for the removal of the remaining  
105 portion of a tree that had fallen and the stump was not going to be removed.

106  
107 14. Agent Approval -- #2024-IW-043A / 65 Sharon Road and 30 Elm Street / Tree Removal / Map 47  
108 / Lot 19 and Lot 20 / DOR: 10/15/2024  
109 This is for the removal of a large dead tree that spans different properties. L. Burcroff asked  
110 about the access for the removal; A. Conroy indicated that she would ask about it and review  
111 the paperwork. The Commission indicated that A. Conroy should do the Agent Approval.

112  
113 15. Enforcement Updates

114 a. 105 Interlaken Road – The owners have the agreement; A. Conroy needs a signed copy.

- 115           b. 433 Salmon Kill Road – According to A. Conroy, Pat Hackett needs more time for a  
116 restoration plan; the property is stabilized.  
117           c. 198 Between the Lakes Road – The sand has been removed; A. Conroy needs to send the  
118 agreement to them.

119

120           **Adjournment. So Moved** by S. Spillane, seconded by J. Landon and unanimously **Approved.**

121 The meeting adjourned at 8:19pm.

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