

**AMENDED AGENDA**  
Regular Hybrid Meeting  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Wednesday, January 8, 2025, at 7:00 pm  
Town Hall Meeting Room

**Live Stream Under “Shows and Spotlight”:** [www.gctv16.org](http://www.gctv16.org)

**Zoom:** <https://us02web.zoom.us/j/86881877759?pwd=VaxVlitGw9N7jJdc0pZDBbTKZbc2EB.1>

**Call In:** 929-205-6099

**Meeting ID:** 868 8187 7759

**Passcode:** 602849

1. Call to Order
2. Action on the minutes of December 11, 2024
3. Permit Requests
  - a. 188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.
4. Enforcement Order Hearing
  - a. 310R Salmon Brook Street – M. Lamaj – Conducting regulated activities without a valid IWWC permit immediately adjacent to the East Branch of Salmon Brook.
5. Agent Report and Correspondence
  - a. 90 Salmon Brook Street – J. Gravel – Request for Review for the temporary installation of erosion and sedimentation control measures to address pre-existing erosion concerns.
6. Commissioner Reports and Correspondence
7. Adjourn

*Please note: The Town of Granby invites any resident who wishes to provide materials to this Commission to provide them to the Office of Community Development by noon on the prior Thursday of the scheduled meeting. In the event you are unable to meet that deadline but still wish to provide the Commission with materials, the Town of Granby respectfully asks that you provide sufficient copies of your materials to the Office prior to the meeting so the materials may be distributed to the Commission. Thank you in advance for your cooperation.*

**MEETING MINUTES**  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Wednesday, December 11, 2024, at 7:00 pm

**PRESENT (Via Zoom):** John Laudati, Sue Okie, Fred Jones, David Tolli, and Aurelle Locke

**PRESENT (In Person):** Nicholas Dethlefsen

**ALSO PRESENT (Via Zoom):** IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre

**1. Call to Order**

Chair J. Laudati called the meeting to order at 7:00 p.m.

**2. Action on the minutes of November 13, 2024**

**ON A MOTION** by F. Jones seconded by D. Tolli, the Commission voted 5-0-1 to approve the November 13, 2024, minutes as presented. A. Locke abstained.

**3. Permit Requests**

- a. **1 Juniper Drive – Town of Granby – Permit application to repair an existing drainage channel by removing sediment and reshaping/lining the channel within a regulated area.**  
IWWC Agent Kate Bednaz presented the application on behalf of the town, which was received by the Commission at the November meeting. The town has a drainage right of way located on 1 Juniper Drive that has not been maintained for quite some time. Over the years, various organic material has filled the drainage channel, leading to on-site issues with water and impacts to the existing septic and leach fields. In consultation with the Town Engineer, a plan has been created to clear this drainage area and the Department of Public Works will remove sediment within the area, which will then be brought off site. The drainage channel will then be shaped and lined to ensure it functions properly. To access and work in this area, it is expected that one shrub may have to be removed and that the lower branches of a nearby tree may have to be trimmed.

**ON A MOTION** by A. Locke seconded by F. Jones, the Commission voted 6-0-0 to approve the application and approval letter as presented.

**4. Agent Report and Correspondence**

K. Bednaz noted that a decision shall be rendered by January 9<sup>th</sup> by the CT Siting Council regarding the proposed construction, maintenance, and operation of a 4.99-megawatt AC battery energy storage facility located at 100 Salmon Brook Street.

**5. Commissioner Reports and Correspondence**

None

**6. Adjourn**

**ON A MOTION** by A. Locke seconded by F. Jones, the Commission voted 6-0-0 to adjourn the meeting at 7:21 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator

PEAK MOUNTAIN DEVELOPMENT LLC  
KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270 - EAST GRANBY, CT 06026  
860- 305-4445 - [Kirk@MacBuilds.com](mailto:Kirk@MacBuilds.com)

Town of Granby  
Inland Wetlands and Watercourses Commission  
15 North Granby Road  
Granby, CT 06035

December 23, 2024

RE: Breezy Meadow Subdivision  
188 Day Street

Dear Commissioners,

We are hereby submitting for your approval, a Wetland Application for a Permit for a Subdivision under the Granby Wetlands Regulations Section 7. We have attached the completed DEEP Reporting Form.

Breezy Meadow is the name of the subdivision for the 15.63-acre Braem Property located at 188 Day Street. The Subdivision Plan entitled "Breezy Meadow Subdivision prepared for Peak Mountain Development LLC – 188 Day Street, Granby, Connecticut" Date: December 23, 2024, by Alford Associates Inc., Civil Engineers, Windsor, Connecticut, is attached hereto and made a part hereof. The Subdivision Plan includes an erosion control plan consistent with the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control" and shows all proposed activity and all existing and proposed conditions in relation to the wetlands and watercourse on site. The Subdivision Plan also shows the location of the 100-year floodplain elevation.

Breezy Meadow consists of 7 lots, all to be accessed from existing roads. There will be no new road construction. The Property has approximately 965 feet of frontage on Day Street and 545 feet of frontage on North Granby Road.

There are two wetland areas on the property. Wetland #1 consists of 0.43 acres and is located at the southwest portion of the property along the frontage on Day Street. There is a 150-foot-long watercourse on the property embedded in Wetland #1. The watercourse enters the property from the west through a 42" culvert pipe under Day Street and then flows in a southerly direction through the wetland and then flows off the property onto the abutting neighbor's property to the south. Wetland #1 is located on both proposed Lots 6 and 7 along the Day Street frontage.

There are new homes proposed to be built on both Lots 6 and 7. The home on Lot 7 falls within the 200 feet from a watercourse regulated area. A 50-foot setback from the

wetlands on Lot 7 will serve as a buffer to the wetlands. There will be no regulated activities on Lot 7 within 50 feet of the wetlands.

The home to be built on Lot 6 is outside of both the 200 feet from a watercourse and 100 feet from a wetland regulated areas. The driveways serving both Lots 6 and 7 are located outside the 50-foot wetland buffer area. A 15" culvert pipe installed under the driveways serving Lots 6 and 7 will discharge drainage approximately 15 feet from the northerly end of Wetland #1 into a 10-foot-long rip-rap plunge pool that will be installed approximately 5 feet from the northerly end of Wetland #1.

Sedimentation and erosion control will be provided by the installation of Geotextile Fencing installed parallel to Wetland #1, approximately 50 feet from the wetland area, as shown on the Subdivision Plan.

Wetland #2 consists of 0.09 acres and is located within the Open Space Parcel on the easterly portion of the property. Given its location within the Open Space parcel, Wetland #2 will have no activity within the 100-foot regulated area and it will continue to function untouched as it has been in the past.

The soil scientist Ian Cole of Middletown, CT has completed a wetland survey of the property and has flagged the wetlands. His "Wetland & Watercourse Delineation Report – 188 Day Street" is attached hereto and is made a part of this application. It provides a detailed description of the wetland areas, wetland plants and a soil survey.

The property is owned by Barbara Braem Jensen of Southwick, MA. The Applicant, Peak Mountain Development LLC whose manager is Kirk MacNaughton, has a contract to purchase the property from Mrs. Jensen. The Applicant hereby states that they are familiar with all the information provided in the Application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

We hereby grant permission to the Commission Members and their agents to enter the property to inspect it during the pendency of this application and for the life of any permit granted by the Commission.

A review of the Natural Diversity Data Base Map for Granby shows the property to be outside of any known locations of State and Federal Listed Species and/or Critical Habitats.

No portion of the property is located within 500 feet of the boundary of an adjoining municipality. No traffic attributable to the completed project will use streets within the adjoining municipality to enter or exit the site. No sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality. No water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

The property is not within the watershed area of any water company.



We have calculated the Application Fee to be \$1,870.00 and have attached a check in that amount.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K MacNaughton', with a long horizontal flourish extending to the right.

Kirk MacNaughton, Manager

BARBARA BRAEM JENSEN  
45 BUGBEE ROAD  
SOUTHWICK, MA 01077

Town of Granby  
Inland Wetlands and Watercourses Commission  
Planning and Zoning Commission  
15 North Granby Road  
Granby, CT 06035

December 27, 2024

RE: Breezy Meadow Subdivision  
188 Day Street

Dear Commission,

Please be advised that I own the property located at 188 Day Street in Granby and I hereby consent to and grant permission to Peak Mountain Development LLC and its Manager, Kirk MacNaughton to submit both a Wetlands Application and a Subdivision Application for the development of my property.

I also hereby grant permission to members of the Commissions and their agents to enter my property to inspect it during the pendency of the Application and for the life of any permit issued.

Sincerely,

*Barbara Braem Jensen*

dotloop verified  
12/29/24 2:00 PM EST  
FWQB-ZAPO-PPDT-QWGV

Barbara Braem Jensen



TOWN OF GRANBY  
Office of Community Development, Inland Wetlands and Watercourses Commission  
Telephone: (860) 844-5318, [www.granby-ct.gov](http://www.granby-ct.gov)

**Application for Inland Wetlands & Watercourses Activity**

Application For: ☐ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): \_\_\_\_\_  
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: \_\_\_\_\_

Property Location and Nearest Intersection: 188 DAY STREET AND NORTH GRANBY ROAD  
Size of Parcel: 15.63 AC Zone: R50 + Map/Lot: E-30/37/2 Current Use: MEADOW  
R30

Applicant's Name: PEAK MOUNTAIN DEVELOPMENT LLC - KIRK MACNAUGHTON, MGR.  
Complete Address: P.O. BOX 270 EAST GRANBY CT 06026  
Daytime Phone: 860-305-4445 Evening Phone: 860-305-4445 Fax: \_\_\_\_\_  
Email: KIRK@MACBUILDS.COM

Owner's Name: BARBARA BRAEM JENSON  
*If the owner is a corporation, or other non-individual entity, include the primary contact information*  
Complete Address: 45 BUGBEE ROAD, SOUTHWICK, MA 01077  
Phone Daytime Phone: 413-569-3158 Evening Phone: 413-569-3158 Fax: \_\_\_\_\_

Applicant's Representative: KIRK MACNAUGHTON  
Complete Address: P.O. BOX 270, EAST GRANBY, CT 06026  
Daytime Phone: 860-305-4445 Evening Phone: 860-305-4445 Fax: \_\_\_\_\_

\*\*\*\*\*PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY\*\*\*\*\*

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): \_\_\_\_\_  
BREEZY MEADOW - A 7 LOT RESIDENTIAL SUBDIVISION WITH  
FRONTAGE ON EXISTING ROADS. NO NEW ROAD CONSTRUCTION

Is any portion of the property located within 500 feet of an adjoining municipality? NO  
Wetlands Located on Property (in square feet (sq. ft.)): 22651 Wetlands to be impacted (sq. ft.): 0  
Watercourses Located on Property? Y Name or Type of Watercourse: \_\_\_\_\_  
Are Proposed Activities Located within the 100-Year Floodplain? NO Floodway? NO  
Are there slopes with grades in excess of 15% located on the property? \_\_\_\_\_  
Do Proposed Activities Require Review by the PZC? YES

\*\*\*\*\*SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS\*\*\*\*\*

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: [Signature]  
Owner's Signature: Barbara Braem Jensen

Date: 12/30/24

dotloop verified  
12/29/24 2:00 PM EST  
FQYT-HFUB-ICFR-4BG2

FOR OFFICE USE

Application #:	Date Submitted:
Fee amt./Check or Cash:	Date of Receipt:
Agent Ruling:	Date Approved/Denied:

See Reverse Side for Conditions of Approval or Reason for Denial



## Granby Inland Wetlands and Watercourses Commission Application Checklist

N/A Appl.

### Documents Required

- ☐ ☒ Applications and revised materials must be submitted to the Office of Community Development no later than 5 pm eight (8) days prior to the IWWC meeting to be fully reviewed by the IWWC, otherwise applications may only be received.
- ☐ ☒ An original of the completed application form and site plan and two (2) full size copies of the set of site plans and any reports.
- ☐ ☒ Seven (7) 11X17 (or full size) sets copies of site plans and complete application, including one (1) complete digital copy of submission.
- ☐ ☒ Application Fee (see following page for calculation)
- ☐ ☐ Pre and post development stormwater drainage calculations, with drainage area map, except for single-family homes, etc.
- ☐ ☒ Report on soil types and characteristics from Professional Soil Scientist who delineated wetlands. Report shall include a minimum of one field soil profile for each wetland soil type within project area. Profile shall be presented in data sheet format.
- ☐ ☒ The applicant must certify whether any portion of the property is within 500 feet of an adjoining municipality, whether streets from an adjoining municipality will be used for entering or exiting the site, whether sewer or water drainage will flow through or impact an adjoining municipality or whether water run-off will impact streets or adjoining municipal or private property within an adjoining municipality. If the project falls within any of the above mentioned definitions, then a letter must be sent by certified mail to the adjoining municipalities Inland Wetlands Agency along with a copy of the application and site plan being submitted to this Commission. Evidence of submission shall be submitted to the Granby IWWC.
- ☐ ☒ For proposed wetland impacts, a wetland assessment report from a soil scientist or other qualified individual. Mitigation activities shall also be described.

N/A Appl.

### Site Plan Requirements

- ☐ ☒ Stamped by a Professional Engineer registered in the State of Connecticut.
- ☐ ☒ Property boundaries, north arrow, name of project, date and type of drawing, subsequent dates of revision with description, names and addresses of engineers and surveyors (when appropriate), location map, property owners(s) and adjacent property owners.
- ☐ ☒ Existing and proposed topography, structures, utilities, roadways and buildings. Plan/profile sheets shall be included for roads and all off road pipelines.
- ☐ ☒ Soil types as mapped by the National Resource Conservation Service.
- ☐ ☒ Wetlands or watercourses located on adjacent properties when proposed activities may be located in the Upland Review Area.
- ☐ ☐ Alternatives considered and rejected to be either shown on a site plan or explained in narrative form.
- ☐ ☒ Soil and Erosion Control Measures including Narrative, per 2002 CT E&S Control Guidelines at a minimum.
- ☐ ☒ Wetland boundaries delineated by a Professional Soil Scientist whose signatures is required on site plan.
- ☐ ☒ Limits of Upland Review Areas.
- ☐ ☐ Cuts and fill volumes indicating source and type of fill, destination of removed fill, except for single-family homes or similar.
- ☐ ☒ Limits of woody vegetation clearing.
- ☐ ☒ Well locations and setbacks from septic systems and drainage swales.
- ☐ ☒ Septic system locations including reserve areas, existing and proposed grading, spot grades and setbacks from wetland areas.
- ☐ ☒ Stormwater drainage systems.
- ☐ ☒ All existing and proposed pipe sizes, lengths and inverts.
- ☐ ☒ Test pit and soil profile locations.
- ☐ ☒ Acreages of wetlands/watercourses on the site and the acreages presented separately of wetlands, watercourses or upland review areas to be altered.
- ☐ ☒ Boundaries of 100-year floodplain or floodways as determined by FEMA.
- ☐ ☒ Erosion and sediment control details along with a sequence plan.
- ☐ ☒ Test pit logs
- ☐ ☒ Details of all proposed site improvements (i.e. drainage structures, pipes, footing drains, curtain drains, dewatering, cross section of septic system or sewer connection, cross section of detention, retention, or sediment basins, etc.)
- ☐ ☒ Construction sequence specifications.

N/A Appl.

### Public Hearing (If Required)

- ☐ ☐ The Town of Granby Office of Community Development is responsible for publishing the legal notice.
- THE GRANBY IWWC MAY REQUEST ADDITIONAL INFORMATION DURING THE PERMIT PROCESS AS NECESSARY.



## SECTION 19 FEES

19.5 Fee Schedule. Application fees shall be based on the following schedule.

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
State of Connecticut Land Use Fee	\$60.00	\$ 60.00 +
Permitted Uses As-of-Right & Non-Regulated Uses	None	None

### CATEGORY 1 - RESIDENTIAL/SINGLE-FAMILY RESIDENCES (INCLUDING 2-LOT SUBDIVISIONS)

I. Base Fee		
a. General Application	\$150.00 + II	\$ _____ +
b. Accessory to Existing Primary Structure	\$80.00 + II	\$ _____ +
c. Modification to Existing Approval	\$30.00 + II	\$ _____ +
II. Activity Fee		
a. \$100.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.02 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
c. \$100.00 per Structure (greater than 200 sq. ft.)	_____ (#)	\$ _____ +
d. \$0.01 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.01 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Define Area on Plan)	_____ SF	\$ _____ +
h. \$0.005 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +

#### ➤ TOTAL FEE – CATEGORY 1

\$ 60.00

### CATEGORY 2 - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

I. Base Fee		
a. General Application Per Primary Structure (up to 5)	\$300.00/(+II)	\$ <u>1500</u> +
i. Fee Per Each Primary Structure Beyond 5	\$20.00 (+II)	\$ <u>40</u> +
b. Accessory to Existing Primary Structure	\$150.00 (+II)	\$ _____ +
c. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
c. \$100.00 per Structure	<u>1</u> (#)	\$ <u>100</u> +
d. \$0.02 per sq. ft. of Impervious Surface	<u>8500</u> SF	\$ <u>170</u> +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan)	_____ SF	\$ _____ +
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +

#### ➤ TOTAL FEE – CATEGORY 2

\$ 1870

<u>ACTIVITY</u>	<u>FEE/ AREA / #</u>	<u>APPLIED</u>
<b>CATEGORY 3 – <u>ALL OTHER APPLICATIONS</u></b>		
I. Base Fee		
a. General Application	\$200.00 (+II)	\$ _____ +
b. Modification to Existing Approval	\$60.00 (+II)	\$ _____ +
II. Activity Fee*		
a. \$200.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.04 per sq. ft. of Wetland Disturbance	_____ SF	\$ _____ +
Within Upland Review Area...		
c. \$100.00 per Structure	_____ (#)	\$ _____ +
d. \$0.02 per sq. ft. of Impervious Surface	_____ SF	\$ _____ +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.02 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Defined Area on Plan)	_____ SF	\$ _____ +
h. \$0.01 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +
➤ <b>TOTAL FEE – CATEGORY 3</b>		\$ _____
III. Significant Activity Fee	\$300.00	\$ _____ +
IV. Permit Extension Fee		
a. Residential Uses	\$40.00	\$ _____ +
b. Commercial/Industrial/Other Uses	\$80.00	\$ _____ +
V. Map and Regulation Amendments	\$250.00	\$ _____ +
➤ <b>APPLICATION FEE SUBTOTAL</b>		\$ _____ +
VI. Post Activity Application Fee	20% of Fee Subtotal	\$ _____ +
➤ <b><u>TOTAL APPLICATION FEE:</u></b>		\$ <u>1870</u>

*Boards, Commissions, Agencies and Departments of the Town of Granby are exempt from all fee requirements.*

- VII. Complex Application Fee – Section 22a-42a of the Connecticut General Statutes states that an applicant shall pay a fee equal to the Town's expenditures in hiring outside consultants and experts to analyze, review and report on issues requiring such experts. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Commission or the duly authorized agent shall estimate the complex application fee which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the Commission's decision.

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_

2. ACTION TAKEN (see instructions, only use one code): \_\_\_\_\_

3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐

4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): GRANBY

does this project cross municipal boundaries (check one)? yes ☐ no ☒

if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_

6. LOCATION (see instructions for information): USGS quad name: TARIFFVILLE or number: \_\_\_\_\_

subregional drainage basin number: \_\_\_\_\_

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): PEAK MOUNTAIN DEVELOPMENT LLC

8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 188 DAY ST. GRANBY CT

briefly describe the action/project/activity (check and print information): temporary ☒ permanent ☒ description: \_\_\_\_\_

RESIDENTIAL SUBDIVISION

9. ACTIVITY PURPOSE CODE (see instructions, only use one code): B

10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):

wetlands: N/A acres open water body: N/A acres stream: N/A linear feet

12. UPLAND AREA ALTERED (must provide acres): 1.1 acres

13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

188 DAY ST ABUTTERS




NAME	ADDRESS	TOWN/STATE	ZIP
Town of Granby	284 N Granby Rd	Granby, CT	06035
Rocco Cianfarani	282 N Granby Rd	Granby, CT	06035
Robert Groper	280 N Granby Rd	Granby, CT	06035
Elizabeth A Kittelsen	278 N Granby Rd	Granby, CT	06035
Brianne N & Kevin F Bates	275 N Granby Rd	Granby, CT	06035
Josephine L Soldate	271 N Granby Rd	Granby, CT	06035
Shane C Farrington	267 N Granby Rd	Granby, CT	06035
Donald R & Judy H Seaton	263 N Granby Rd	Granby, CT	06035
Bret Kaczka	12R Kearnes Cir	Granby, CT	06035
Robert G & Anna Mae Beman	14 Kearnes Cir	Granby, CT	06035
Donald Walcott	16 Kearns Cir	Granby, CT	06035
Bethany Carrington & Christopher Merrick	18 Kearns Cir	Granby, CT	06035
Robert Bazyk	20 Kearns Cir	Granby, CT	06035
Nicholas Hunter	22 Kearns Cir	Granby, CT	06035
Timothy B Horan	24 Kearns Cir	Granby, CT	06035
Richard Schultz	26 Kearns Dr	Granby, CT	06035
Kelly Ramella	28 Kearns Dr	Granby, CT	06035
Joseph H & Susan S Courtemanche	184 Day St	Granby, CT	06035
Thomas M & Patricia M Vaughan	183 Day St	Granby, CT	06035
Gordon T Longley	189 Day St	Granby, CT	06035
Patrick Hanley	197 Day St	Granby, CT	06035
Mark Wetzel	205 Day St	Granby, CT	06035
Robert & Angieszka J Pigan	207 Day St	Granby, CT	06035
Mia C Przyborowski	285 N Granby Rd	Granby, CT	06035



# Natural Diversity Data Base Areas

GRANBY, CT

December 2024

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

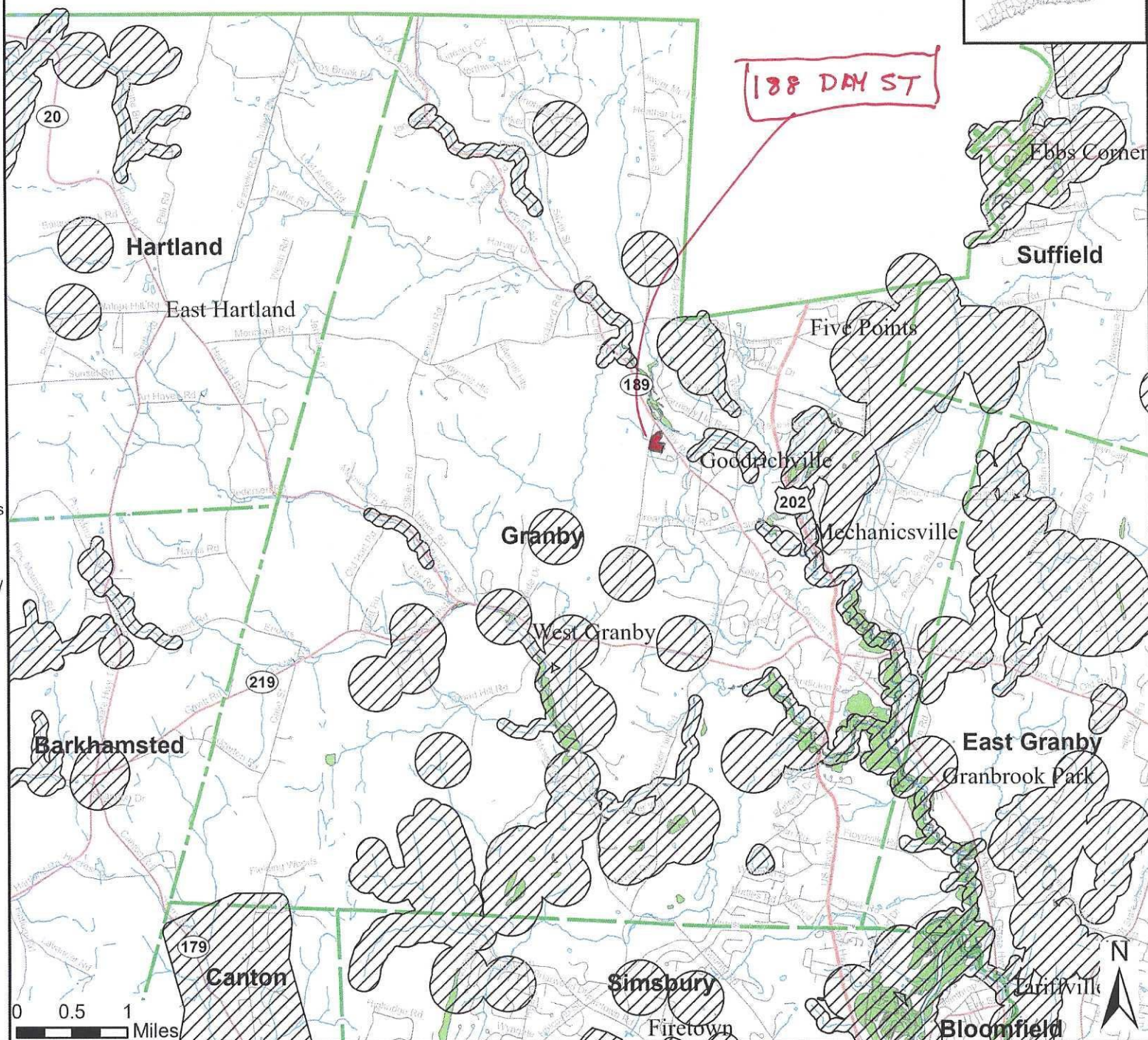
NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)  
79 Elm St, Hartford, CT 06106  
email: [deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)  
Phone: (860) 424-3011





# Alford Associates, Inc.

■ WILSON M. ALFORD, JR., P.E. & L.S.

■ CHRISTIAN L. ALFORD, P.E. & L.S.

**ENGINEERS ■ SURVEYORS ■ PLANNERS**

200 PIGEON HILL ROAD ■ P.O. BOX 484 ■ WINDSOR ■ CT 06095 ■ PHONE (860) 688-7288 ■ FAX (860) 688-3485 ■ skipalford@snet.net

## DRAINAGE SUMMARY

FOR

BREEZY MEADOW DEVELOPMENT  
188 DAY STREET  
GRANBY, CONNECTICUT

PREPARED FOR

**PEAK MOUNTAIN DEVELOPMENT, LLC**

PREPARED BY

ALFORD ASSOCIATES, INC.

DECEMBER 30, 2024



The purpose of this analysis is to determine the impact of the storm water from proposed changes to the site.

The majority of the existing property is a hay meadow. The easterly portion is wooded. Outside of the wetlands, the soils are well drained with generally over 60" to the maximum water table. The water from the northerly and easterly portions of the site infiltrate into the ground with no sign of streams leaving the property. The water from the southwest portion of the property goes into a stream on the western portion of the property. The proposal is to construct 7 single family homes. There will be no new road associated with the development.

There are two wetlands on the property. The easterly wetland is isolated, there is no outlet from the wetlands and the water goes into the ground. Over the years it has been a dumping area for stones from the adjacent fields. The other wetland is adjacent to Day Street. There is an established stream with a culvert under the south end for an old farm road access to the property. The 100-acre watershed is mainly on the west side of Day Street and it crosses Day Street in a 42-inch culvert. There are about 3 acres on the property that flow into the stream

For the portion of the developed property (fronts of lot 5 driveway, lot 6 driveway, and lot 7 driveway and house) that flows to the stream, we are utilizing raingardens for stormwater management. The required volume for the raingardens is 1.3 inches of volume for the impervious area proposed. Below is the summary of the required volumes and those provided. In all cases the proposed raingarden is larger than required and there will be no adverse downstream impact.

	IMPERVIOUS	1.3"	REQ'D	PROVIDED
	AREA	RAIN	VOLUME	VOLUME
	SQ FT	FEET	CU FT	CU FT
DRIVE 5	2156	0.108	234	596
DRIVE 6	1556	0.108	169	687
LOT 7	5455	0.108	591	1275

Another alternative for the drives on lots 5 and 6, would be a stone trench installed on the down hill side of the drive.




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***Ian Cole, LLC***

***Professional Registered Soil Scientist / Professional Wetland Scientist***

***PO BOX 619***

***Middletown, CT 06457***

***[Itcole@gmail.com](mailto:Itcole@gmail.com)***

***860-514-5642***

October 3, 2024

Mr. Kirk MacNaughton  
MacNaughton Builders LLC  
P.O. Box 270  
East Granby, CT 06026

**RE: WETLAND & WATERCOURSE DELINEATION REPORT  
188 DAY STREET  
MBL: E-30/37/2  
GRANBY, CONNECTICUT**

Dear Mr. MacNaughton,

At your request, I completed a wetland survey in search of Connecticut jurisdictional inland wetlands and watercourse boundaries at the above referenced 15.63-acre parcel located at the corner of 188 Day Street and North Granby Road in Granby, Connecticut.

**WETLAND DELINEATION METHODOLOGY**

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Granby or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive,



of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

### **WETLAND SURVEY RESULTS**

An on-site wetland survey was completed on October 2, 2024, to examine the upper 20" of the soil profile for the presence of hydric soil conditions and delineate all wetland and/or watercourse boundaries located on the property. Two wetland areas meeting the criteria noted above were marked in the field with sequentially numbered pink wetland flagging 1 through 13, 1A to 8A and 1B to 4B. The attached wetland sketch illustrates the approximate wetland flag locations and corresponding flag series. Please note the wetland boundary is subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town of Granby.

The 15.63-acre parcel is vacant and undeveloped. The front portion of the property slated for development has been utilized as agricultural land minimally dating back to the early 1900's as demonstrated on the publicly available Connecticut Department of Energy and Environmental Protection's (CTDEEP) 1934 air photos. The farm field spans approximately 1800'+ feet of road frontage and approximately encompasses 12-acres of open farmland. The balance of the property, particularly concentrated on the eastern side, is a mosaic of low-lying scrub-shrub and mixed hardwood forested upland habitats.

In the southwest corner of the property is a drainageway/ wet meadow that drains to a culvert at the south property line where a relic farm road bisects the Wetland #1. The eastern leading edge of the wetland boundary is distinct and closely follows the heavy relic farm plow line / boundary that has been maintained for decades/centuries delineating the upper reaches of the poorly drained wetland soils from the moderately well-drained farmland soils.

Wetland #2 is located in the northeastern quadrant of the property and consist of a confined seasonally flooded depression. In the dry summer months the wetland basin's forest floor is exposed revealing the wetland is lined with fist sized cobbles deposited from farmers when the annual spring collection of field stones which were moved from the fields and deposited in the basin. Also, this wetland was part of a farm dump and contains many bottles, containers and other common inert household bulky debris items which are embedded in the soil and amongst the cobbles.

The wetland habitat along the flagged wetland boundary of Wetland #1 exhibits classic wet meadow habitat. There is a distinct change in the vegetation community along the flagged wetland boundary as a diverse wetland plant community quickly gives rise to upland vegetation like staghorn sumac, autumn olive and goldenrods, which creates an eco-indicator (*particularly when the golden rod is in bloom in the later summer months*) of the wetland boundary as the distinct contrast in the landscape which visually separates

the uplands from the wetlands by the plant community present. The following wetland plant species are commonly found throughout the wet meadow habitat:

Shrub Stratum: Alder, meadow sweet, willow, and multiflora rose.

Herbaceous Stratum: Soft rush, sensitive fern, reed canary grass, wool grass, Canadian rush, blue vervain, boneset, joe-pye-weed, and aster.

The forested habitat of wetland #2 is dominated by Elm, Red maple, and Oak trees. The herbaceous stratum and substratum are largely absent due to persistent seasonal pooling of water. Representative site photos are provided below.

Please be advised the Town of Granby Inland Wetlands and Watercourse Commission (IWWC) regulates all activities affecting the wetlands and watercourses, and upland review areas (100' from any wetland soil type and any watercourse). These activities may include but are not necessarily limited to any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing, or removing of material and discharging of storm water on the land within 100 feet measured horizontally from the boundary of any wetland or watercourse is a regulated activity. The IWWC may also rule that any other activity located within such upland review area or in any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses may also be considered for a regulated activity.

## **SOIL SURVEY**

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. The on-site soil parent material originated in glaciofluvial / melt water stratified sands and gravel outwash.

### **Wetland Soils**

The regulated wetland soils are mapped and classified as belonging to the Raypol soil series. These very poorly drained hydric soils have accumulated organic layers and are found adjacent to tributaries that routinely flood.

### **Upland Soil**

The uplands are mapped as moderately well-drained to well-drained Enfield silt loams. These prime farmland soils are gently sloping with grades ranging from 3-8%. Enfield soils consist of deep silty loam soils that have moderate permeability and infiltration rates. These silty upland soils are suitable for development and typically require sub-surface sewage disposal systems to be designed by a Licensed Professional Engineer. Generally, the on-site soils are suitable to support development with few limitations or restrictions. A copy of the NRCS soil survey is attached for reference.

If you have any questions or comments, please do not hesitate to contact me at [itcole@gmail.com](mailto:itcole@gmail.com) or (860) 514-5642.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ian T. Cole'.

Ian T. Cole  
Professional Registered Soil Scientist  
Professional Wetland Scientist #2006

ATTACHMENTS

GIS MAPS

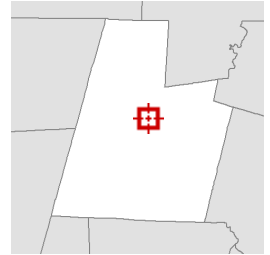
WETLAND SKETCH

NRCS SOIL MAP



SITE PHOTOS



Overview



Legend

-  Parcels
-  Roads

Parcel ID 344

Location 188 DAY ST

[View Assessor website](#)

Date created: 9/24/2024

Last Data Uploaded: 9/24/2024 5:44:51 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL



# WETLAND SKETCH – OCTOBER 2024

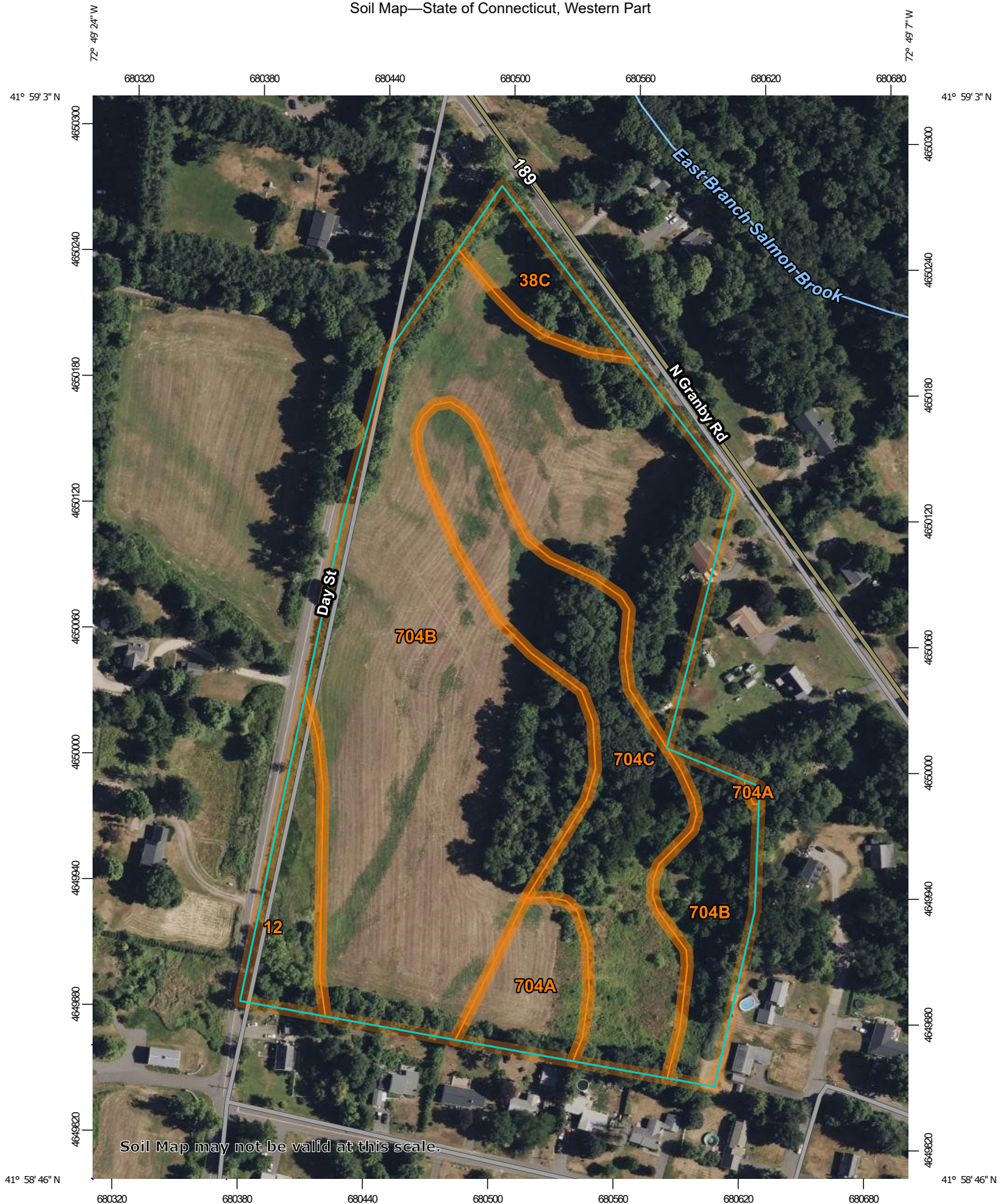
## 188 DAY STREET – GRANBY



Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.



# Soil Map—State of Connecticut, Western Part



Soil Map may not be valid at this scale.

Map Scale: 1:2,520 if printed on A portrait (8.5" x 11") sheet.

0 35 70 140 210 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

9/21/2024  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam, 0 to 3 percent slopes	0.9	5.0%
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.6	3.8%
704A	Enfield silt loam, 0 to 3 percent slopes	0.8	4.9%
704B	Enfield silt loam, 3 to 8 percent slopes	11.4	66.4%
704C	Enfield silt loam, 8 to 15 percent slopes	3.4	19.9%
<b>Totals for Area of Interest</b>		<b>17.2</b>	<b>100.0%</b>



# **WETLAND SURVEY PHOTOS**

**OCTOBER 3, 2024**

**188 DAY STREET**

**SUFFIELD**

**CONNECTICUT**



Photo 1: Example of the wet-meadow wetland conditions of wetland #1.



Photo 2: Example of the thick scrub-shrub alder dominated portion of wetland #1.





Photo 3: Example of the old farm road that bisects wetland #1 at the western property boundary.



Photo 4: Wetland #2 Seasonally flooded isolated wetland pocket.





Photo 5: Wetland #2 was used to dump annual spring field stone from the adjacent farm fields. This wetland also was historically utilized as a farm dump.



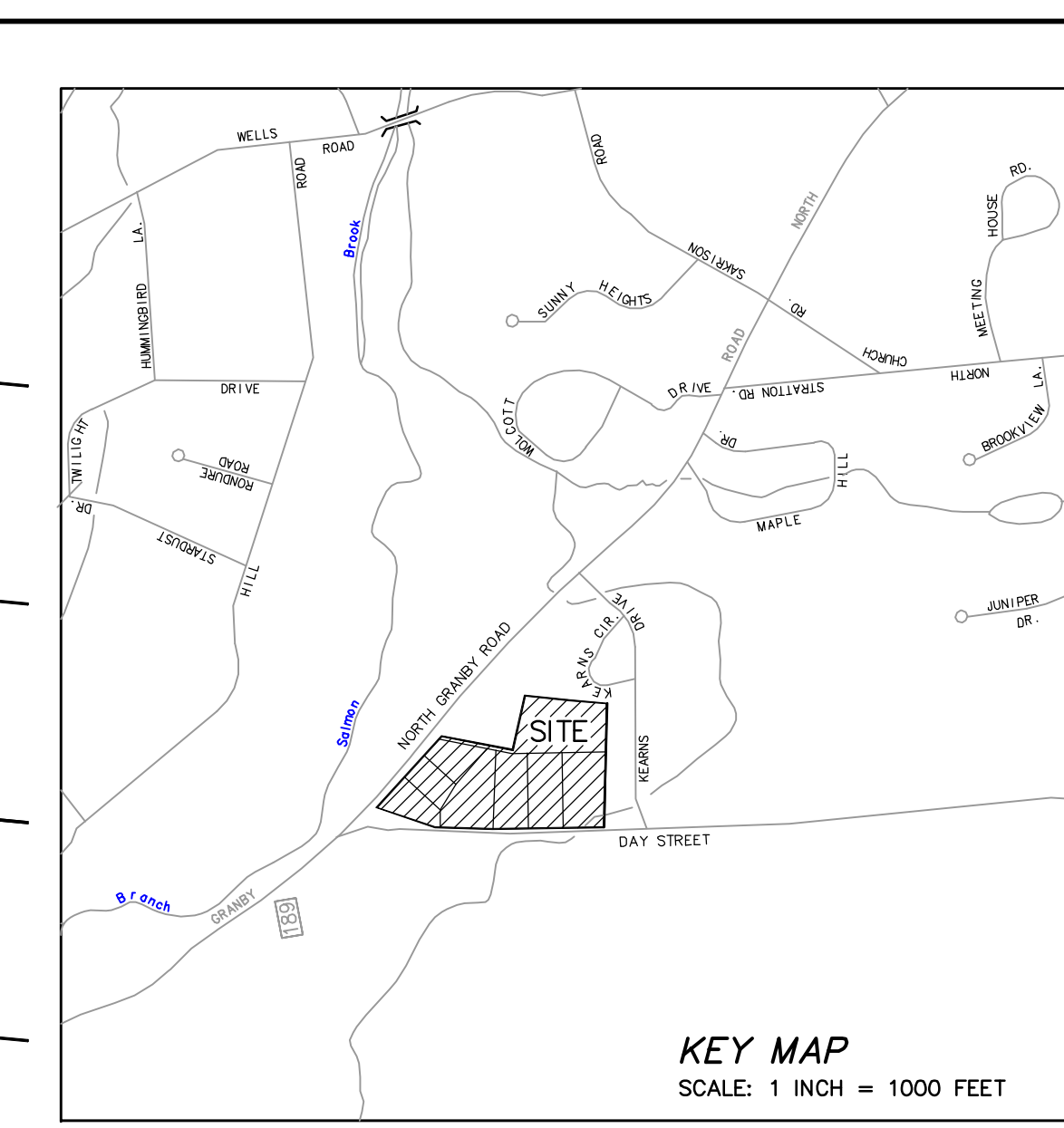
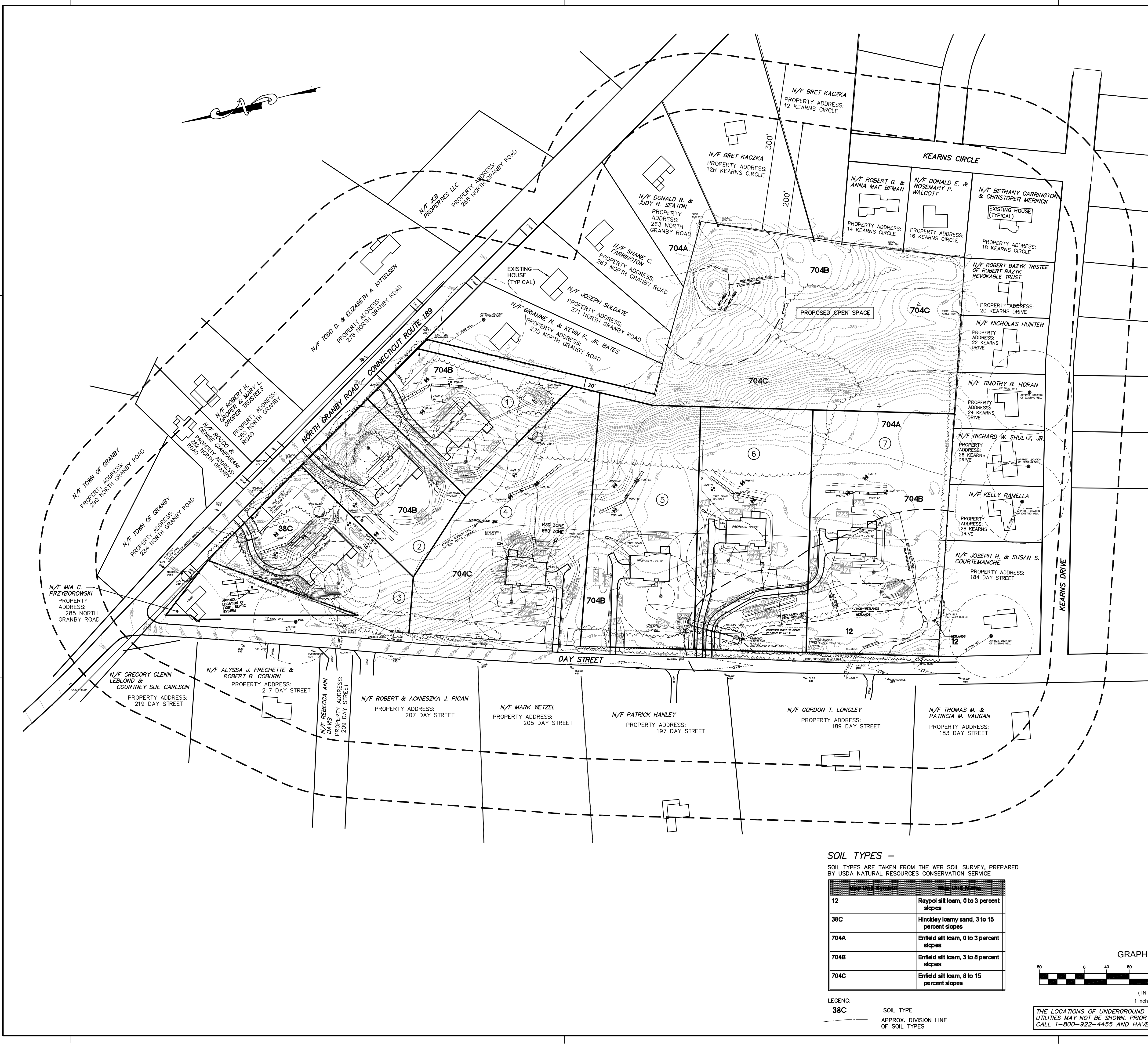
Photo 6: Example of the typical upland field conditions slated to host the proposed development.





Photo 7: Example of the forested uplands on the property, note the large amount of deadfall on the forest floor, likely a result of significant storm damage as the decomposing dead trees do not appear to have been felled from forestry practices.





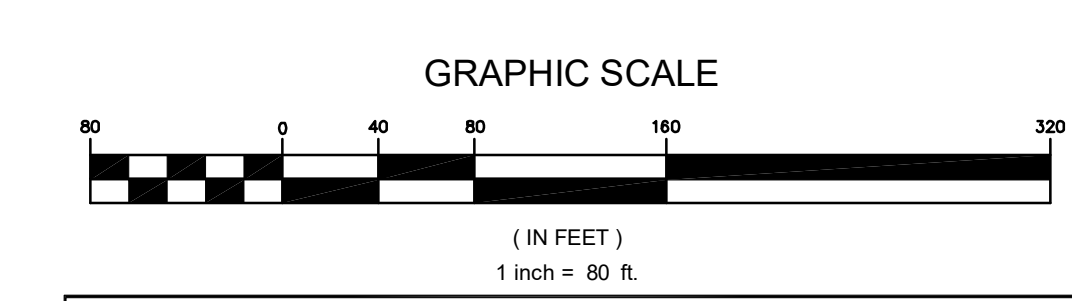
**PROJECT SUMMARY**  
AREA OF SUBJECT PROPERTY = 15.63± ACRES  
TOTAL NUMBER OF LOTS PROPOSED = 7  
(NO REAR LOTS ARE PROPOSED)  
TOTAL AREA OF OPEN SPACE PROVIDED = 3.7± ACRES  
TOTAL AREA OF WETLANDS = 0.52 ACRES  
PROPOSED DISTURBANCE TO WETLANDS = 0 ACRES

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
SITE DEVELOPMENT PLAN	SD-1
GRADING AND UTILITIES PLAN	GR-1 & GR-2
EROSION AND SEDIMENTATION CONTROL PLAN	E&SC-1 & E&SC-2
NOTES AND DETAILS	NOTES-1

**SOIL TYPES -**  
SOIL TYPES ARE TAKEN FROM THE WEB SOIL SURVEY, PREPARED BY USDA NATURAL RESOURCES CONSERVATION SERVICE

Map Unit Symbol	Map Unit Name
12	Raypoil silt loam, 0 to 3 percent slopes
38C	Hinkley loamy sand, 3 to 15 percent slopes
704A	Enfield silt loam, 0 to 3 percent slopes
704B	Enfield silt loam, 3 to 8 percent slopes
704C	Enfield silt loam, 8 to 15 percent slopes

LEGEND:  
38C SOIL TYPE  
APPROX. DIVISION LINE OF SOIL TYPES



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

**OWNER OF RECORD**  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707  
**APPLICANT**  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@macBuilds.com

REVISION

DATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. No. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

**Alford ASSOCIATES, INC.**  
CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024  
SCALE: 1 IN. = 80 FT.

BREEZY MEADOW SUBDIVISION  
SITE DEVELOPMENT PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
SD-1

SS: SITE DEVELOPMENT-80 scale  
P: B24054  
D: B24054SB  
FOLDER: BLUE SKY-GRANBY-188 DAY STREET



LEGEND —

EXISTING CONDITIONS:

— 274 — CONTOUR  
+ 274.0 SPOT ELEVATION  
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

— 274 — CONTOUR  
+ 274.0 SPOT ELEVATION  
→ GRADE TO DRAIN  
⊙ WELL  
— W — WATER SERVICE LINE  
— FD — FOOTING DRAIN  
— E&C — ELECTRIC AND COMMUNICATIONS SERVICE LINES  
— — — — — DOWNSPOUT  
— — — — — ROOF LEADER LINE  
— — — — — INFILTRATOR UNIT  
— — — — — YARD DRAIN  
— — — — — EDGE OF CLEARING

PROPOSED CONDITIONS:

POSSIBLE DECK OR PATIO  
PROPOSED HOUSE  
FF=276.0  
TW=275.0  
GAR=274.0  
BAS=267.3  
WALK  
10' WIDE (MIN.) BITUMINOUS CONCRETE DRIVEWAY  
FINISHED FLOOR ELEVATION  
TOP OF FOUNDATION ELEVATION  
GARAGE FLOOR ELEVATION  
BASEMENT FLOOR ELEVATION  
PROPOSED HOUSE SIZE AND SHAPE OF HOUSE IS SCHEMATIC AND ARE ONLY TO SHOW SUITABILITY OF THE LOTS

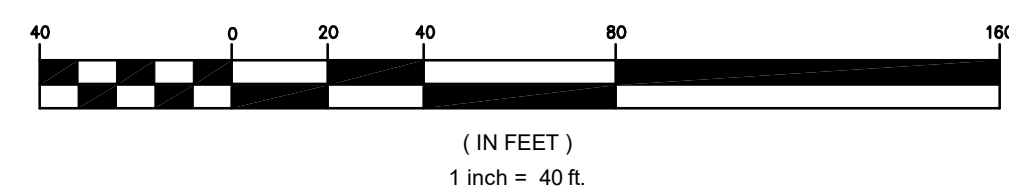
OWNER OF RECORD

BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

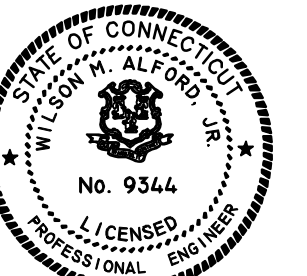
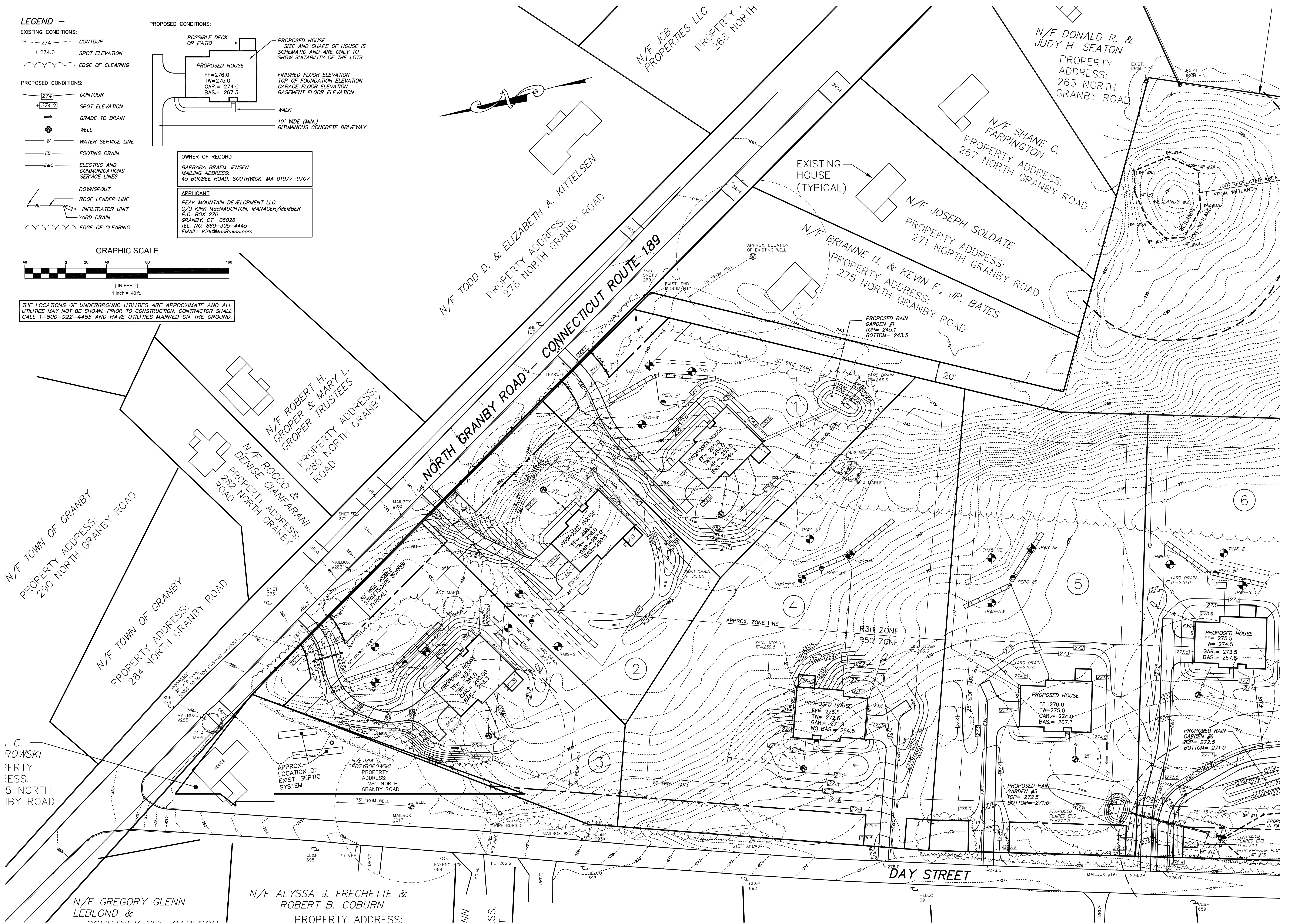
APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@MacBuilds.com

GRAPHIC SCALE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

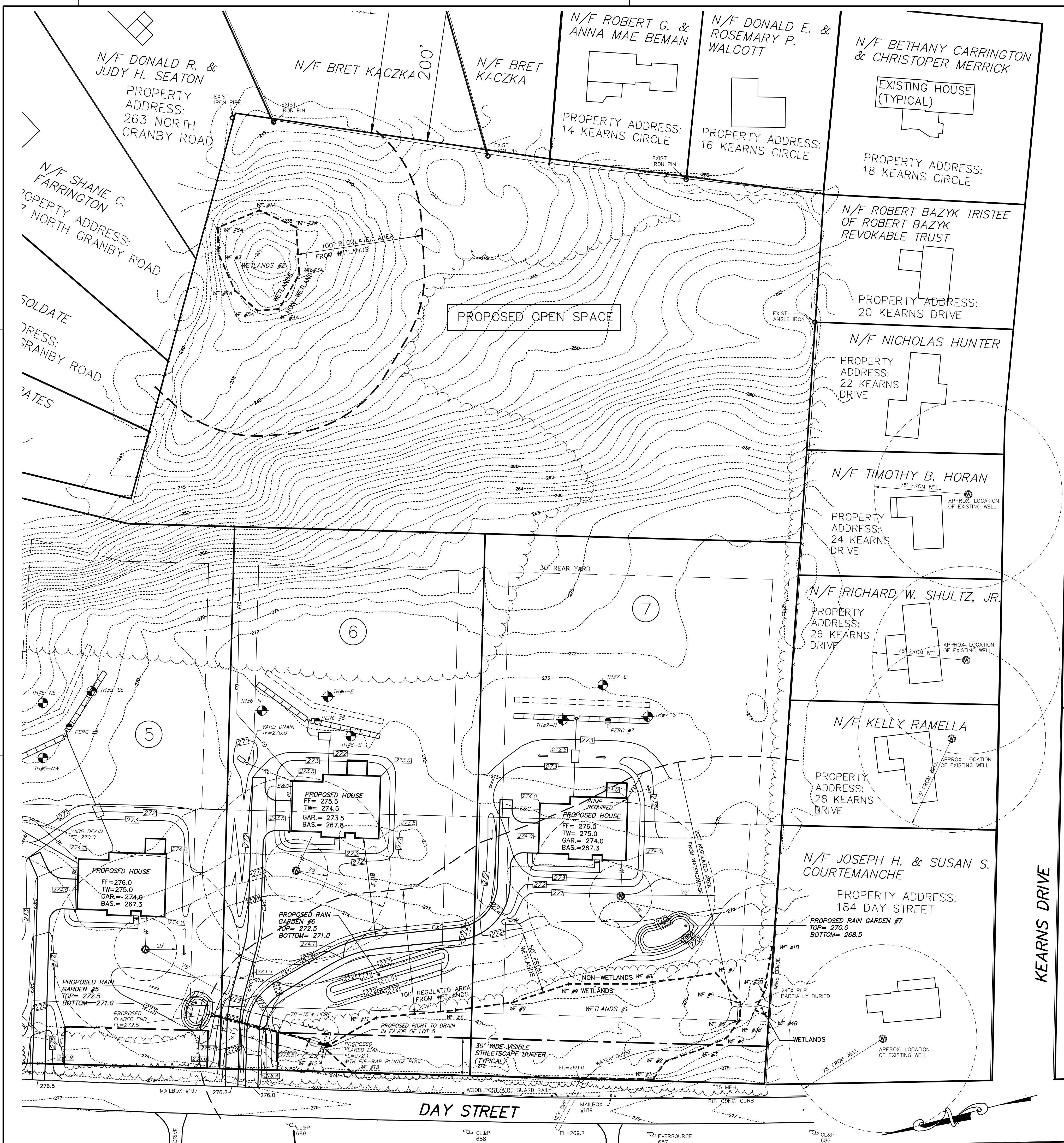
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
GRADING AND UTILITIES PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
GR-1





### TEST HOLE DATA

NOTE - TEST HOLES AND PERCOLATION TESTS WERE PERFORMED BY WILSON M. ALFORD, JR. FROM ALFORD ASSOCIATES, INC. AND WITNESSED BY KRISTIN KULA, FROM FARMINGTON VALLEY HEALTH DISTRICT ON OCTOBER 23, 2024.

LOT 1	LOT 4	LOT 6
<b>TH #1-W</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #4-W</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-22" BROWN SILTY SANDY LOAM 22"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #6-N</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #1-N</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-86" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #4-NE</b> DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-42" BROWN SAND WITH COBBLES 42"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #6-E</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #1-E</b> DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #4-SE</b> DEPTH: 0" - 15" MATERIAL: TOPSOIL 15"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #6-S</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-24" BROWN SILTY SANDY LOAM 24"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL

**PERCOLATION TEST #1**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

LOT 2	LOT 5	LOT 7
<b>TH #2-S</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN FINE SAND ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #5-NW</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #7-N</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #2-NW</b> DEPTH: 0" - 24" MATERIAL: TOPSOIL 24"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #5-NE</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-25" BROWN SILTY SANDY LOAM 25"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #7-E</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL
<b>TH #2-SE</b> SOUTH FACE DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #5-SE</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL	<b>TH #7-S</b> DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL

**PERCOLATION TEST #2**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #3**  
TOP OF TEST IS 16" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #4**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #5**  
TOP OF TEST IS 15" BELOW THE SURFACE  
RATE: LESS THAN 1 MINUTE / INCH

**PERCOLATION TEST #6**  
TOP OF TEST IS 18" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

**PERCOLATION TEST #7**  
TOP OF TEST IS 15" BELOW THE SURFACE  
RATE: LESS THAN 10.1 MIN./INCH

### DATA DESIGN FOR PROPOSED SEPTIC SYSTEMS

FOR ALL LOTS:  
PERCOLATION TEST RATE:  
ALL LOTS ARE LESS THAN 10.1 MIN./INCH  
NUMBER OF BEDROOMS = 4  
SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5  
MINIMUM LEACHING SYSTEM SPREAD:  
NEED NOT TO BE CONSIDERED. DEPTH TO RESTRICTIVE LAYER > 60"  
USE: 8' LONG x 4' WIDE x 12" HIGH CONCRETE GALLERIES = 5.9 SF/LF  
577.5 S.F. / 5.9 SF/LF = 98 LINEAR FEET REQUIRED

NOTE - WHERE A SHORTER RESERVE AREA IS SHOWN, THE UNITS ARE "ELIJEN MANTIS 536-8" AT AN 11.0 SF/LF EFFECTIVE LEACHING AREA.

**OWNER OF RECORD**  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

**APPLICANT**  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANDY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@MacBuilds.com

**GRAPHIC SCALE**  
40 0 20 40 60 80 100  
(1 INCH = 40 FEET)

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

SS: PR-GRADING PLAN P: B24054 D: B240545SB FOLDER: BLUE SKY

REVISION

DATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

**Alford ASSOCIATES, INC.**  
CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
GRADING AND UTILITIES PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANDY, CONNECTICUT

188 DAY STREET

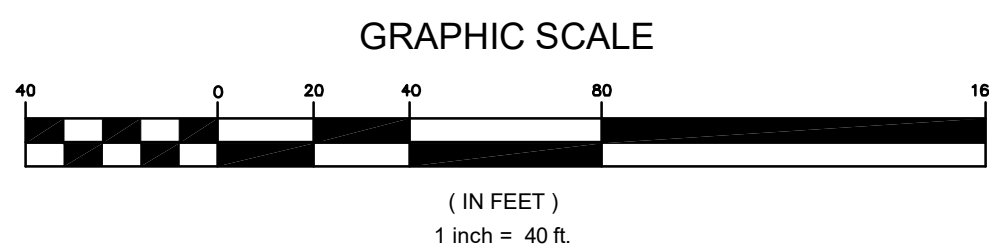
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GR-2



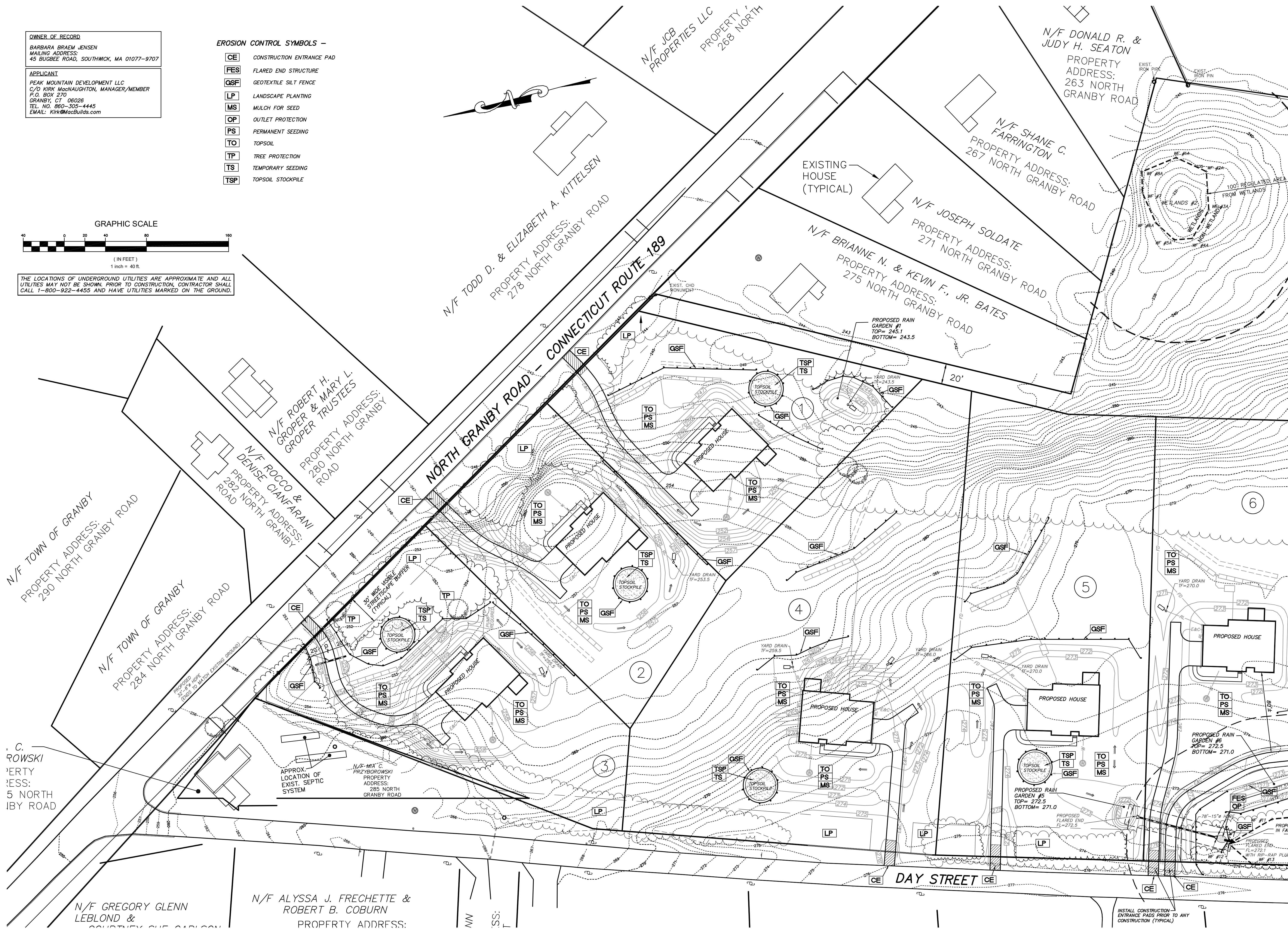
OWNER OF RECORD  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

APPLICANT  
PEAK MOUNTAIN DEVELOPMENT LLC  
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- EROSION CONTROL SYMBOLS -
- CE CONSTRUCTION ENTRANCE PAD
  - FES FLARED END STRUCTURE
  - GSF GEOTEXTILE SILT FENCE
  - LP LANDSCAPE PLANTING
  - MS MULCH FOR SEED
  - OP OUTLET PROTECTION
  - PS PERMANENT SEEDING
  - TO TOPSOIL
  - TP TREE PROTECTION
  - TS TEMPORARY SEEDING
  - TSP TOPSOIL STOCKPILE



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.



REVISION	DATE

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**Alford**  
ASSOCIATES, INC.

CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
•  
WILSON M. ALFORD, JR., P.E. & L.S.

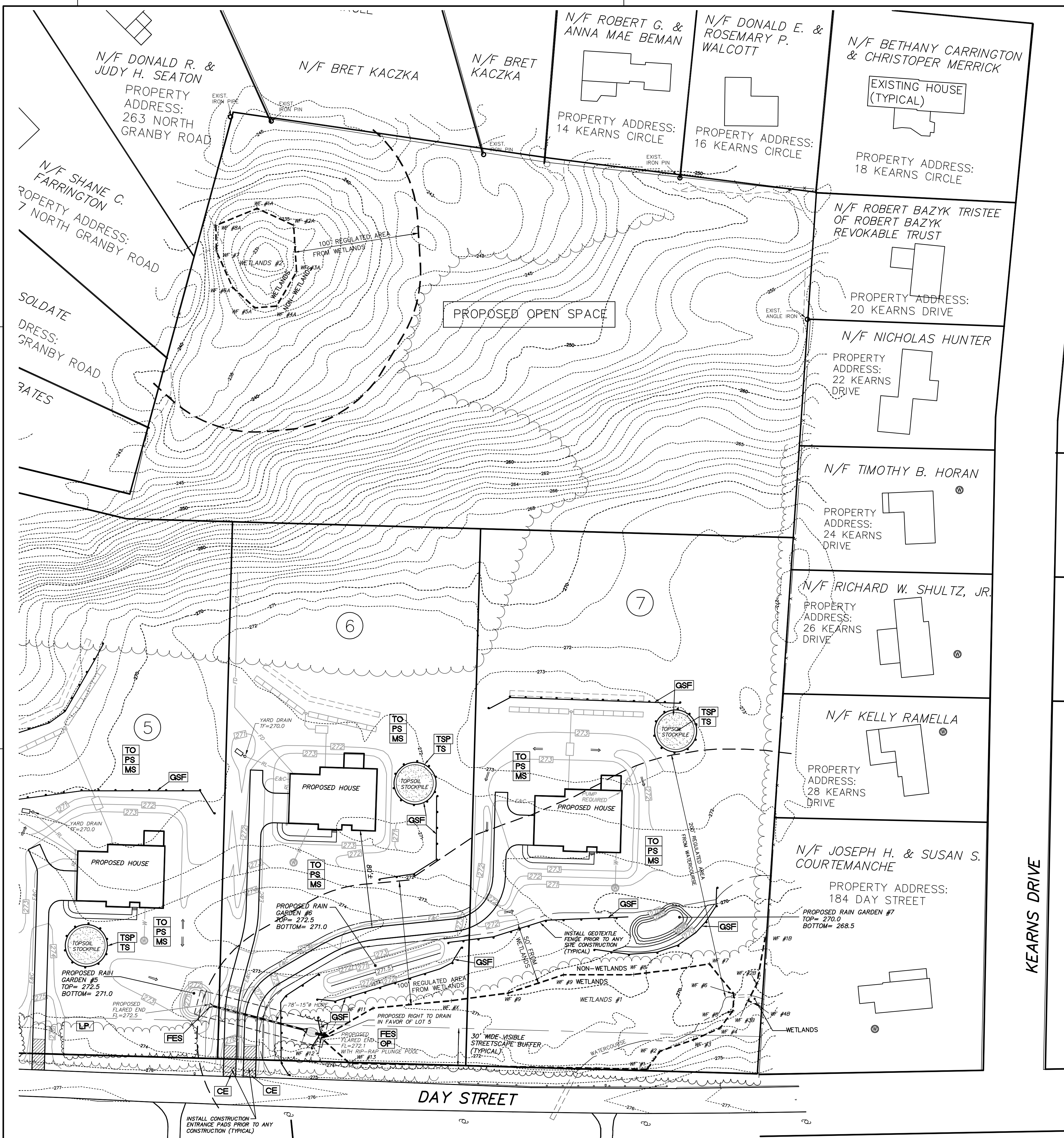
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
EROSION AND SEDIMENTATION CONTROL PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
E&SC-1





**EROSION AND SEDIMENTATION CONTROL NARRATIVE –**

1. THE PROPERTY IS A 15.63± ACRE PARCEL LOCATED AT 188 DAY STREET BEING ON THE EAST SIDE OF DAY STREET AND THE SOUTH SIDE OF NORTH GRANBY ROAD, IN GRANBY, CONNECTICUT. THERE ARE SOME WETLANDS LOCATED AT THE SOUTHWEST CORNER AND THE EASTERLY SIDE OF THE PARCEL. THE PARCEL IS VACANT AND PREVIOUSLY USED FOR AGRICULTURAL PURPOSES. THE PARCEL IS ZONED "R50" AND "R30".
2. THE PROPOSAL IS TO DEVELOP SEVEN (7) RESIDENTIAL LOTS, EACH ONE WITH A SINGLE FAMILY HOME WITH A PRIVATE WELL AND SEPTIC SYSTEM AND RELATED UTILITIES AND IMPROVEMENTS. EACH LOT WILL HAVE FRONTAGE AND ACCESS OFF OF AN EXISTING PUBLIC ROAD. NO NEW ROAD IS PROPOSED.
3. THE ANTICIPATED START OF CONSTRUCTION IS PLANNED FOR THE SPRING OF 2025 WITH FINAL COMPLETION DEPENDING ON DEMAND.

**NARRATIVE FOR INDIVIDUAL HOUSE CONSTRUCTION –**

- A. INSTALL CONSTRUCTION ENTRANCE.
  - B. INSTALL FILTER FENCE ALONG AREAS SHOWN ON PLAN.
  - C. CLEAR AND STUMP LOT IN AREA OF PROPOSED HOUSE AND DRIVEWAY.
  - D. ON LOTS WHERE A RAIN GARDEN IS PROPOSED, THE RAIN GARDEN SHALL BE CONSTRUCTED AND SEEDED PRIOR TO ANY OTHER SITE IMPROVEMENT.
  - E. EXCAVATE FOR FOUNDATION. GRADE AND PREPARE DRIVEWAY BASE. STOCKPILE EXCESS MATERIAL.
  - F. CONSTRUCT HOUSE AND DRIVEWAY. INSTALL ASSOCIATED UTILITIES. INSTALL SEPTIC SYSTEM.
  - G. FINE GRADE LOT. REMOVE EXCESS MATERIAL.
  - H. LOAM AND SEED FOR PERMANENT COVER.
- IF PERMANENT COVER IS NOT DESIRED AT TIME OF THE SEEDING, USE TEMPORARY SEEDING PER VEGETATIVE COVER SCHEDULE.

**GENERAL NOTES–**

1. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER AT ALL TIMES DURING CONSTRUCTION.
2. ANY DISCARDED LITTER, DEBRIS AND DISCARDED CONSTRUCTION MATERIALS SHALL BE DISCARDED IN A PROPER MANNER.
3. THROUGHOUT CONSTRUCTION, INSPECT GEOTEXTILE SILT FENCE AND/OR TEMPORARY VEGETATIVE COVER. IF REQUIRED, PERFORM MAINTENANCE AND REPAIRS TO INSURE PROPER WORKING ORDER. GEOTEXTILE SILT FENCE IS TO REMAIN IN PROPER WORKING ORDER UNTIL ALL VEGETATIVE COVER HAS BEEN ESTABLISHED. BEFORE REMOVAL OF ANY SILT FENCE, EXISTING ACCUMULATED SILT IS TO BE REMOVED AND DISPOSED OF PROPERLY. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED TO ESTABLISH PERMANENT COVER.
4. THE OWNER OF THE PROPERTY AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION/MAINTENANCE/REPAIR/REPLACEMENT OF ALL EROSION CONTROL MEASURES UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN ESTABLISHED.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS. THE TOWN RESERVES THE RIGHT TO AMEND THE EROSION AND SEDIMENTATION CONTROL MEASURES AS FIELD CONDITIONS WARRANT.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL", CONNECTICUT DEP BULLETIN 34.

**VEGETATIVE COVER SCHEDULE –**

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH 6" MINIMUM OF TOPSOIL. SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER AND LIMESTONE AS INDICATED BY SOIL TEST.

PERMANENT VEGETATIVE COVER:  
SEEDING DATES: APRIL 1 TO JUNE 15 & SEPTEMBER 1 TO OCTOBER 15  
OR AT OTHER TIMES, WEATHER PERMITTING

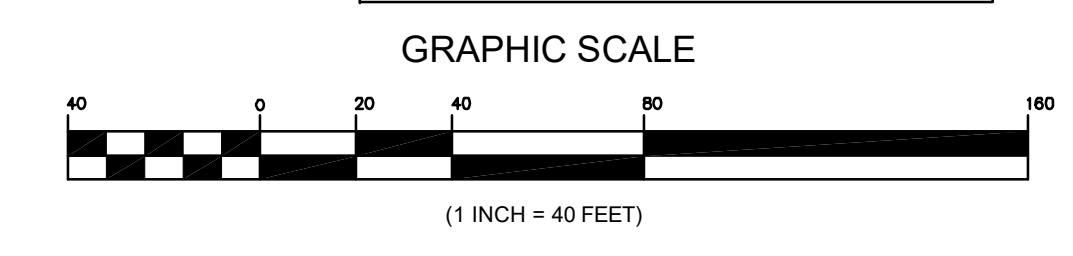
LAWN AREAS:  
USE THE FOLLOWING MIXTURE OR EQUAL AS APPROVED BY DESIGN ENGINEER:  
KENTUCKY BLUEGRASS 45%  
CREEPING RED FESCUE 45%  
PERENNIAL RYEGRASS 10%  
APPLY 1-3 LBS./1000 S.F.

TEMPORARY VEGETATIVE COVER:  
SEEDING DATES: MARCH 1 TO JUNE 15 & AUGUST 1 TO OCTOBER 15  
OR AT OTHER TIMES, WEATHER PERMITTING

USE THE FOLLOWING SEED OR EQUAL AS APPROVED BY DESIGN ENGINEER –  
ANNUAL RYEGRASS 100%  
APPLY 1 LB./1000 S.F.

**EROSION CONTROL SYMBOLS –**

- CE** CONSTRUCTION ENTRANCE PAD
- FES** FLARED END STRUCTURE
- GSF** GEOTEXTILE SILT FENCE
- LP** LANDSCAPE PLANTING
- MS** MULCH FOR SEED
- OP** OUTLET PROTECTION
- PS** PERMANENT SEEDING
- TO** TOPSOIL
- TP** TREE PROTECTION
- TS** TEMPORARY SEEDING
- TSP** TOPSOIL STOCKPILE



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**OWNER OF RECORD**  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707

**APPLICANT**  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MACNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
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REVISION		DATE

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**Alford ASSOCIATES, INC.**

CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

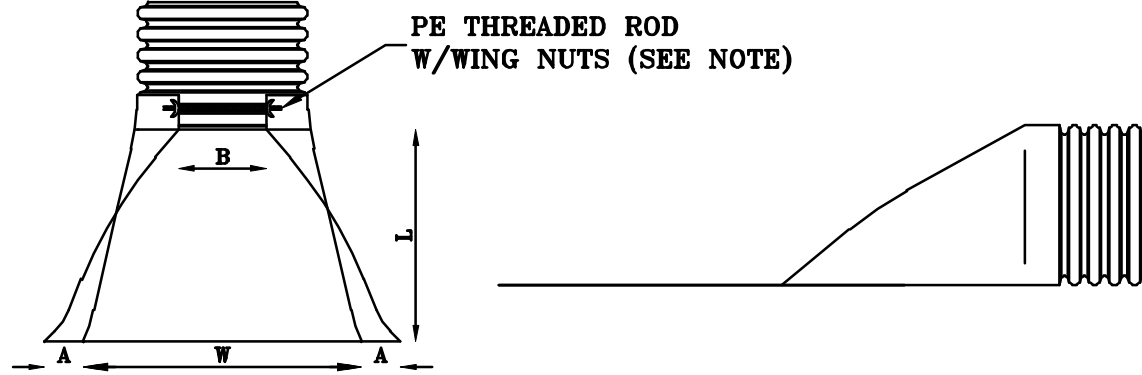
BREEZY MEADOW SUBDIVISION  
EROSION AND SEDIMENTATION CONTROL PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
E&SC-2



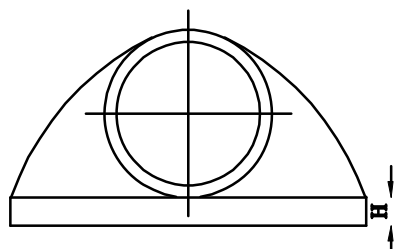
FLARED END SECTION

NOT TO SCALE  
AS MANUFACTURED BY ADS ADVANCE DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL



TOP VIEW

RIGHT SIDE VIEW



FRONT VIEW

USE THIS ONE

PART Nº	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
1210-NP	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
15"	6.5"	10"	6.5"	25"	29"	
1810-NP	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
18"	7.5"	15"	6.5"	32"	35"	
2410-NP	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
24"	8.5"	18"	6.5"	36"	45"	
3012-NP	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
30"	10.5"	N/A	7.0"	53"	68"	
3012-NP	750 mm	266 mm	178 mm	1345 mm	1725 mm	
3612-NP	36"	10.5"	N/A	7.0"	53"	68"
3612-NP	900 mm	266 mm	178 mm	1345 mm	1725 mm	

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

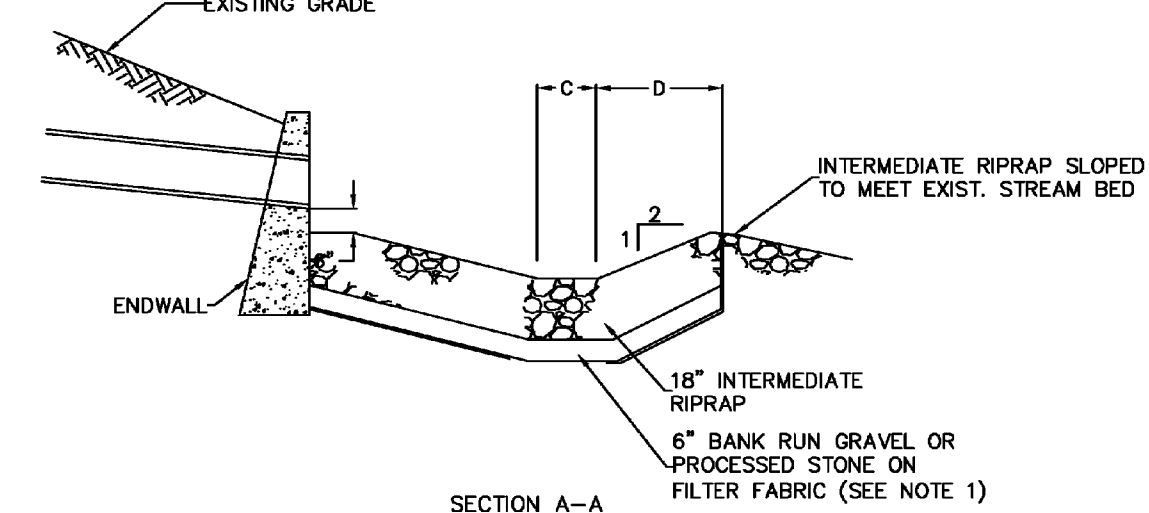
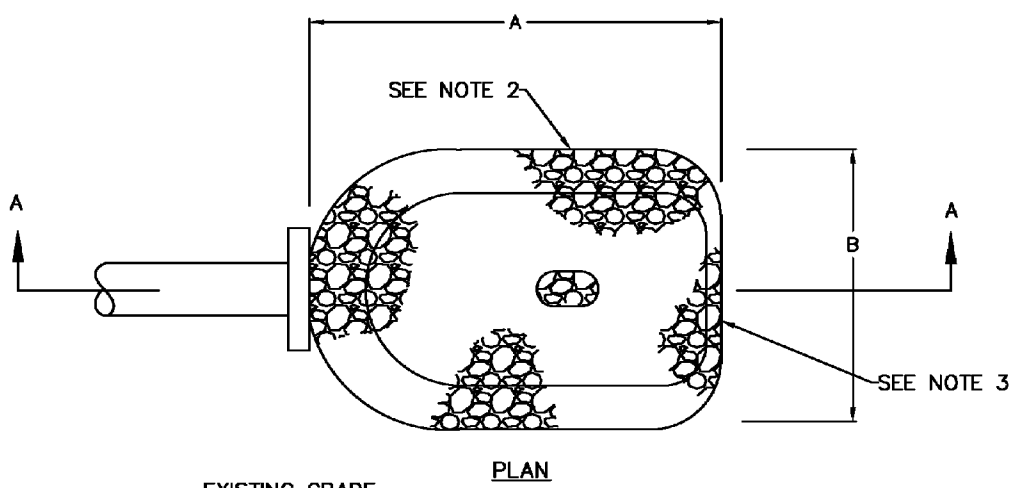
NOTE: ALL DIMENSIONS ARE NOMINAL.

RIP RAP PLUNGE POOL

NOT TO SCALE

USE THIS ONE

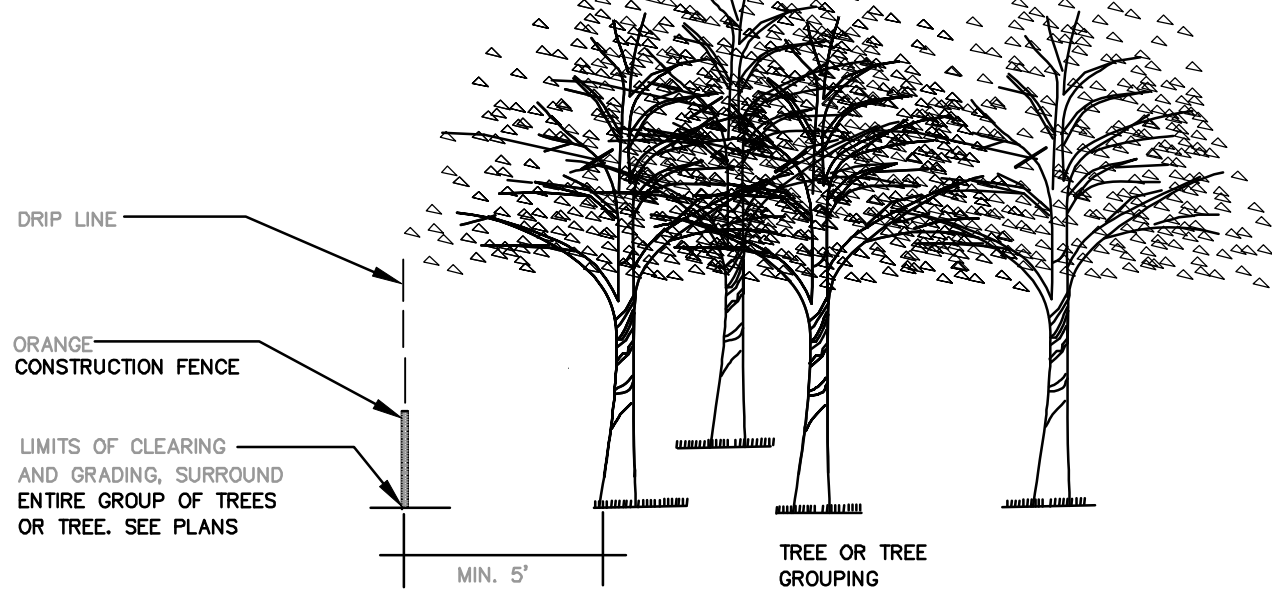
PIPE SIZE	A	B	C	D
UNDER 18"	10'	7'	2'	3'
18"-24"	16'	10'	3'	4'
30"-36"	22'	16'	4'	5'



- NOTES:
1. FILTER FABRIC SHALL BE NONWOVEN CLASS 2, WITH PERMITTIVITY OF 0.5 TO 0.1 SEC AND AOS OF 0.43mm TO 0.22mm AND SHALL MEET AASHTO M288-96.
  2. SIDE ELEVATIONS TO BE AT OR ABOVE PIPE FLOW LINE.
  3. DOWNSTREAM ELEVATION TO BE 1'-2" LOWER THAN UPSTREAM ELEVATION.

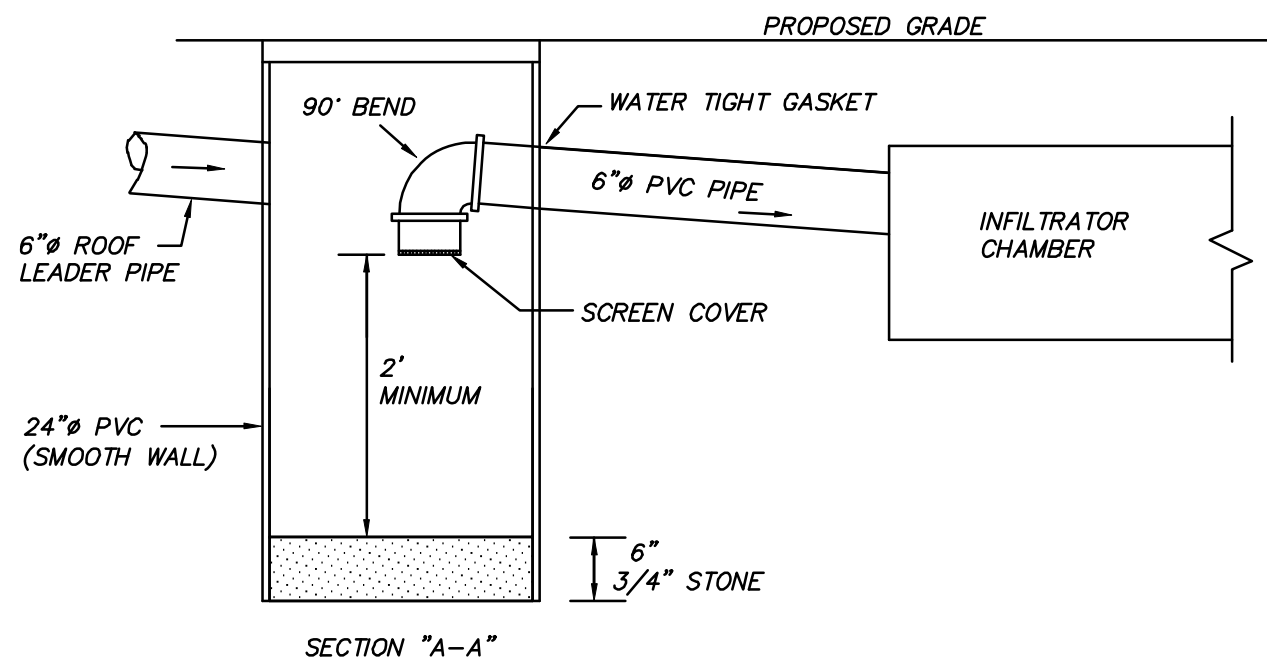
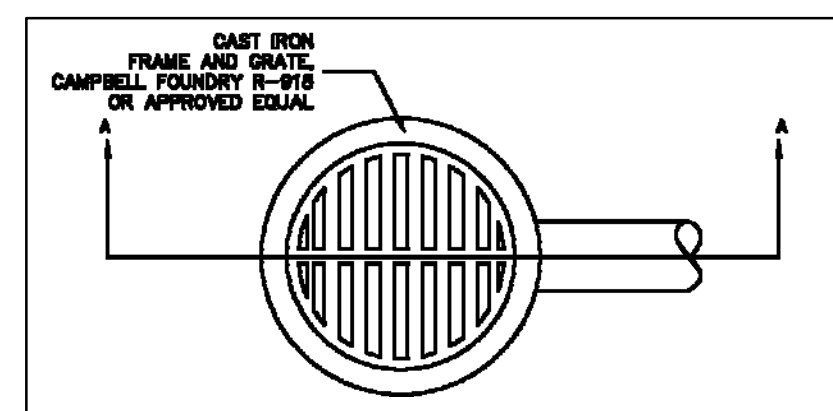
TREE PROTECTION DETAIL -

NOT TO SCALE



YARD DRAIN DETAIL -

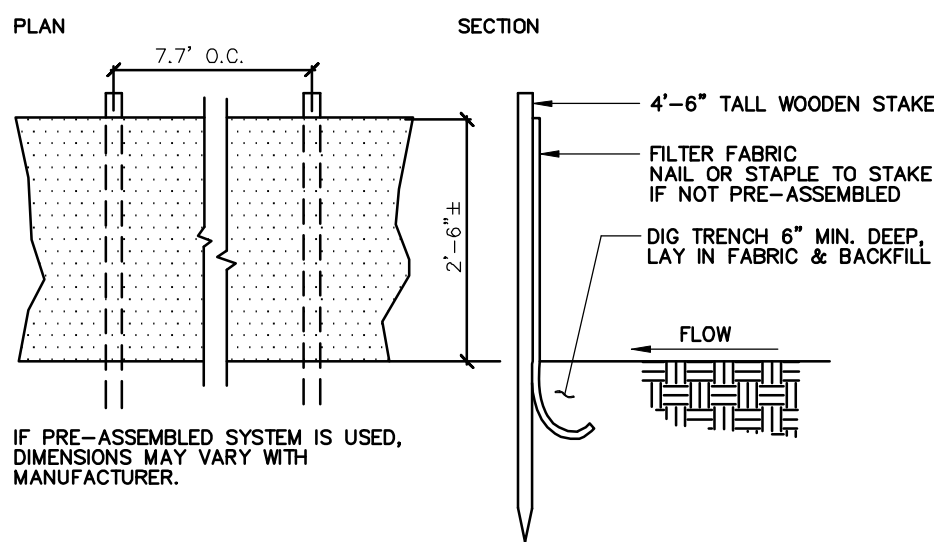
NOT TO SCALE



SECTION "A-A"

FILTER FABRIC FENCE

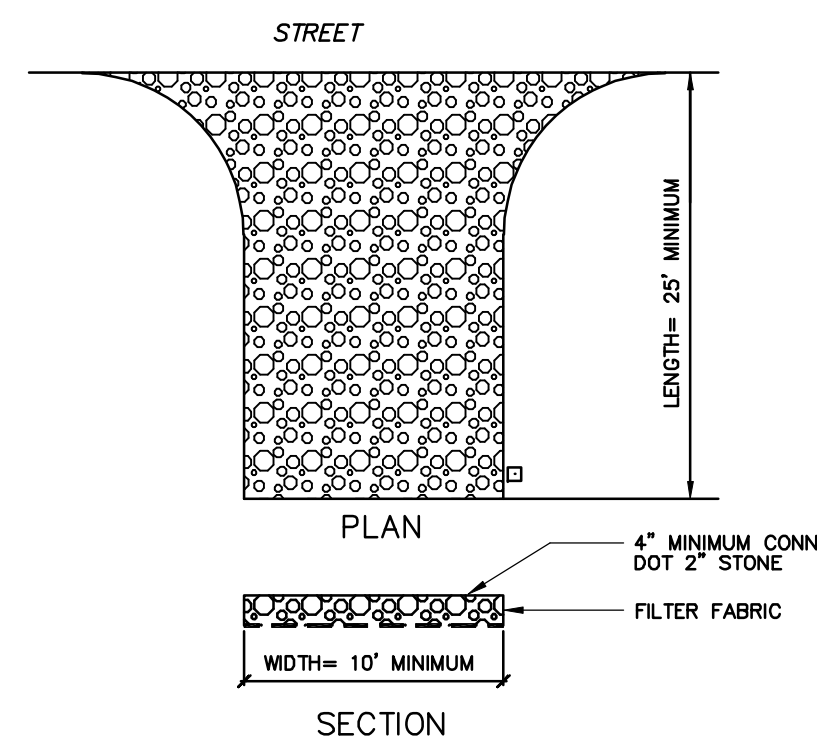
NOT TO SCALE



IF PRE-ASSEMBLED SYSTEM IS USED, DIMENSIONS MAY VARY WITH MANUFACTURER.

CONSTRUCTION ENTRANCE PAD -

NOT TO SCALE

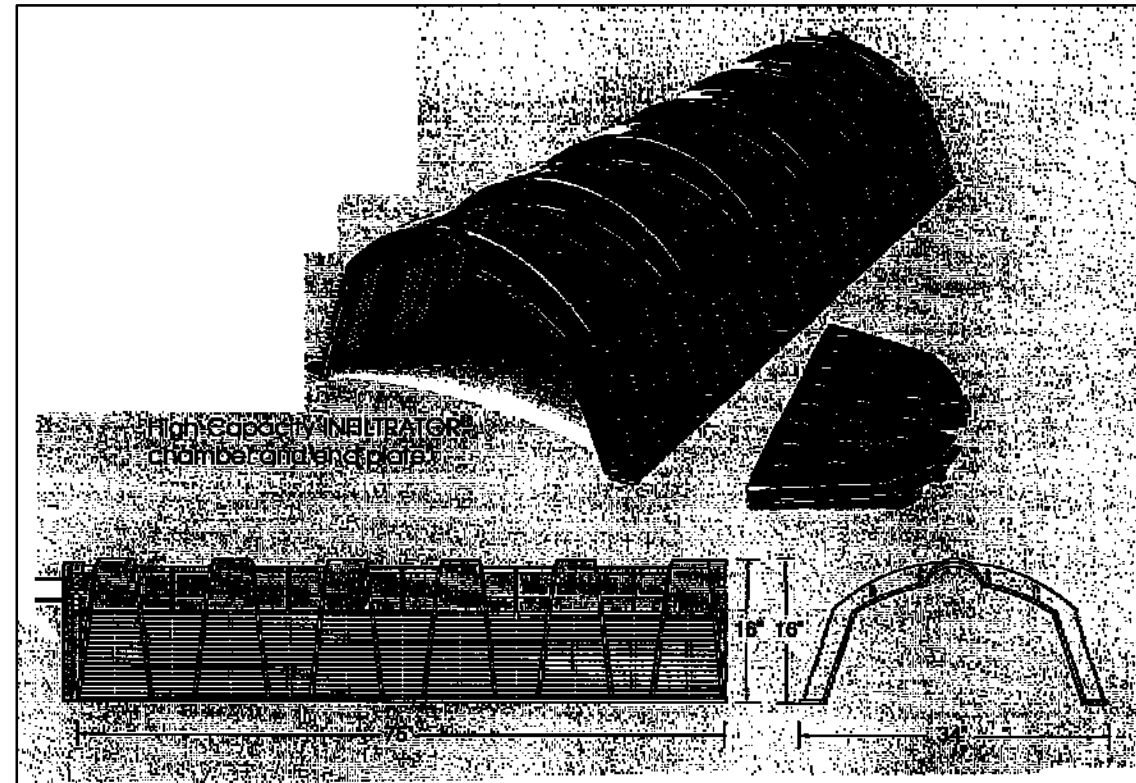


NOTES:

1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDERSIRABLE MATERIAL.
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

INFILTRATOR CHAMBER

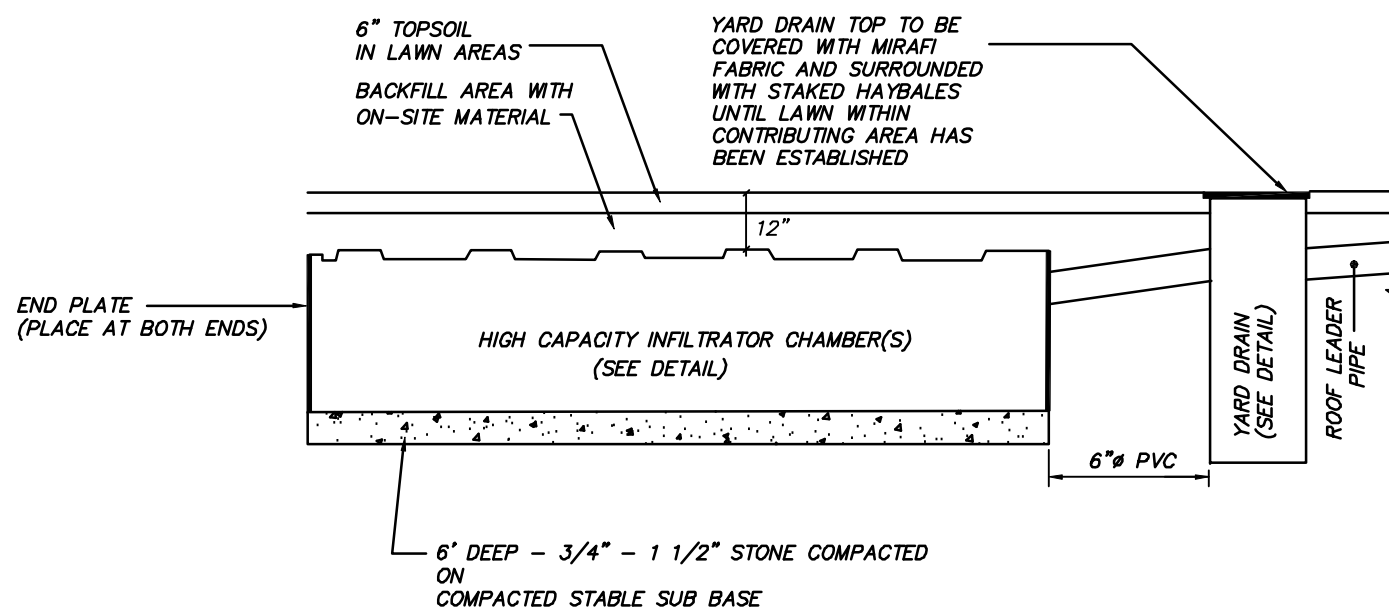
NOT TO SCALE  
AS MANUFACTURED BY INFILTRATOR SYSTEMS, INC. OR APPROVED EQUAL



DETAIL OF INFILTRATOR AND YARD DRAIN

NOT TO SCALE

NOTE- INFILTRATOR/YARD DRAIN SYSTEMS TO BE INSTALLED AT TIME OF SITE GRADING



GENERAL NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2.
2. EXISTING PARCEL AREA = 15.63± ACRES  
PARCEL IS SHOWN ON TAX ASSESSOR'S MAP E-30, BLOCK 37, PARCEL 2.  
REFERENCE DEED: VOLUME 150, PAGE 246.
3. HORIZONTAL DATUM (NORTH ORIENTATION) IS BASED UPON REFERENCE PLAN XX.
4. THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY. WETLANDS WERE FLAGGED BY IAN COLE, LLC, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT. FLAGS WERE LOCATED BY ALFORD ASSOCIATES, INC. AND ARE SHOWN ON THE PLAN.
5. THE SUBJECT PROPERTY IS WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON A PLAN ENTITLED "NATIONAL FLOOD HAZARD LAYER FIRMETTE, FEMA, MAP 09003C0177F EFFECTIVE DATE 9-26-2008". "ZONE X" IS OUTSIDE OF 1.0% AND A 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS.
6. THE SUBJECT PROPERTY IS NOT WITHIN AN AREA OF CONCERN AS SHOWN ON "NATURAL DIVERSITY DATA BASE AREAS" MAP FOR GRANBY, CT, DECEMBER 2024 PREPARED BY CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
7. ZONE OF PROPERTY: "R30" AND "R50".

CONSTRUCTION NOTES:

1. TOPOGRAPHY WITHIN THE AREAS OF EXISTING ROADS, BOUNDARY LINES, WETLANDS, AND PROPOSED SEPTIC SYSTEMS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER, 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS 7-2. OTHER EXISTING CONTOURS HAVE BEEN TAKEN FROM CT ECO MAPS (CONNECTICUT ENVIRONMENTAL CONDITIONS ON-LINE), PROVIDED BY UCONN AND CT DEEP. LOCATION OF ABUTTING HOUSES ARE APPROXIMATE AND HAVE BEEN TAKEN FROM TOWN AERIAL MAPS. THE APPROXIMATE LOCATION OF EXISTING ABUTTING WELLS ARE TAKEN FROM RECORDS BY THE FARMINGTON VALLEY HEALTH DISTRICT.
2. FOR EACH PROPOSED HOUSE, PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL OF THE REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF GRANBY.
4. UNSPECIFIED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF GRANBY, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION", FORM B19, AS AMENDED AND MANUFACTURER'S SPECIFICATIONS.
5. ALL UNSUITABLE MATERIAL DISCOVERED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
6. MIRAFI FABRIC FENCE SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING SURFACES HAVE BEEN STABILIZED.
7. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT EROSION AND SEDIMENTATION GUIDELINES.
8. NO STUMPS ARE TO BE BURIED ON THE PROPERTY.
9. FINAL LOCATION OF UTILITIES SERVING PROPOSED HOUSE SHALL BE DETERMINED BY THE UTILITY COMPANIES. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO ESTABLISHING FINAL GRADE OF PROPOSED FOOTINGS AND FOUNDATION. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES FOR STOCKPILED MATERIAL AND AT TOPS SLOPES DURING FOUNDATION EXCAVATION. MIRAFI FABRIC SILT FENCE AND/OR TEMPORARY VEGETATION IF PILES ARE TO REMAIN IN PLACE FOR EXTENDED PERIODS OF TIME.
11. WHERE SHOWN ON THE PLAN, PROPOSED ROOF LEADERS TO CONNECT INTO YARD DRAINS AND INFILTRATOR CHAMBERS. OTHERWISE, ROOF LEADERS CAN DISCHARGE ON TO SPLASH PADS SET ON THE GROUND.

BREEZY MEADOW SUBDIVISION

NOTES AND DETAILS

PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC

188 DAY STREET  
GRANBY, CONNECTICUT

Sheet  
NOTES-1

OWNER OF RECORD  
BARBARA BRAEM JENSEN  
MAILING ADDRESS:  
45 BUGBEE ROAD, SOUTHWICK, MA 01077-9707  
APPLICANT  
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EMAIL: Kirk@MacBuilds.com

**TOWN OF GRANBY**  
*Incorporated 1786*  
15 North Granby Road  
Granby, Connecticut 06035-2102  
860-844-5318

January 7, 2025

Certified Mailing# 91 7199 9991 7038 8323 3274

Mr. Marko Lamaj  
310R Salmon Brook Street  
Granby, CT 06035

**Re: Enforcement Order: 310R Salmon Brook Street, Granby, CT (Mblu: E-35/55/30)  
Conducting a Regulated Activity without a valid IWWC Permit**

Dear Mr. Lamaj:

The Town of Granby was notified that activities regulated by the "Town of Granby Inland Wetland and Watercourses Regulations," dated July 11, 2018, have been conducted on your property known as 310R Salmon Brook Street. The property contains a single-family house and associated improvements immediately adjacent to the East Branch of Salmon Brook. The regulated activities that were conducted on the property without a valid permit consist of the following:

1. Construction of a pressure treated elevated deck at the rear of the house, immediately adjacent to the bank of the brook.
2. Creation of a patio area and block wall adjacent to the front of the house.
3. Removal and disturbance of vegetation; some of this area contains a steep slope and is highly susceptible to erosion.
4. Improvements to the driveway area, including potential expansion of the driveway.
5. Removal of random debris from previous owners that is visible from aerial photographs. This shall be considered a mitigation activity, less any soil disturbance.

In accordance with the Town of Granby Inland Wetland and Watercourses Regulations, the work that occurred is considered a regulated activity as defined in said regulations and requires a permit application be filed and an approval letter to be issued before commencing such activities in accordance with Section 6 of the regulations. These regulations can be viewed at the Granby Town Hall in the Office of Community Development or online at:

<https://www.granby-ct.gov/sites/g/files/vyhlif3171/f/uploads/iwwc.regulationsfinal.07-11-18.pdf>.

No approval for this work has been granted and therefore the work is in violation of the regulations. In accordance with Section 14 of the IWWR, this Enforcement Order (EO) is issued and a hearing on this matter will be held on January 8, 2025, which you may have the opportunity to be heard and show cause why the order should not remain in effect. The following actions are required to be completed for this EO to be withdrawn.

1. All work within the regulated area or URA on the property shall cease apart from the following:
  - a. Immediately, erosion controls shall be properly installed between all exposed soils with sediment migration potential and the nearest wetland resource area.



- b. Soil shall be stabilized and seeded with a quick germinating seed mixture, mulch and other soil stabilizing methods shall be implemented to prevent the migration of soil/sediment into the resource areas. Stabilization shall be considered successful when 70% of the area is established with 90% permanent vegetative cover.
  - c. Mr. Lamaj stated that stormwater originates from the driveway, flowing down the earthen slope that leads to the brook. The owner shall enhance stormwater leak offs along the driveway to direct water to the adjacent wooded area. Berm and swales may be installed as necessary so that sediment laden water does not reach the brook or adjacent resource areas. Any other earthwork or activities shall require an Inland Wetlands and Watercourses permit application.
- 2. Any additional earth disturbance for the modification of the retaining wall or other improvement beyond existing soil stabilization shall require an Inland Wetlands and Watercourses permit application. At that time, any unpermitted improvements shall be included in the application.
  - 3. Three (3) 1-gallon or larger winterberry holly (*Ilex verticillata*) shrubs shall be installed between the deck and the brook or the edge of the "to be" lawn area, east of the house, at the top of the swale that leads to the brook. All plantings shall be required to survive one full growing season.

You or subsequent owners may wish to consult with the Lower Farmington River and Salmon Brook Wild & Scenic organization at 860-658-4442 ext. 203 or at <https://lowerfarmingtonriver.org> for consultation on preservation techniques for the bank of the brook adjacent to the house. Their organization and small grant program may be a perfect fit for the preservation of the wetland functions and values of this property.

As always, please contact me at 413-695-2195 with any questions or comments.

Sincerely,



Kate Bednaz  
Authorized Wetlands Agent  
Town of Granby, CT



**TOWN OF GRANBY**  
**Office of Community Development, Inland Wetlands and Watercourses Commission**  
**Telephone: (860) 844-5318, [www.granby-ct.gov](http://www.granby-ct.gov)**

**Application for Inland Wetlands & Watercourses Activity**

Application For: ☐ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): \_\_\_\_\_  
☐ Wetlands Map Amend. ☒ Request for Review ☐ Other: \_\_\_\_\_

Property Location and Nearest Intersection: Property is located east and northeast of Salmon Brook Fall (Route 10) and Floyville Road Intersection.  
Size of Parcel: 215.36 Zone: I Map/Lot: 53/78/28 Current Use: Nursery

Applicant's Name: Broadleaf Solar, LLC  
Complete Address: 575 Fifth Ave., 24th Fl. | New York, NY 10017  
Daytime Phone: (212) 478-0000 Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: jon.gravel@deshaw.com

Owner's Name: Broadleaf Solar, LLC  
*If the owner is a corporation, or other non-individual entity, include the primary contact information*  
Complete Address: 575 Fifth Ave., 24th Fl. | New York, NY 10017  
Phone Daytime Phone: (212) 478-0000 Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Applicant's Representative: Jonathan Gravel  
Complete Address: 575 Fifth Ave., 24th Fl. | New York, NY 10017  
Daytime Phone: 207-239-8782 Evening Phone: 207-239-8782 Fax: \_\_\_\_\_


\*\*\*\*\*PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY\*\*\*\*\*

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): To address these pre-existing erosion concerns, Broadleaf Solar proposes to install a combination of wood chip mulch berms and/or compost filter socks in four (4) areas where sediment leaves the site. While these measures are not intended to be permanent solutions nor representing the sum of erosion control measures involved for the construction of the Broadleaf Solar project, it is understood that they will serve a benefit today and until Monrovia has fully mobilized off the site.

Is any portion of the property located within 500 feet of an adjoining municipality? No  
Wetlands Located on Property (in square feet (sq. ft.)): 1Mil +/- Wetlands to be impacted (sq. ft.): 0  
Watercourses Located on Property? X Name or Type of Watercourse: unnamed tributaries to Salmon Brook  
Are Proposed Activities Located within the 100-Year Floodplain? No Floodway? No  
Are there slopes with grades in excess of 15% located on the property? yes  
Do Proposed Activities Require Review by the PZC? No

\*\*\*\*\*SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS\*\*\*\*\*

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

 Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

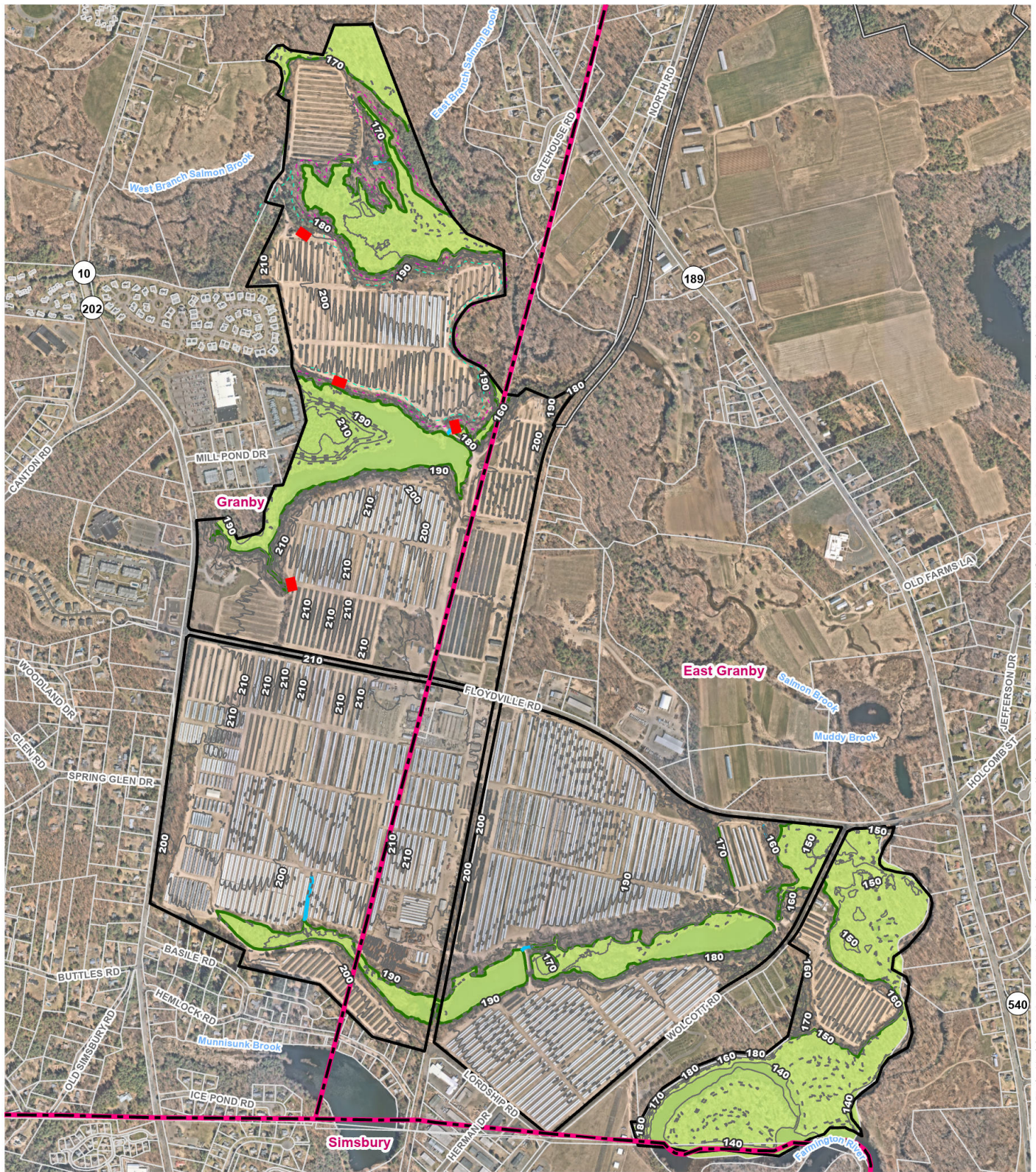
**FOR OFFICE USE**

<u>Application #:</u>	<u>Date Submitted:</u>
<u>Fee amt./Check or Cash:</u>	<u>Date of Receipt:</u>
<u>Agent Ruling:</u>	<u>Date Approved/Denied:</u>

See Reverse Side for Conditions of Approval or Reason for Denial

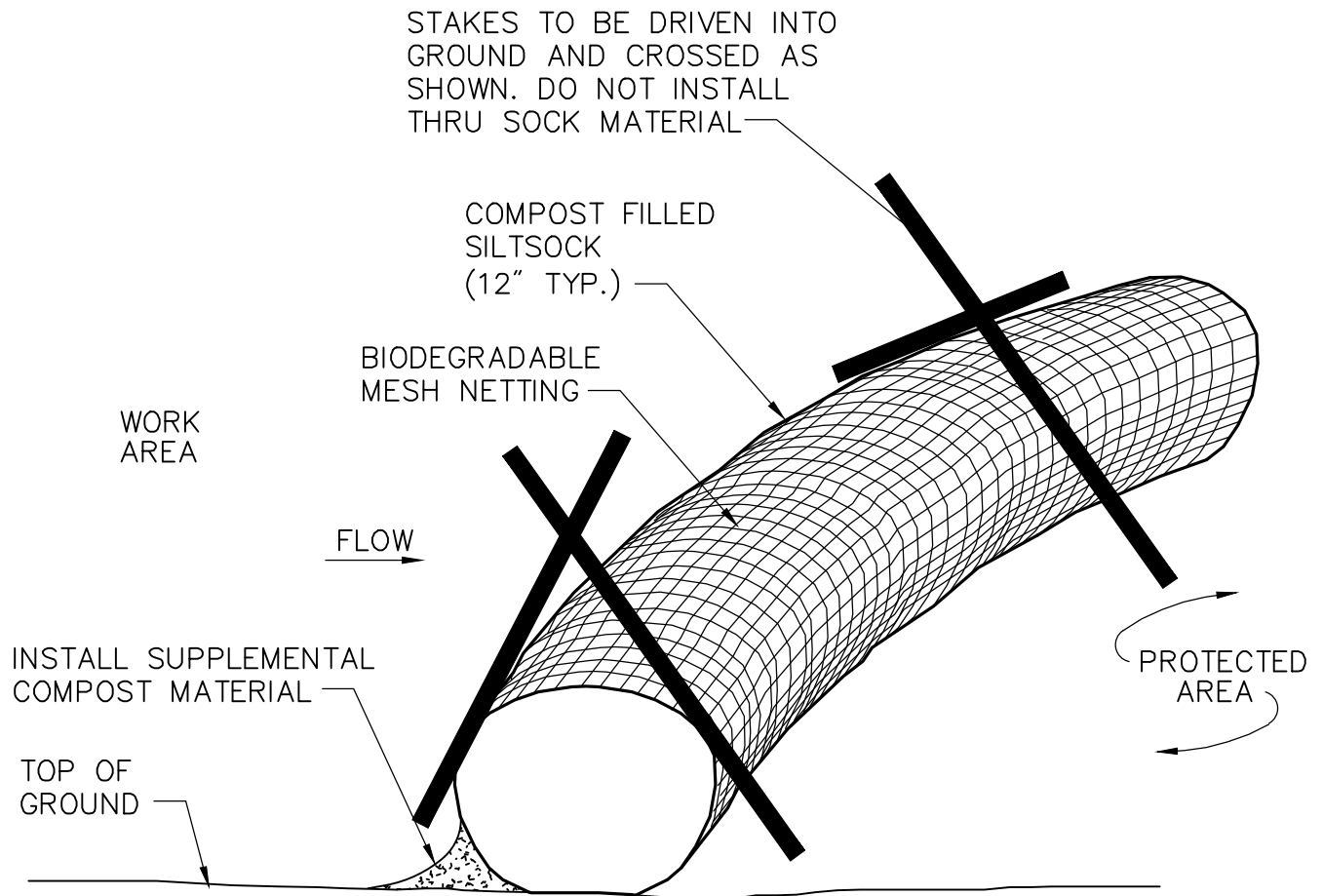


**Figure 1: Town of Granby Erosion Control**  
 Broadleaf Solar Project | Granby & East Granby, CT



Path: \\vhb.com\gis\proj\Wethersfield\43366.00 Broadleaf Solar Ph II\Project\Pro\Broadleaf Solar Data Management.aprx (srao,





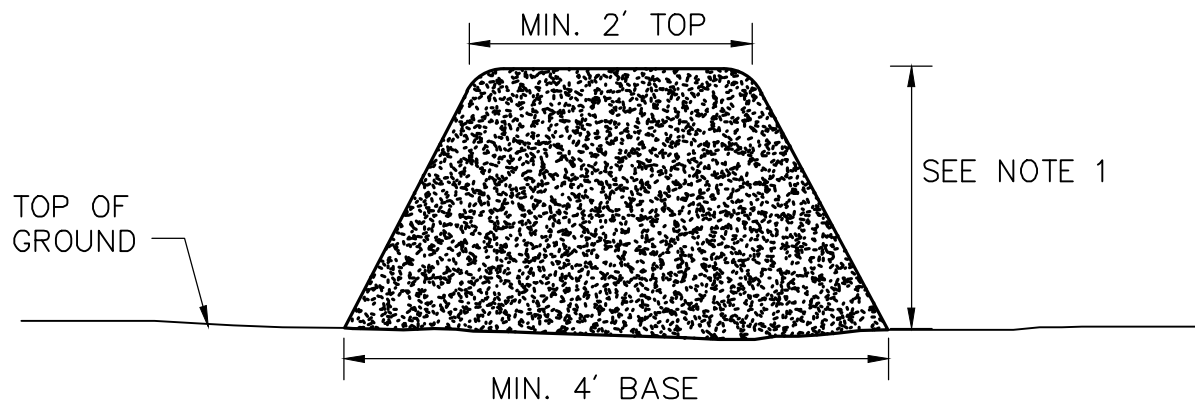

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### Notes:

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1. SILT SOCK SHALL BE 12" DIAMETER FILTREXX SILT SOCK, OR APPROVED EQUAL.
2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

## Compost Filter Sock (CFS)



NOTES:

1. MULCH BERM SHOULD BE MINIMUM 3' IN HEIGHT, HOWEVER BERM HEIGHT SHOULD REFLECT THE TOP OF ADJACENT SILT FENCE IN THE EVENT THAT IT EXCEEDS 3'.
2. MULCH BERM MATERIAL SHALL BE SINGLE-GROUND AND OF FIBROUS CONSISTENCY; ON-SITE MATERIAL MAY BE USED AND IS SUBJECT TO APPROVAL BY THE ENGINEER.
3. BERM BASE WIDTH MAY BE INCREASED WITH CONSIDERATION TO ANTICIPATED STORMWATER FLOW AGAINST BERM SIDE. BASE TO TOP WIDTH RATIO SHOULD REMAIN 2:1.

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## Mulch Berm