

**AGENDA**  
Special Hybrid Meeting  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Thursday, May 22, 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/89411687262?pwd=45n8P58QIzWHG5ZGXmh3Ikayk1ygnn.1>  
**Call In:** 929-205-6099  
**Meeting ID:** 894 1168 7262  
**Passcode:** 542510

1. Call to Order
2. Action on the minutes of April 9, 2025
3. Public Hearings
  - 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. (Hearing opened and continued from 2/13/25; 3/12/25 and 4/9/25)
  - b. 15 Peck Orchard Road – R. Marr – Permit application to construct a brook crossing, driveway and associated improvements within a regulated area. (Hearing opened and continued from 4/9/25)
4. Permit Requests
  - a. 160 Granville Road – M. Deardorff c/o Valley Brook Community Church – Permit application to install a 75’x85’ playground and associated site work within a regulated area. (Received and continued from 4/9/25)
  - b. 7 Laurel Drive – E. Buckland – Permit application to construct a rear deck, remove/replace vegetation, replace septic system, and other associated work within a regulated area. (Received 4/9/25)
  - c. 17 Harness Way – J. Scanlan – Permit application to construct a 50’ x 25’ multi-purpose asphalt court within a regulated area. (Received 5/14/25 and continued to 6/11/25; no discussion to occur)
  - d. 24 Heather Lane – A. Michaud – Permit request to place a new 160 sq. ft. prefabricated shed on crushed stone within a regulated area. (Received 5/14/25)
  - e. 11 Brookside Drive – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone within a regulated area. (To be Received 5/22/25)
  - f. 8 East Granby Road – C. Peeler c/o AutoZone, Inc. – Permit application to demolish existing structures and construct a 6,796 sq. ft. commercial building and other associated site work within a regulated area. (To be Received 5/22/25)
5. Request for Review
  - a. 253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area.
6. Agent Report and Correspondence
7. Commissioner Reports and Correspondence
  - a. 60 Day Street South – E. Lukingbeal – RFR for maintenance and/or repair of farm access road within a regulated area as part of Holcomb Farm. Nonregulated Use Determination 4.30.25
  - b. 7 Laurel Drive – J. LaChance – RFR to conduct tree removal around existing house within a regulated area. Nonregulated Use Determination 4.30.25
8. 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.*