

AGENDA
Regular Hybrid Meeting
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, June 11, 2025, at 7:00 pm
Town Hall Meeting Room

Live Stream Under “Shows and Spotlight”: www.gctv16.org

Zoom: <https://us02web.zoom.us/j/82832144199?pwd=wgHMgOyuEt6fNwWZZsrWyIww17iJtq.1>

Call In: 929-205-6099

Meeting ID: 828 3214 4199

Passcode: 886316

1. Call to Order
2. Action on the minutes of May 22, 2025
3. Public Hearings
 - a. 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. **POSTPONED TO JULY 9, 2025**
4. Show Cause Hearing
 - a. 7 Laurel Drive – E. Buckland and J. LaChance – Conducting a Regulated Activity without a valid IWWC Permit.
5. Permit Requests
 - a. 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 and continued from 4/9/25).
 - b. 17 Harness Way – J. Scanlan – Permit application to construct a 50’ x 25’ multi-purpose asphalt court within a regulated area. **WITHDRAWN**
 - c. 24 Heather Lane – A. Michaud – Permit request to place a new 160 sq. ft. prefabricated shed on crushed stone within a regulated area. (Received and continued from 5/22/25)
 - d. 11 Brookside Drive – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone within a regulated area. (Received and continued from 5/22/25)
 - e. 7 Juniper Drive – M. Christian – Permit request to place a new 392 sq. ft. prefabricated shed on crushed stone within a regulated area. (To be Received)
 - f. 15 Peck Orchard Road – R. Marr – Permit request to modify an existing permit to construct a brook crossing, driveway and associated improvements within a regulated area, to include test borings on both brook banks as part of a geotechnical review. (To be Received)

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.

6. Request for Review
 - a. 16 Barn Door Hills Road – D. Baggott – RFR to conduct agricultural field and access maintenance within a regulated area. (To be Received)
 - b. 87 Simsbury Road – S. Perry c/o Friends of Holcomb Farm – RFR to remove trees within a regulated area. (To be Received)
7. Agent Report and Correspondence
 - a. 157 Loomis Street – S. Okie – RFR to place a 120 sq. ft. agricultural building on crushed stone within a regulated area. Nonregulated Use Determination 5.29.25
8. Commissioner Reports and Correspondence
 - a. 253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area. Nonregulated Use Determination 5.29.25
9. Commission Discussion
 - a. 310R Salmon Brook Street – M. Lamaj – Permit application to remove and replace an existing deck, clear lawn, cut down trees, construct a retaining wall, and rebuilt a patio within a regulated area.
10. 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
Thursday, May 22, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, John Laudati, Sue Okie, Vickie Dirienzo, Fred Jones, David Tolli, and Aurelle Locke

ALSO PRESENT: 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 April 9, 2025

ON A MOTION by A. Locke seconded by S. Okie, the Commission voted 6-0-1 to approve the April 9, 2025, minutes as presented. D. Tolli abstained.

J. Laudati recused himself from deliberation on the application; however, continued to run the meeting.

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.**

Applicant Kirk MacNaughton was present to discuss the revisions that were made to the application over the past month based on discussions with town staff and updated drainage calculations. Additional plantings were added to the Conservation Restriction Area and the swales to be located between lots 5 & 6, and 6 & 7 were adjusted in accordance with comments from the Town Engineer. A draft approval letter was provided to the Commission for review and consideration, and K. Bednaz noted that a more in-depth hydrologic review will be conducted by the Town Engineer during the Planning and Zoning process. All outstanding items have been addressed, and there will be a two-year monitoring period for the required plantings. K. Bednaz also noted that a condition of approval regarding the transportation of soils off-site must be added to the approval letter. There was no public comment.

ON A MOTION by A. Locke seconded by S. Okie, the Commission voted 6-0-1 to close the public hearing at 7:08 p.m. J. Laudati abstained.

ON A MOTION by F. Jones seconded by S. Okie, the Commission voted to 6-0-1 to approve the application as presented and draft approval letter as amended. J. Laudati abstained.

- b. **15 Peck Orchard Road – R. Marr – Permit application to construct a brook crossing, driveway and associated improvements within a regulated area.**

Applicant representative and Professional Engineer Guy Hesketh was present to discuss the revisions that were made since the last meeting based on staff comments. The plans were updated to indicate underground/above-ground utilities, modifications to the construction entrance, the use of geotextile fabric along the driveway's edge, clearing limits, etc. A conservation seed mix, along with hardwood seedlings will be utilized on the slopes, and the applicant/owner will monitor invasive species for a period of two years. A draft approval letter was provided to the Commission for review and consideration, and there was no public comment.

ON A MOTION by S. Okie seconded by A. Locke the Commission voted 7-0-0 to close the public hearing at 7:22 p.m.

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted to 7-0-0 to approve the application and draft approval letter as presented.

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.**

Applicant Matthew Deardorff was present to discuss the application and revisions that were made since the last meeting. Based on staff comments, additional mitigation efforts were added to the plan, inclusive of a no-mow zone and buffer zone that will include brown-eyed susan, ostrich fern and a New England wildflower mix. A concrete walkway from the parking lot to the playground was also added, which will be installed at a later date. A draft approval letter was provided to the Commission for review and consideration.

ON A MOTION by S. Okie seconded by A. Locke, the Commission voted to 7-0-0 to approve the application and draft approval letter as presented.

- 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.**

The applicant was unable to attend the meeting. There are several improvements being proposed to the property, including the construction of a rear deck, removal of trees that are in close proximity to the house, replacement plantings, and a full replacement of the septic system. According to online mapping, majority of the property is shown to be wetlands. It has come to staff's attention that some activities have commenced on the property that are beyond what was approved under a Request for Review. K. Bednaz conducted a site inspection and determined that an Enforcement Order shall be issued, which occurred on May 21st. She indicated that numerous trees and other vegetation have been removed, and erosion and sedimentation control measures need to be repaired. The property owners were informed that mapping and a report from a Soils Scientist is required. Due to this, the Commission deliberated on whether to continue the application while addressing the Enforcement Order or consider a denial.

ON A MOTION by F. Jones seconded by D. Tolli, the Commission voted to 4-2-1 to uphold the Enforcement Order and continue the application to the next regular meeting. J. Laudati abstained.

- c. **17 Harness Way – J. Scanlan – Permit application to construct a 50' x 25' multi-purpose asphalt court within a regulated area.**

There was no discussion on this application, and it was automatically continued to the next regular meeting on 6/11/25.

- d. **24 Heather Lane – A. Michaud – Permit request to place a new 160 sq. ft. prefabricated shed on crushed stone within a regulated area.**

Applicant and property owner Albert Michaud was present to discuss the application and answer any questions the Commission had. He is looking to install a 16'x10' prefabricated shed at the end of his driveway within an existing lawn area. K. Bednaz met with the owner on-site to conduct an inspection and noted that the proposed location is very dry and there is a very small pocket of wetlands between the applicant and the neighboring property. The application was received and continued to the next regular meeting.

- e. **11 Brookside Drive – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone within a regulated area.**

The applicant/property owner was unable to attend the meeting. K. Bednaz met with the owner on-site to conduct an inspection and noted that the shed base had already been prepped. The proposed structure will be 20'x 10' and sit roughly 79' from the edge of Hungary Brook on crushed stone. Upon inspection, K. Bednaz indicated that further tree maintenance is required, which will be added to the application. She also informed the property owner that depositing yard debris within the regulated area is not permitted. The application was received and continued to the next regular meeting.

J. Laudati recused himself from deliberation on the application as an abutting property owner; however, continued to run the meeting.

- 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.**

Applicant representative Trent Suddeth of Kimley Horn was present to discuss the application and answer any questions the Commission had. AutoZone is seeking permission to demolish the existing single-family home and detached garage on-site, to construct a 6,796 commercial building, parking lot and associated site improvements. There is an intermittent watercourse located to the west on the other side of Hungary Road. The majority of this property falls within 200 feet of said watercourse and is therefore within the upland review area. Since the application was recently submitted and is being received this evening, a complete review by staff has not occurred. The Commission discussed whether to hold a public hearing on the application.

ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 6-0-1 to receive the application and schedule a public hearing for the next regular meeting due to public interest and significant impact. J. Laudati abstained.

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.**

The applicant was unable to attend the meeting. K. Bednaz stated that the applicant has submitted a request for review for repairs to an existing footbridge over Dismal Brook, including the installation of a beaver deceiver. The area is within the wetland/watercourse; therefore, she is unable to sign off on the application.

Unfortunately, the repairs have already been made and Kate will be working with the applicant to address next steps.

6. Agent Report and Correspondence

None

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**

A request for review was submitted for the repair of a farm access road on 60 Day Street South. This access road extends from Day Street South to the east, up to the Holcomb Farm Tree Trail.

- b. **7 Laurel Drive – J. LaChance – RFR to conduct tree removal around existing house within a regulated area. Nonregulated Use Determination 4.30.25**

This agenda item was discussed as part of Item#4b.

8. Adjourn

ON A MOTION by A. Locke seconded by N. Dethlefsen, the Commission voted 7-0-0 to adjourn the meeting at 8:04 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

TOWN OF GRANBY

MEMORANDUM

TO: Inland Wetlands and Watercourses Commission

FROM: Abby Kenyon, Director of Community Development

DATE: June 5, 2025

RE: Overview and Status of IWWC Applications

The following provides an overview and status of applications pending before the IWWC.

Public Hearings

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. (Hearing Postponed to 7/9/25)

The applicant proposes to demolish an existing house and detached garage on the property and construct a commercial building, parking lot, and other associated site improvements. There is an intermittent watercourse located to the west on the other side of Hungary Road. The majority of this property falls within 200 feet of that watercourse and is therefore within the upland review area. Any proposed work requires permitting through this Commission.

At the Commission's May meeting, a public hearing was scheduled for June 11th. The applicant received staff comments and is currently working on plan revisions to address them. The applicant requested that the public hearing be postponed to July 9, 2025.

Show Cause Hearing

7 Laurel Drive – E. Buckland and J. LaChance – Conducting a Regulated Activity without a valid IWWC Permit.

An enforcement order (EO) was issued for 7 Laurel Drive for activities conducted without a valid permit. As part of the EO, it was requested that the wetland boundary be delineated by a soil scientist and a wetland enhancement planting plan be submitted by a qualified professional for review by the IWWC. The enclosed site plan shows the wetland delineation, and a planting plan is also included.

The applicants were also asked to provide a statement/letter from the soil scientist regarding the delineation on the property, how it was completed and soil type determined.

The applicants will be at the meeting to explain further.

Permit Requests

7 Laurel Drive – E. Buckland – Permit application to construct a rear deck, remove/replace vegetation, replace septic system, and other associated site work within a regulated area. (Received 4/9/25)

The applicant proposes several improvements to the property, 7 Laurel Drive, including the construction of a rear deck, removal of trees that are in close proximity to the house and replacement with other plantings, and a full replacement of the septic system. The majority of the property is shown to be wetlands according to the online mapping, therefore permitting is required. Refer to the application materials for more information.

The applicants were asked to revise the plan to show all proposed improvements. Specifically, the site plan needs to show the leaders/drains and outfall, including how the flow will be dissipated. The applicants were also asked about the status of the septic approval through FVHD. It was noted that if FVHD has not yet approved the septic and if changes are required, a permit modification may be needed.

The application was received April 9th. The IWWC must act on the application within 65 days of receipt. Therefore, action is required at the June 11th meeting, unless the applicant grants an extension to July 9th.

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)

The applicant proposes to install a 160 square foot prefabricated shed on the property. The shed would be placed on crushed stone and would be adjacent to the driveway.

A draft approval letter is included for consideration.

11 Brookside Drive – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone within a regulated area. (Received 5/22/25)

The applicant proposes to install a 200 square foot prefabricated shed on the property. The shed would be placed on crushed stone in an area which is exiting lawn.

A draft approval letter is included for consideration.

7 Juniper Drive – M. Christian — Permit request to place a new 392 sq. ft. prefabricated shed on crushed stone within a regulated area. (Received 6/11/25)

The applicant proposes to install a 392 square foot prefabricated shed on the property. The shed would be placed on a crushed stone base. There would be an underground line extended to the shed to provide power. The proposed area is currently maintained lawn. The plot plan shows that

the proposed shed would be located within the regulated area. Refer to the application materials for details.

The Commission cannot vote on an application the same evening it is received. A vote on this application can be taken at the July 11th meeting.

15 Peck Orchard Road –R. Marr—Permit request to modify an existing permit to construct a brook crossing, driveway and associated improvements within a regulated area, to include a temporary brook crossing and test borings test borings. Received 6/11/25)

At the Commission's May meeting, an application was approved for 15 Peck Orchard Road. The approval included a bridge crossing, driveway, and associated improvements. Following approval, the property owner contacted staff. It was explained that the bridge company wants a geotechnical report to determine footing sizes. This requires the drilling of several bore holes about 80 feet into the ground on both the east and west banks of the brook. While the east bank can be accessed at the proposed site, it is too steep at that location to cross to the west side. There is a location about 200 feet downstream where the drilling rig can cross the brook. As this temporary crossing location is outside the area that was permitted under the permit that was just issued, and some vegetation clearing is required to provide access, the property owner was informed that a permit modification is needed.

The property owner will be at the meeting to explain the crossing and borings, and answer any questions the Commission may have.

The Commission cannot vote on an application the same evening it is received. A vote on this modification to the permit application can be taken at the July 11th meeting.

Request for Review

16 Barn Door Hills Road – D. Baggott – RFR to conduct agricultural field and access maintenance within a regulated area. (To be Received)

The Town owns 16 Barn Door Hills Road, which is leased to Doug Baggott to farm. A Request for Review has been submitted to mow along the edges of the existing driveway that provides access from Barn Door Hills Road to the field and to grade this driveway to remove ruts; remove fallen trees around the edge of the field; cut back vegetation from the edge of the field and brook; and to remove a small impoundment in the field.

The Commission is asked to make a motion to allow the Chair or Vice Chair to sign off on the RFR.

87 Simsbury Road – S. Perry c/o Friends of Holcomb Farm – RFR to remove trees within a regulated area. (To be Received)

The Town owns 87 Simsbury Road, which will be used by the Friends of Holcomb Farm to support their farm operation. The Friends would like to remove several trees on the property, which are within a regulated area. Please refer to the attached materials.

The Commission is asked to make a motion to allow the Chair or Vice Chair to sign off on the RFR.

Agent Report and Correspondence

157 Loomis Street – S. Okie – RFR to place a 120 sq. ft. agricultural building on crushed stone within a regulated area. Nonregulated Use Determination 5.29.25

A Request for Review was approved for a 120 square foot agricultural building. The structure will be placed on crushed stone.

Commissioner Report and Correspondence

253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area. Nonregulated Use Determination 5.29.25

A Request for Review was approved to repair an existing bridge over the Dismal Brook.

Commissioner Report and Correspondence

310R Salmon Brook Street – M. Lamaj – Permit application to remove and replace an existing deck, clear lawn, cut down trees, construct a retaining wall, and rebuilt a patio within a regulated area.

The above application was previously approved by the Commission with a condition that the plantings were to survive one growing season. The applicant is requesting a change to this condition. Since this was a condition of approval, the applicant was informed Commission consideration would be needed. This will be explained further during the meeting.

7 Laurel Drive Planting Plan

2"

Witherod Viburnum

Highbush Blueberry

(2) Bush Honeysuckle

Buttonbush

(11) Great Blue Cardinal Flower

(3) Common Winterberry

(12) Cinnamon Fern

(6) Slender Mountain Mint

Buttonbush

(12) Cinnamon Fern

Witherod Viburnum











(11) Great Blue Cardinal Flower

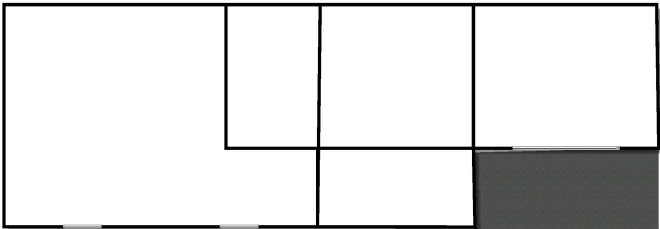
Highbush Blueberry

(3) Swamp Azalea

Red Maple

Leach Field

Plant Legend			
Symbol	Qty	Common	Botanical
	2	Bush Honeysuckle	Diervilla rivularis 'Morton'
	2	Buttonbush	Cephalanthus occidentalis
	24	Cinnamon Fern	Osmunda cinnamomea
	3	Common Winterberry	Ilex verticillata
	22	Great Blue Cardinal Flower	Lobelia spicata
	2	Highbush Blueberry	Vaccinium corymbosum
	1	Red Maple	Acer rubrum
	6	Slender Mountain Mint	Pycnanthemum tenuifolium
	3	Swamp Azalea	Rhododendron viscosum 'Swamp'
	2	Witherod Viburnum	Viburnum nudum

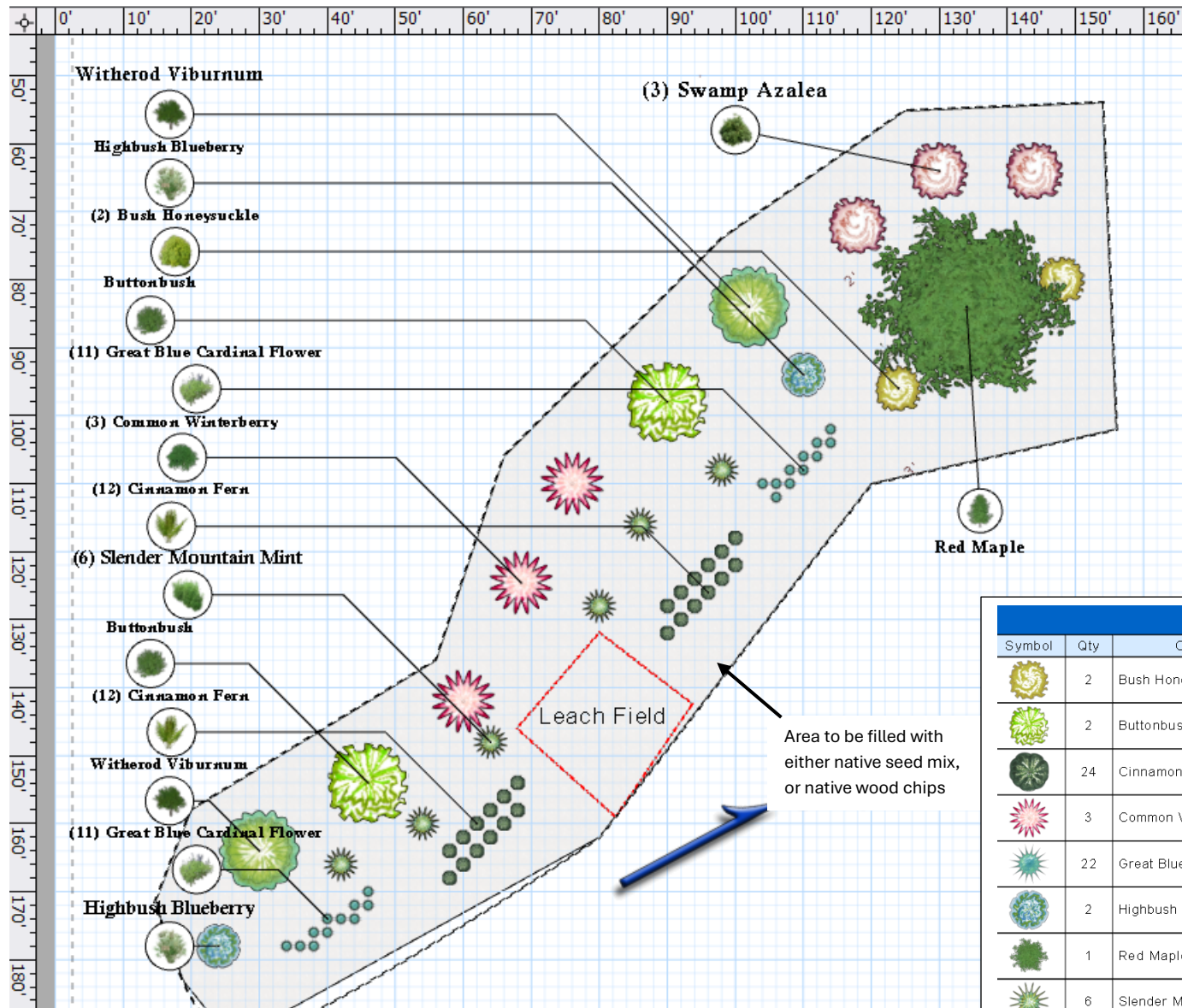














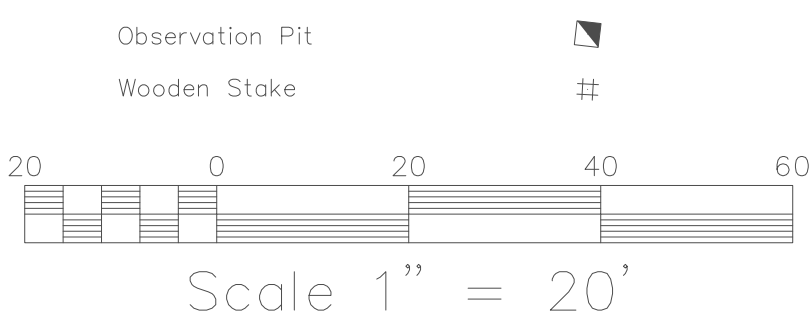
Conservation Replanting Concept:

To include native species as follows: Red Maple, Cinnamon Fern, Slender Mountain Mint, Great Blue Cardinal Flower, Button Bush, Viburnum, Winterberry, Swamp Azalea, Bush Honeysuckle and High Bush Blueberry.

Inter-planting with a native seed mix, or native wood chips as seen fit by the conservation review board. Pro: native seed mix creates more diversity, Con- seed mix may take longer to become established, allowing invasive plant species to gain residency.



Plant Legend			
Symbol	Qty	Common	Botanical
	2	Bush Honeysuckle	<i>Diervilla rivularis</i> 'Morton'
	2	Buttonbush	<i>Cephalanthus occidentalis</i>
	24	Cinnamon Fern	<i>Osmunda cinnamomea</i>
	3	Common Winterberry	<i>Ilex verticillata</i>
	22	Great Blue Cardinal Flower	<i>Lobelia spicata</i>
	2	Highbush Blueberry	<i>Vaccinium corymbosum</i>
	1	Red Maple	<i>Acer rubrum</i>
	6	Slender Mountain Mint	<i>Pycnanthemum tenuifolium</i>
	3	Swamp Azalea	<i>Rhododendron viscosum</i> 'Swamp'
	2	Witherod Viburnum	<i>Viburnum nudum</i>

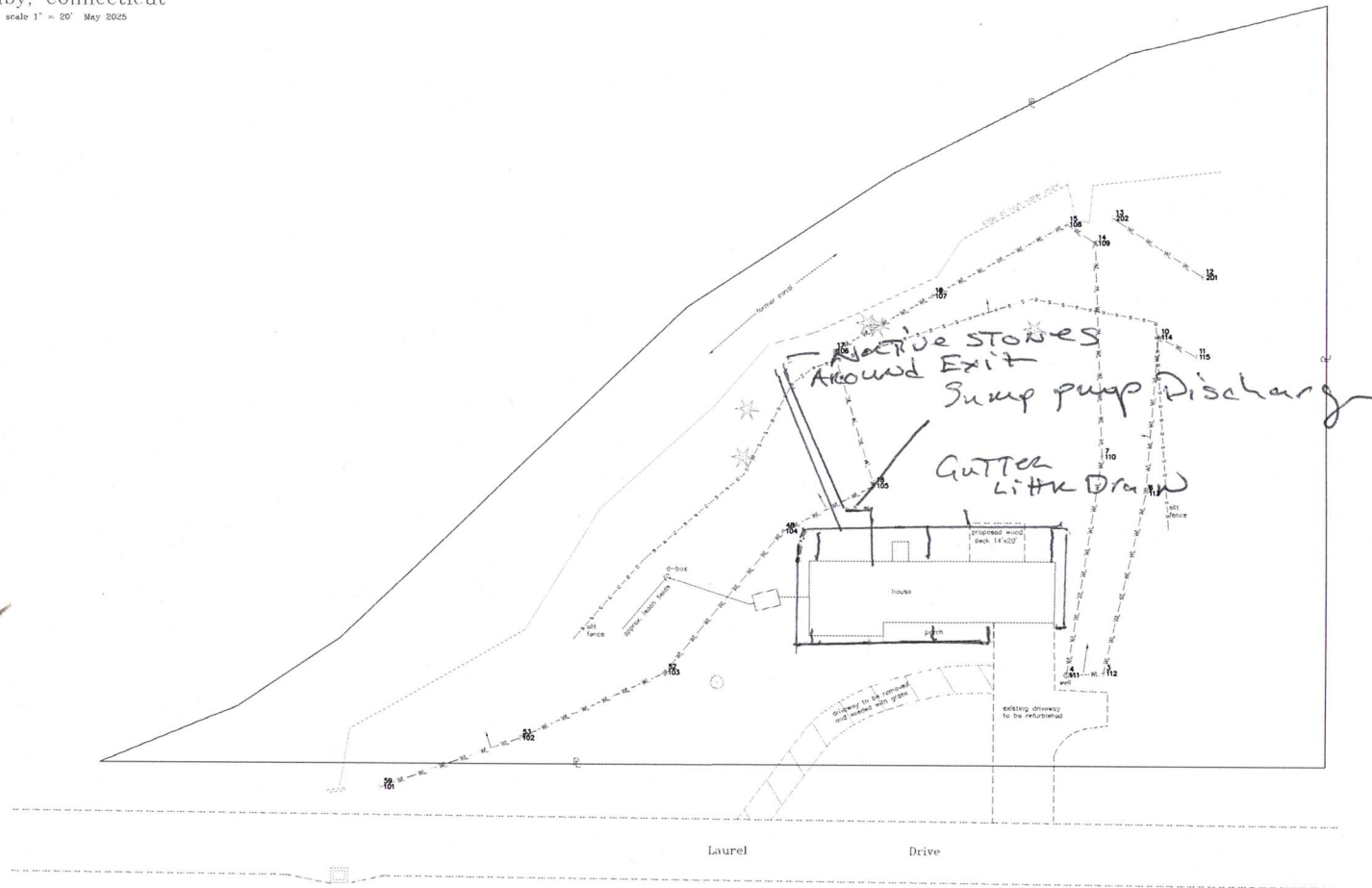


Notes

1) Wetland shown as flagged by Stansfield Environmental Services.
2) Refer to maps by H.C Cotton and H.R. Sanderson.

From The Office of
Roy V. Cheney LLS # 18468
Bethlehem, Connecticut

Site Plan
7 Laurel Drive
Granby, Connecticut
scale 1" = 20' May 2025



Re: Tonight - 7 Laurel Drive, Granby, CT - IWWC Enforcement Order

From Eric Buckland <ericbuckland@hotmail.com>

Date Fri 5/30/2025 6:52 AM

To Abigail Kenyon <akenyon@granby-ct.gov>; Jason LaChance <smalltownseptic@gmail.com>; Granby Wetlands Agent <wetlandsagent@granby-ct.gov>; John Laudati <jlaudati@mlkrlaw.com>; Renee Deltenre <RDeltenre@granby-ct.gov>

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Hi Abby,

The Bulkhead footprint was not changed. The 5' x 7' concrete structure / stairway was existing; we just removed the rotted structure off of it and installed new walls and a roof so a full-size door can be utilized for access to basement.

Please let me know if you have any questions

Eric Buckland
Hartland Home Improvement LLC.
CT HIC Lic # 0608668
CT NHC Lic# 0015128
Ma HIC # 180993
Ma Unrestricted CSL # CS-108199
28 School st.
East Granby, CT 06026
860-982-1560

From: Abigail Kenyon <akenyon@granby-ct.gov>

Sent: Thursday, May 29, 2025 4:56 PM

To: Jason LaChance <smalltownseptic@gmail.com>; Granby Wetlands Agent <wetlandsagent@granby-ct.gov>; John Laudati <jlaudati@mlkrlaw.com>; Renee Deltenre <RDeltenre@granby-ct.gov>

Cc: ericbuckland@hotmail.com <ericbuckland@hotmail.com>

Subject: RE: Tonight - 7 Laurel Drive, Granby, CT - IWWC Enforcement Order

Hi Jason,

Thank you for the update. Please submit the proposed planting plan, assessment from the soil scientist, and any proposed corrective actions to address the EO by next Wednesday for inclusion in the meeting packet.

As for the pending application, it sounds like you are addressing that with the surveyor and will have all proposed improvements that are outlined in the attached letter shown on the plan. Kate had also mentioned a change to the bulkhead. If the footprint has been changed, that should also be shown on the plan. If there are any other improvements beyond what is outlined in the letter, please update the application/submit an accompanying narrative so they are included. We will need that information by next Wednesday as well for inclusion in the meeting packet.

If you have any questions, please let us know.

Regards,
Abby


Abigail St. Peter Kenyon, AICP
Director of Community Development
Granby Town Hall
15 North Granby Road
Granby, CT 06035
(860) 844-5319

Re: 7 Laurel Drive, Granby, CT - IWWC Enforcement Order

From Eric Buckland <ericbuckland@hotmail.com>

Date Wed 5/21/2025 8:18 PM

To Renee Deltenre <RDeltenre@granby-ct.gov>

 5 attachments (246 KB)

7 laurel dr yard 5.jpg; 7 laurel dr yard 4.jpg; 7 laurel dr yard 3.jpg; 7 laurel dr yard 2.jpg; 7 laurel dr yard 1.jpg;

<p>CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p>

Hi Renee,

Thanks for the update. I'm hoping Jason will be able to attend tomorrow's meeting, especially since he has more knowledge on the exterior portion of this project. I unfortunately will be out of town tomorrow evening.

I'm attaching photos of the lawn with all seeding done and proper water erosion control devices in place. Jason is in the process of having a plan drawn up and will be submitting that to you soon.

Let me know if there is anything else you need for now.

Thank you,

Eric Buckland
Hartland Home Improvement LLC.
CT HIC Lic # 0608668
CT NHC Lic# 0015128
Ma HIC # 180993
Ma Unrestricted CSL # CS-108199
28 School st.
East Granby, CT 06026
860-982-1560

From: Renee Deltenre <RDeltenre@granby-ct.gov>

Sent: Wednesday, May 21, 2025 3:22 PM

To: ericbuckland@hotmail.com <ericbuckland@hotmail.com>; smalltownseptic@gmail.com <smalltownseptic@gmail.com>

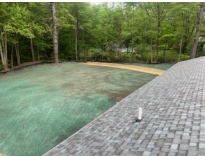
Subject: 7 Laurel Drive, Granby, CT - IWWC Enforcement Order











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

May 21, 2025

Certified Mailing# 9489 0090 0027 6649 9995 65

Jason LaChance
566 Salmon Brook Street
Granby, CT 06035

Certified Mailing# 9489 0090 0027 6649 9995 72

Eric Buckland
28 School Street
East Granby, CT 06035

Re: Enforcement Order: 7 Laurel Drive, Granby, CT (Mblu: G-51/48/23)
Conducting a Regulated Activity without a valid IWWC Permit

Dear Mr. LaChance & Mr. Buckland:

The Town of Granby was notified by you that your hired contractor conducted activities beyond what was determined by the RFR as regulated by the Town of Granby Inland Wetlands and Watercourses Commission for 7 Laurel Drive. The property contains a single-family house and associated features. The RFR request that was determined on April 30, 2025, was for the selective removal of large trees adjacent to the home. The work completed was far more extensive and not included in the determination. It shall be noted that almost the entirety of the property is mapped as regulated wetlands according to the Town of Granby GIS mapping; therefore, it was assumed that all work would be within the wetlands.

The regulated activities that were conducted on the property without a valid permit/determination consist of the following:

1. Removal of all vegetation on the property, with the exception of the water conveyance ditch/wetland along the west of the property, and buffers along the north and south sides of the property.
2. Silt fence barrier erosion controls were installed between the disturbed soils and the ditch/wetland. However, in two locations, one along the southern tree line and one in the northwest corner of the property, there is sediment accumulation in the undisturbed wetland. Silt fence that was not toed-in within the area appear to have caused sediment to enter the undisturbed wetland.

In accordance with the Town of Granby Inland Wetland and Watercourses Regulations (IWWR), the work that occurred is considered a regulated activity as defined in said regulations and requires a permit application be filed and an approval 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/vyhlf3171f/uploads/iwwc.regulationsfinal.07-11-18.pdf>.

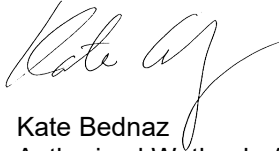
No approval for this work has been granted and therefore the work is in violation of the regulations. In accordance with Section 14 of the IWWR, this Enforcement Order (EO) is issued and a hearing on this matter will be held on May 22, 2025, at which time you will have the opportunity to be heard and show cause why the order should not remain in effect. The following actions are required to be completed for this EO to be withdrawn.

EO – 7 Laurel Drive, Granby CT
05/21/25
Page 1 of 2

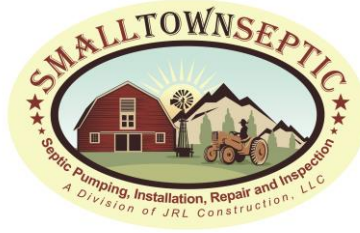
1. All work within the regulated area or upland review area on the property shall cease apart from the following:
 - a. Maintain the erosion control barrier so that no sediment may leave the disturbance area.
 - b. Exposed soil shall be stabilized and seeded with a quick germinating seed mixture, mulch 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. The wetland boundary shall be delineated by a Soil Scientist to determine the impact areas and effective mitigation measures. The delineation shall be documented for replication if necessary and submitted for review. This evaluation shall include impact areas and their buffer zones.
 - d. A replanting wetland enhancement planting plan shall be submitted by a qualified professional for review by the IWWC at their regularly scheduled meeting on June 11, 2025. The goal of this plan shall be to restore the wetland areas as feasible and responsible, provide habitat diversity within and adjacent to the wetland, and provide clear indication of the regulated area for future homeowners. This may also include specific language regarding the wetland location for documentation and future reference.

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

Sincerely,



Kate Bednaz
Authorized Wetlands Agent
Town of Granby, CT



860.653.TAKE (8253)

Owner: Jason LaChance
A division of JRL Construction, LLC

Property Address: 7 Laurel Dr. Granby

5/6/25

Relocate existing swale 10' off garage on north side of property. Install buried gutter leader, drain on same side 390 SQ FT. Install buried gutter leader drains on rear of home. Pump crush and fill existing septic tank per state of CT health code standards. Area of disturbance 400 SQ FT. Install buried gutter leader drain on south side of property. Install new 1250 gallon 2 compartment septic tank. Area of disturbance 400 SQ FT. Install gutter leader in east side of house disturbed area. 240 SQ FT. Install outflow for gutter leaders and sump pump drain into west side of property 120 SQ FT. Re seed all areas to stabilize soil.

Jason LaChance Septic Installer License # 006096 HIC License #0616129

*Payment Terms: Payment is due upon completion of the work. Small Town Septic accepts cash, personal checks or bank transfers. We also accept credit cards for purchases under \$1000.00.

*** Small Town Septic is NOT RESPONSIBLE OR LIABLE FOR ANY LOSS OR DAMAGE to your property including but not limited to irrigation systems, driveways, unmarked & buried underground utilities, landscaping, etc. There will be additional labor fees added to your invoice for properties with ledge, rock or large boulders



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

RECEIVED
APR 07 2025
 Granby Building
 Department

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: _____

Size of Parcel: 1.25 Acre Zone: R 50 Map/Lot: _____ Current Use: Residential Single family

Applicant's Name: Eric Buckland Jason Lachance

Complete Address: 7 Laurel Dr.

Daytime Phone: 860-209-3824 Evening Phone: Same Fax: _____

Email: ericbuckland@hotmail.com

Owner's Name: Eric Buckland Jason Lachance

If the owner is a corporation, or other non-individual entity, include the primary contact information

Complete Address: Same as above

Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

Applicant's Representative: _____

Complete Address: _____

Daytime Phone: _____ Evening Phone: _____ Fax: _____

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

Project Name and Brief Description (i.e., residential, agricultural, commercial, number of lots, etc.): _____

Construct deck of back of House, cut down large Hemlocks that are close to House and remove stumps. Remove overgrown shrubs. Replant new ones.

Is any portion of the property located within 500 feet of an adjoining municipality? no

Wetlands Located on Property (in square feet (sq. ft.)): 33,230 Wetlands to be impacted (sq. ft.): 22,000

Watercourses Located on Property? no Name or Type of Watercourse: na

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? 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: [Signature] Date: 3-7-25

Owner's Signature: same Date: " "

FOR OFFICE USE

Application #: n/a Date Submitted: 4/7/25

Fee amt./Check or Cash: \$140.00 Date of Receipt: 4/9/25

Agent Ruling: _____ Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

HAROLD R. SANDERSON, C. E. & L. S. BLOOMFIELD, CONN.

BY T.R.A. DATE 5-27-63 SUBJECT PLAN - LOT 16

SCALE 1" = 50'

CHKD. BY DATE LAUREL DRIVE
GRANBY CONN

JOB ANDERSON

ROUTE 20

C.H.D.

THIS PLAN IS CERTIFIED
SUBSTANTIALLY CORRECT

Harold R. Sanderson



JAMES

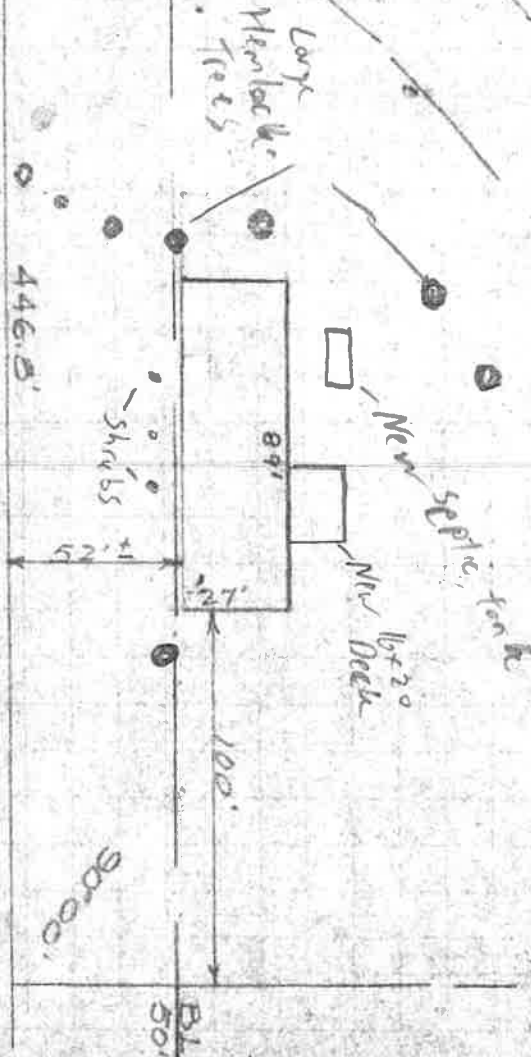
LOOMIS

LAUREL DRIVE

WEST BANK OF OLD CANAL

APPROX EAST BANK OF
OLD CANAL

7 Laurel Drive





Overview



Legend

-  Parcels
-  Roads
-  Wetlands

Parcel ID 888

Location 7 LAUREL DR

[View Assessor website](#)

Date created: 4/3/2025

Last Data Uploaded: 4/3/2025 5:21:08 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID 888
Location 7 LAUREL DR
[View Assessor website](#)

Date created: 4/3/2025
Last Data Uploaded: 4/3/2025 5:21:08 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



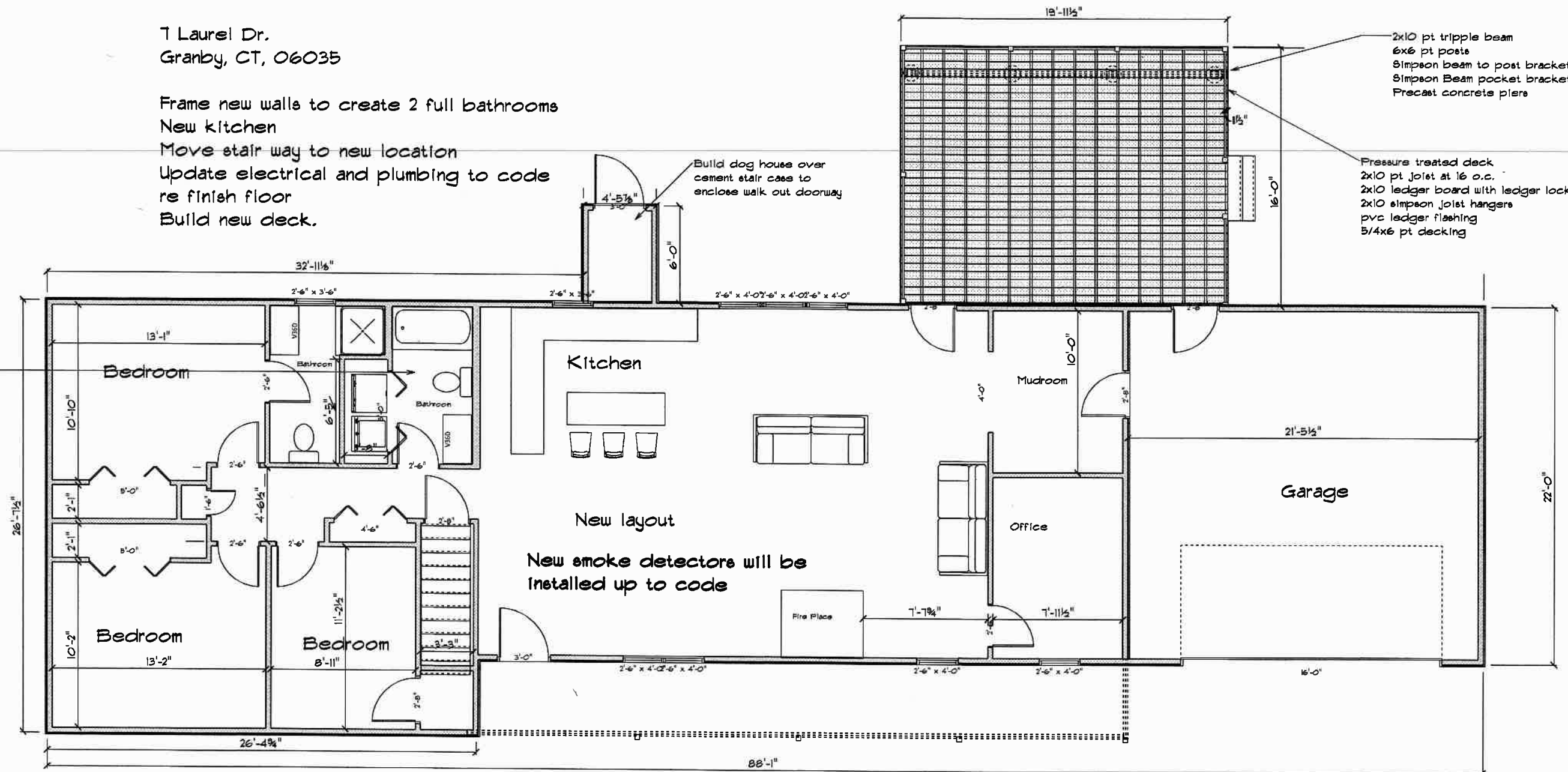
- Frame new walls to create 2 full bathrooms
- New kitchen
- Move stair way to new location
- Update electrical and plumbing to code
- re finish floor
- Build new deck.

Reframs new walls to create-
2 bathroom and laundry room

Build dog house over
cement stair case to
enclose walk out doorway

- 2x10 pt tripple beam
- 6x6 pt poste
- Simpson beam to post brackets
- Simpson Beam pocket brackets
- Precast concrete pier

- Pressure treated deck
 - 2x10 pt joist at 16 o.c.
 - 2x10 ledger board with ledger locks 16" o.c.
 - 2x10 simpson joist hangers
 - pvc ledger flashing
 - 5/4x6 pt decking



TOWN OF GRANBY
Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

June 11, 2025

Albert Michaud
24 Heather Lane
North Granby, CT 06060

RE: 24 Heather Lane – A. Michaud – Permit request to place a new 160 sq. ft. prefabricated shed on crushed stone within a regulated area.

Dear Mr. Michaud:

Please be advised that on June 11, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.
2. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.
3. All work shall be in conformance with this approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.
4. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to be installed, as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
5. Excavated soils shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil to be removed from the property.
6. This permit is valid for a period of 5-years from the date of issuance.
7. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

TOWN OF GRANBY
Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

June 11, 2025

Jerome Anglin
11 Brookside Drive
Granby, CT 06035

RE: 11 Brookside Drive – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone and tree maintenance within a regulated area.

Dear Mr. Anglin:

Please be advised that on June 11, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.
2. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.
3. All work shall be in conformance with this approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.
4. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to be installed, as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
5. Excavated soils shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil to be removed from the property.
6. This permit is valid for a period of 5-years from the date of issuance.
7. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, 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: 7 Juniper Drive
Size of Parcel: 2.42 acres Zone: R50 Map/Lot: E-30/41/31 Current Use: Single Family Home

Applicant's Name: Martin D Christian
Complete Address: 7 Juniper Dr Granby CT 06035
Daytime Phone: 860 653 4737 Evening Phone: _____ Fax: _____
Email: Marty.Christian1229@gmail.com

Owner's Name: Martin + Susan Christian
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 7 Juniper Dr Granby CT 06035
Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

Applicant's Representative: _____
Complete Address: _____
Daytime Phone: _____ Evening Phone: _____ Fax: _____

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
14 X 28 Pre Fab Garage on 3-5" 3/4" crushed stone base
with future electricity run from house underground; area is
currently maintained lawn

Is any portion of the property located within 500 feet of an adjoining municipality? _____
Wetlands Located on Property (in square feet (sq. ft.)) unknown Wetlands to be impacted (sq. ft.): 392 ☒
Watercourses Located on Property? Yes Name or Type of Watercourse: unknown
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? No
Do Proposed Activities Require Review by the PZC? No

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

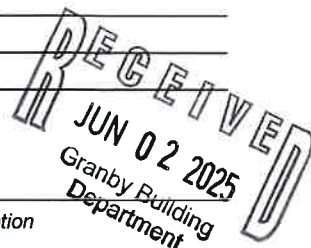
The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge 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: Martin D Christian Date: 6/3/25
Owner's Signature: _____ Date: _____

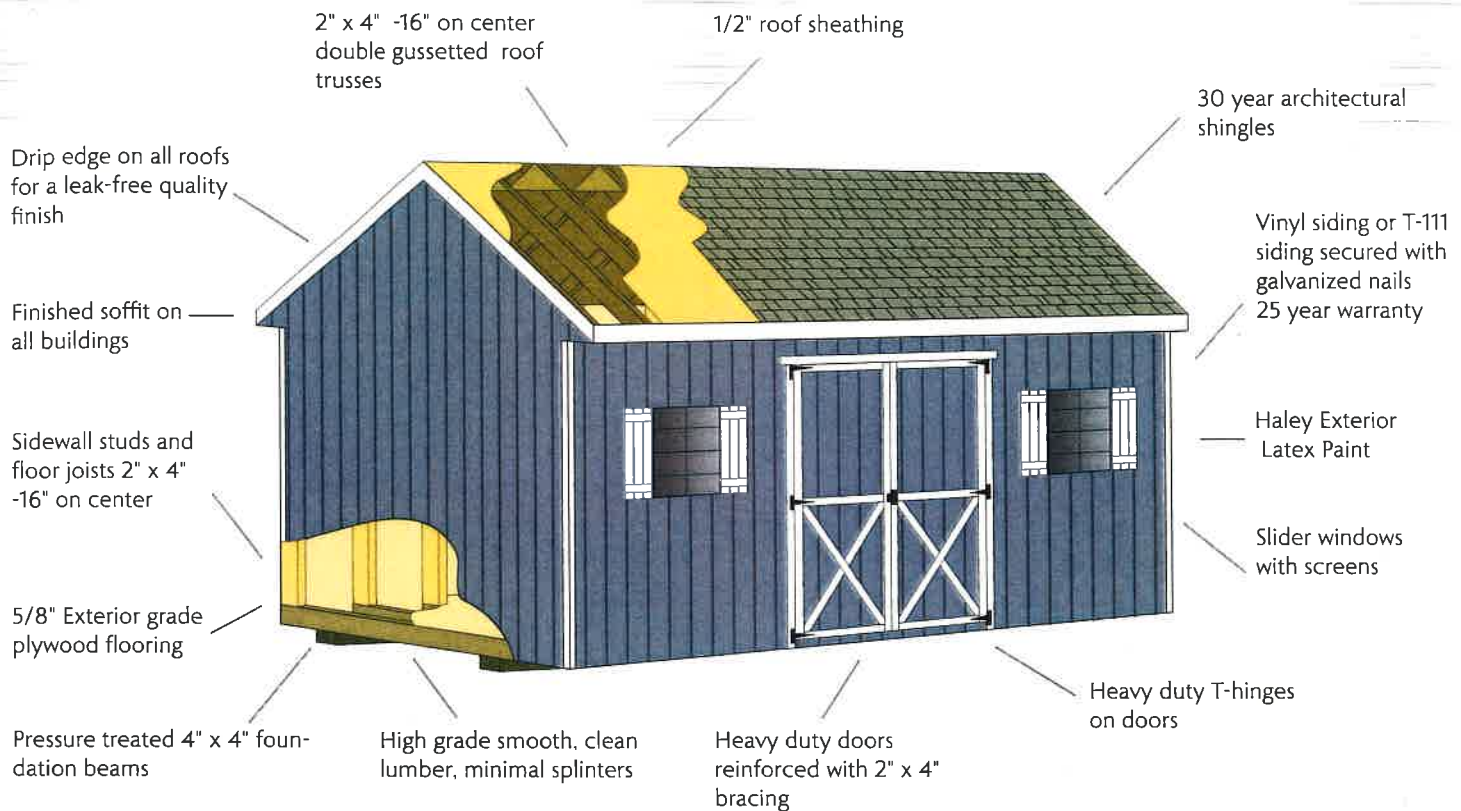
FOR OFFICE USE

Application #: n/a Date Submitted: 6/2/25
Fee amt./Check or Cash \$140.00 Date of Receipt: 6/11/25
Agent Ruling: _____ Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial



CONSTRUCTION DETAILS



Collar ties are used on all buildings over 18' long.



Double top plates are used on all 4 walls except on Mini-Barn and Townhouse sheds.



Doors are reinforced with 2" x 4" bracing.



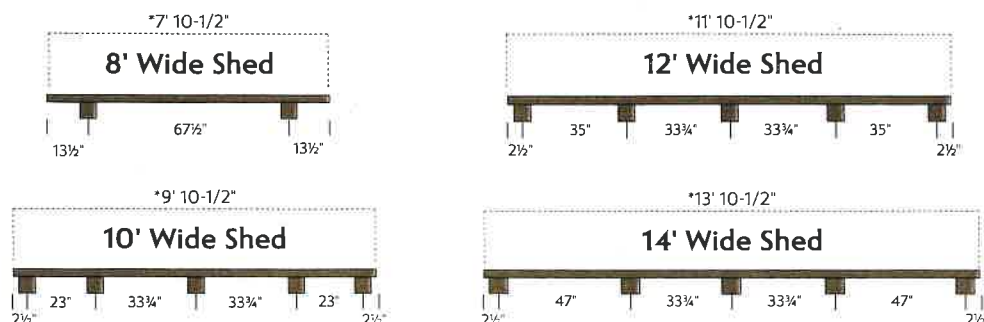
All buildings are fully assembled and delivered to your prepared site. Kits are available if your location is not accessible by truck and trailer.



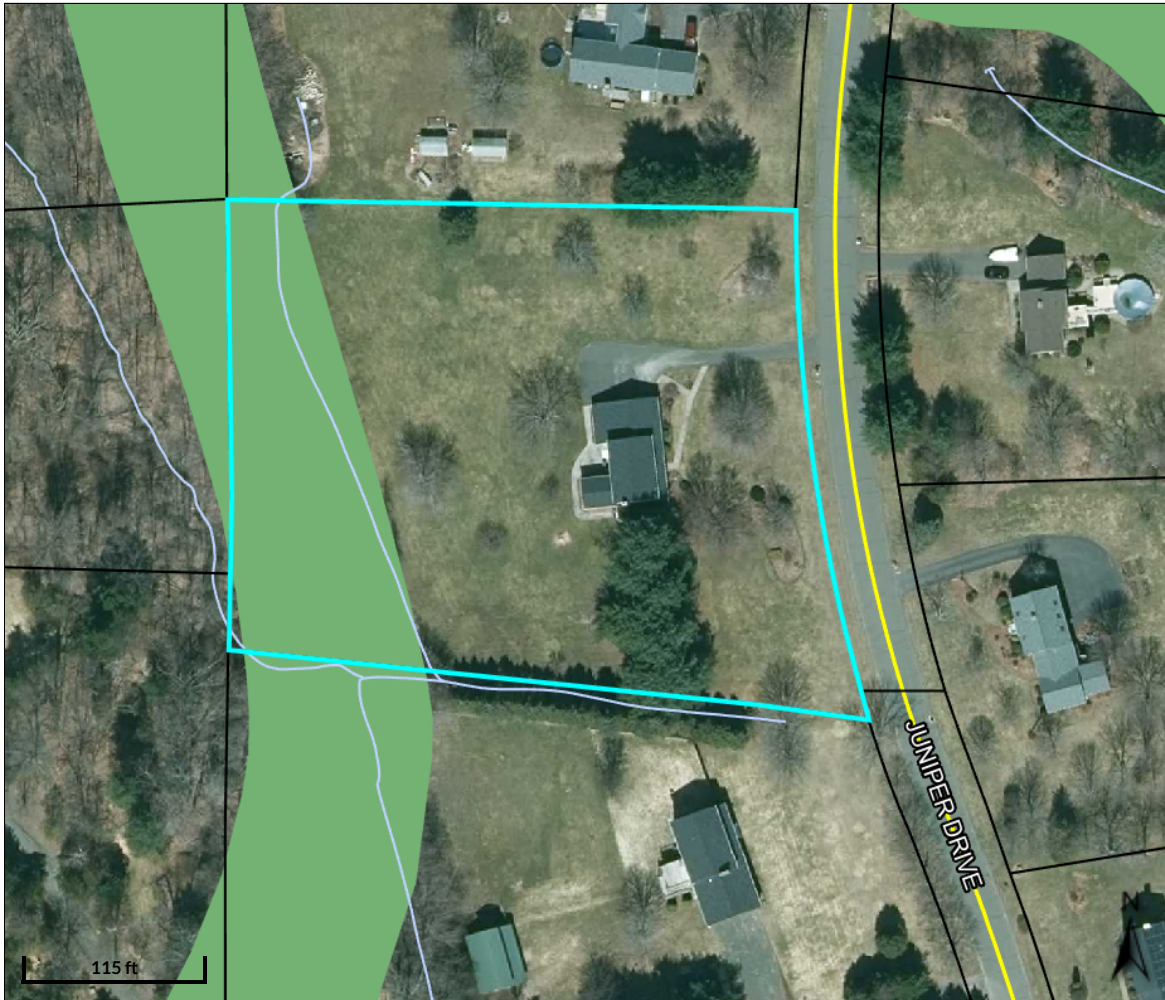
Accurate machine cut rafters make a tight joint for maximum strength and precise construction.

Pressure Treated 4X4 Skids

*Width measurements are the width of the wood floor



For sheds without wood floors, concrete slab should measure 2" less than the width of your shed. And be 1" less than the length of your shed. A 10x16 shed slab needs to be 9' 10" wide by 15' 11" long. The only exception to this rule is the doublewide garages.



Overview



Legend

-  Parcels
-  Roads
-  Hydrology
-  Wetlands

Parcel ID 587
Location 7 JUNIPER DR
[View Assessor website](#)

Date created: 6/2/2025
Last Data Uploaded: 6/2/2025 5:25:55 AM

Developed by  **SCHNEIDER**
GEOSPATIAL





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

RECEIVED
JUN 04 2025
 Granby Building
 Department

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: _____
 Size of Parcel: 18.31 Zone: RA-2 Map/Lot: Parcel 3329 Current Use: Vacant

Applicant's Name: Richard Marr
 Complete Address: 66 Claire Hill Road, Burlington, CT 06013
 Daytime Phone: 860-970-7386 Evening Phone: 860-970-7386 Fax: (na)
 Email: richard-marr1@comcast.net

Owner's Name: (same as Applicant and Owner)
If the owner is a corporation, or other non-individual entity, include the primary contact information

Complete Address: _____
 Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

Applicant's Representative: (same as Applicant and Owner)
 Complete Address: _____
 Daytime Phone: _____ Evening Phone: _____ Fax: _____

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): The Contech company
company requires a geotechnical report before they can design the footings. They require borings on both brook
banks. We have retained Aardvark Geotechnical to do the work. A location about 200 feet downstream from the
proposed bridge have banks shallow enough to cross. A drawing of proposed machine paths is included.

Is any portion of the property located within 500 feet of an adjoining municipality? Yes, East Hartland on West border

Wetlands Located on Property (in square feet (sq. ft.)): 42,778 Wetlands to be impacted (sq. ft.): _____

Watercourses Located on Property? yes Name or Type of Watercourse: Fox Brook

Are Proposed Activities Located within the 100-Year Floodplain? yes Floodway? yes

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*****

141

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] Date: 06/03/2025
 Owner's Signature: _____ Date: _____

FOR OFFICE USE

Application #: n/a Date Submitted: 6-4-25
 Fee amt. (Check or Cash) \$438.92 Date of Receipt: 6-11-25
 Agent Ruling: _____ Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

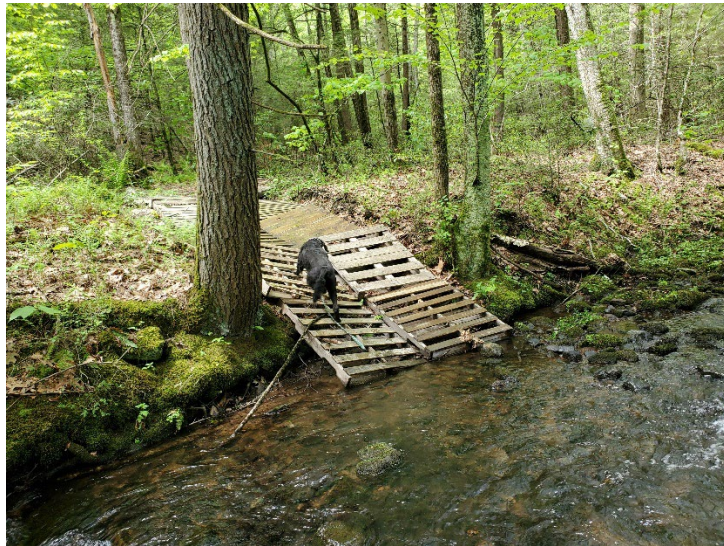
Narrative: Proposed Path/Brook Crossing

Below is information that was sent to staff regarding the application and modified into the format below. The applicant will explain in more detail. Refer to the site plan showing these sections.

Section A goes from Peck Orchard to the edge of the Brook. The path goes through a wetlands section where road runoff makes its way to the brook during storms. The bank into the brook itself is slight.

Section B is the path upstream in the Brook, about 60'. There are no large boulders.

Section C is the pallets, see photo below. A steel cable runs through them, securing them to a tree. They may work for a mini-excavator, but I am told the boring machine is about 5 tons.



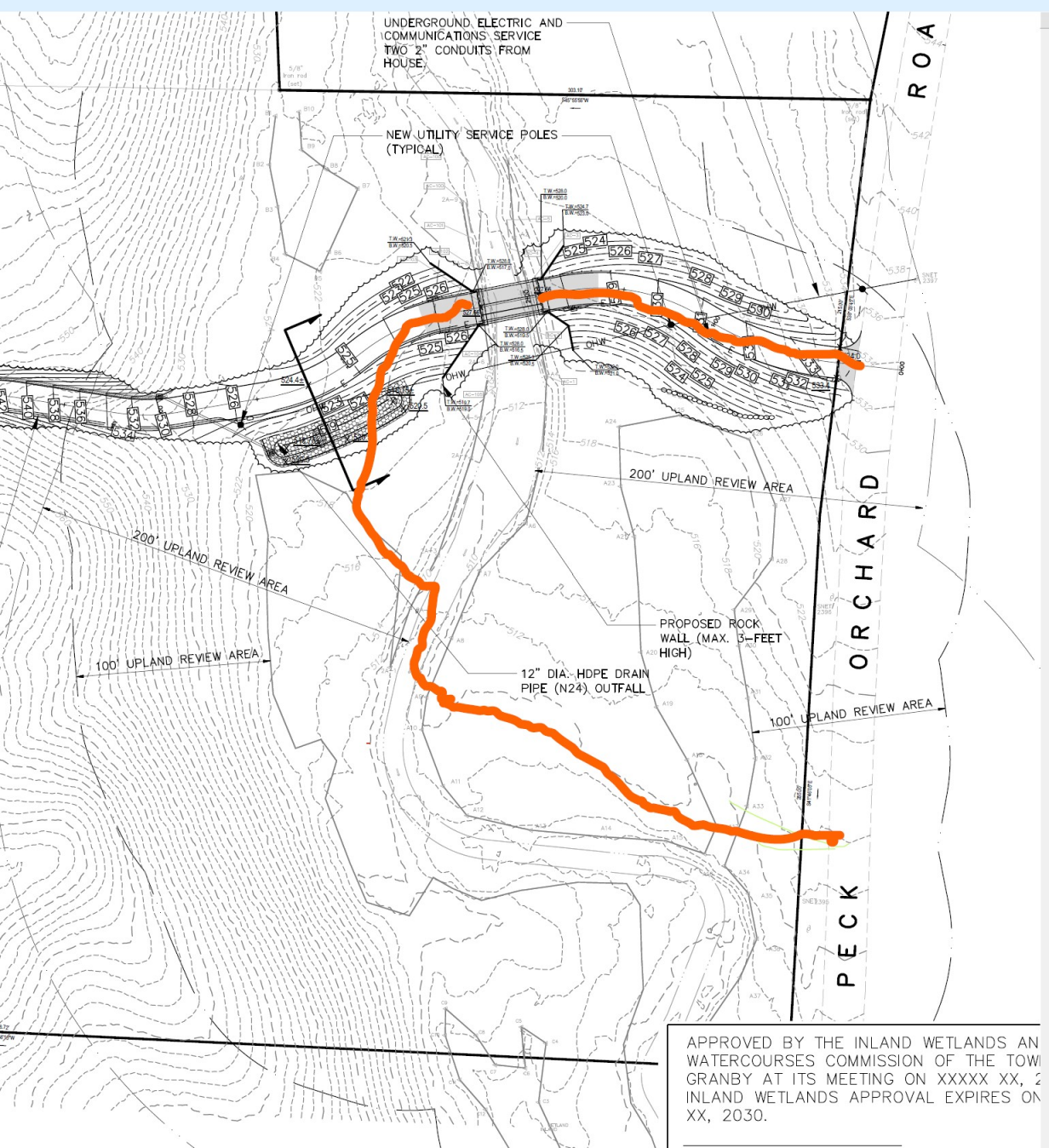
Section D is the traverse through wetlands on the West bank to the drill site. This section will require some site clearing. Specifically, some young trees will need to be cleared in addition to some downed trees.

Other notes:

Timbers and log mats will be assembled in Sections A, C, and D.

Below are photos of the area that were provided:





UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE TWO 2" CONDUITS FROM HOUSE

NEW UTILITY SERVICE POLES (TYPICAL)

200' UPLAND REVIEW AREA

200' UPLAND REVIEW AREA

100' UPLAND REVIEW AREA

12" DIA. HDPE DRAIN PIPE (N24) OUTFALL

PROPOSED ROCK WALL (MAX. 3- FEET HIGH)

100' UPLAND REVIEW AREA

APPROVED BY THE INLAND WETLANDS AN WATERCOURSES COMMISSION OF THE TOW GRANBY AT ITS MEETING ON XXXX XX, 2 INLAND WETLANDS APPROVAL EXPIRES ON XX, 2030.

GEOTECHNICAL REPORT

THE BRIDGE MANUFACTURER WILL NOT CONSIDER QUOTING A PRICE WITHOUT A SATISFACTORY GEOTECHNICAL REPORT FOR THE SITE.

A STRUCTURAL GEOTECHNICAL REPORT PROVIDES INFORMATION ABOUT THE SUBSURFACE CONDITIONS, PARTICULARLY THE SOIL AND ROCK PROPERTIES, AND HOW THEY MIGHT AFFECT A PROPOSED CONSTRUCTION PROJECT. IT’S AN IMPORTANT PART OF THE DESIGN AND CONSTRUCTION PROCESS, HELPING MAKE INFORMED DECISIONS ABOUT FOUNDATIONS, EARTHWORK, AND OTHER ASPECTS OF THE PROJECT.

DATA FOR THE REPORT IS COLLECTED BY BORING HOLES IN THE EARTH NEAR THE PROPOSED FOOTINGS, REQUIRING A BORING MACHINE. THE PLAN IS TO DRILL UP TO 80 FEET IN TWO HOLES ON EACH SIDE, SAMPLING EVERY FOUR FEET, OR UNTIL “REFUSAL”. REFUSAL IS DEFINED AS A LIMIT TO THE DRILL’S PROGRESS AS A FUNCTION OF TIME, SUCH AS NO MORE THAN 1 FOOT OF TRAVEL OVER 5 MINUTES. MATERIALS FROM THE BORING ARE EXAMINED BOTH ON SITE AND IN A LABORATORY.

SEVERAL DIFFERENT BORING TECHNIQUES ARE AVAILABLE DEPENDING ON THE MATERIAL. FOR SOFT SOILS, A DIRECT PUSH METHOD MAY BE USED. WHEN ENCOUNTERING HARD ROCK, THE BORERS MAY SWITCH TO A ROTORY IMPACT. HARD ROCK DRILLING IS USUALLY ACCOMPANIED BY WATER TO LUBRICATE THE DRILL HEAD.

THE BORING MACHINE

AARDVARK ENGINEERS, THE COMPANY RETAINED TO CONDUCT THE GEOTECHNICAL RESEARCH, IS PLANNING ON USING A GEOPROBE 7822DT MACHINE. IT WEIGHS ABOUT FIVE TONS AND TRAVELS UP TO 5 MILES PER HOUR ON RUBBER TRACKS GUIDED REMOTLY BY THE OPERATOR. THE ESTIMATED GROUND PRESSURE IS 5.8 POUNDS PER SQUARE INCH.

ALTERNATIVES EXAMINED

A GEOBORING MACHINE CAN EASILY ACCESS THE EAST BANK FROM PECK ORCHARD ROAD BY FOLLOWING THE ROUTE FOR THE PROPOSED DRIVEWAY. THE TRAVEL WOULD BE IN AN AREA ALREADY DESIGNATED FOR CLEARING, AND NO TREES BLOCK THE PATH.

THE WEST BANK IS A DIFFERENT MATTER. THE BROOK BANKS ON THE PROPERTY ARE TOO STEEP FOR A MACHINE AT MOST LOCATIONS. THE FIRST GEOTECHNICAL ENGINEER VISITING THE SITE, LOOKING ONLY AROUND THE AREA FOR THE PROPOSED BRIDGE, CONCLUDED HE WOULD NOT BE ABLE TO GET A BORING MACHINE TO THE WEST BANK. HE PROPOSED USING HAND DRILLING METHODS ON THE WEST BANK, BUT WAS NOT SURE THAT THE CONTECH COMPANY WOULD BE SATISFIED WITH THE REPORT.

AARDVARK ENGINEERS LOCATED A SITE ON THE PROPERTY ABOUT 560 FEET DOWNSTREAM FROM THE PROPOSED BRIDGE WHERE THEIR MACHINE COULD CLIMB THE WEST BANK IF ADEQUATE LOGGING MATS WERE PROVIDED.

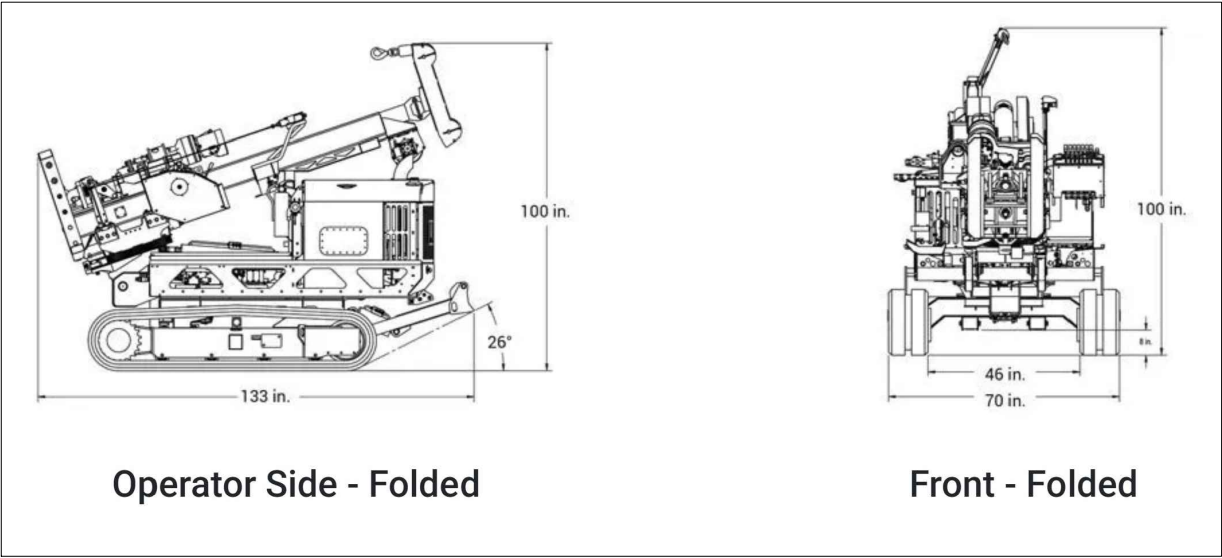
LOGGING MATS

A LOGGING MAT, ALSO KNOWN AS A CRANE MAT, TIMBER MAT, OR ACCESS MAT, IS A HEAVY–DUTY PLATFORM TYPICALLY MADE OF LARGE TIMBERS USED TO PROVIDE GROUND PROTECTION AND ACCESS FOR HEAVY EQUIPMENT, PARTICULARLY IN FORESTRY AND CONSTRUCTION. THEY ARE DESIGNED TO DISTRIBUTE THE WEIGHT OF HEAVY MACHINERY OVER SOFT, UNSTABLE, OR ENVIRONMENTALLY SENSITIVE GROUND.

THE COMMON ASSEMBLED LOGGING MAT MAY WEIGH 500 OR A 1000 POUNDS, REQUIRING MACHINERY TO CROSS THE BROOK REPEATEDLY TO PLACE THEM IN POSITION. INSTEAD, WE PROPOSE HAND CARRYING TIMBERS TO THE WEST BANK AND THEN ASSEMBLING THEM ON SITE AS NEEDED. IN AREAS OF MINOR SLOPE THE LOGGING MAT MAY CONSIST OF SMALL DIAMETER LOGS EIGHT FEET LONG NEXT TO ONE ANOTHER AND PERPENDICULAR TO THE TRAVEL PATH. A STEEP SLOPE REQUIRES TIMBERS FASTENED TO LONGITUDINAL MEMBERS FOR STRUCTURAL INTEGRITY. ALL LOGGING MATS WILL BE 8 FEET WIDE, GIVING THE BORING MACHINE 1’ CLEARANCE ON EACH SIDE.

PROPOSED PATH

THE PROPOSED PATH IS MARKED WITH WOOD STAKES WITH BLUE RIBBON NUMBERED 1 THROUGH 11, WITH #1 AT THE EDGE OF PECK ORCHARD ROAD 600 FEET SOUTH OF THE PLANNED DRIVEWAY ENTRANCE. THE PATH BETWEEN STAKES #1 AND #2 CROSSES A NARROW WETLAND AREA WHERE STORM WATER FROM PECK ORCHARD ENTERS THE BROOK. THESE TIMBERS WILL NEED TO BE SECURED TO PREVENT THEIR BEING SWEEPED INTO THE BROOK DURING A STORM. THE NEXT WETLANDS AREA IS AT STAKE #7, THE EAST BANK WHERE THE SLOPE IS VERY SHALLOW. HERE AGAIN THE MAT IS BOLTED TOGETHER AND SECURED TO THE GROUND IN CASE OF STORMS. THE PATH FROM STAKE #1 TO #7 DOES NOT REQUIRE ANY TREE CUTTING.



DISTURBANCE COMPUTATIONS

TOTAL PATH FROM PECK ORCHARD TO THE WEST BANK BORING LOCATION = 542 FEET

PATH OVER WETLANDS = 214 FEET,
DISTURBANCE AREA OVER WETLANDS = 214 FEET X 8’ WIDE = 1,712 SQ FT.

PATH OVER WETLANDS REVIEW = 328 FEET
DISTURBANCE AREA OVER WETLANDS REVIEW = 328 X 6’ WIDE = 1968 SQ FT.

AT STAKE #7, THE MACHINE WILL ENTER THE BROOK AND TRAVEL UPSTREAM ABOUT 34 FEET, THEN TURN LEFT AND CLIMB A 30 DEGREE BANK FOR 10 TO 15 FEET TO STAKE #8. THIS IS THE STEEPEST PART OF THE PATH AND WILL REQUIRE THE LOGGING MAT TIMBERS TO BE BOLTED TOGETHER AND SECURED TO THE GROUND. AT STAKE #9 THE MACHINE MAKES A RIGHT TURN TO CONTINUE ON A LOGGING MAT THROUGH WETLANDS. THIS LOCATION FROM #9 THROUGH #10 WILL NEED SOME CLEARING OF DEAD LOGS AND 3 OR 4 SMALL DIAMETER TREES (< 6 INCH DIAMETER). ANY REMAINING TREES THAT WILL NEED TO BE REMOVED ARE IN THE AREA ALREADY APPROVED FOR CLEARING.

THE BORING PROCESS

GEOTECHNICAL BORE DRILLING OFTEN REQUIRES SOME WATER WHEN ENCOUNTERING HARD ROCK. TO PROTECT THE BROOK FROM WATER RUNOFF, A FLOOD BARRIER WILL BE PLACED DOWN SLOPE TO CATCH ANY RUNOFF. A PUMP WILL REMOVE THE RUNOFF IF IT APPROACHES THE TOP OF THE FLOOD BARRIER.

SCHEDULING AND SITE APPROVALS

THE BORING MACHINE WILL NOT APPEAR ON SITE UNTIL BOTH THE TOWN’S WETLANDS AGENT AND AN AARDVARK TECHNICIAN HAVE HAD AN OPPORTUNITY TO TOUR THE PROPOSED PATH AND GIVE THEIR APPROVALS.

REMOVAL

ONCE THE PROPOSED BRIDGE IS SECURE FOR MACHINERY, THE MATS WILL BE REMOVED STARTING FROM THE BANK EDGES, MOVING BACKWARDS.

APPROVED BY THE INLAND WETLANDS AND WATERCOURSES COMMISSION OF THE TOWN OF GRANBY AT ITS MEETING ON XXXXX XX, 2025. INLAND WETLANDS APPROVAL EXPIRES ON XXXXX XX, 2030.

CHAIRMAN DATE

BH-2

Geotechnical Boring Plan
PREPARED FOR
Richard Marr
15 Peck Orchard Road
Granby, Connecticut
Date: 06/04/2025 Drawn by: RM Job no: 1
Checked by: AAR0, Sheet no: 2 OF 2
Scale: TEXT

Revisions:			
No.	Date	Description	

Richard Marr
66 Claire Hill Road, Burlington CT 06013
Owner and General Contractor of 15 Peck Orchard Road

Phone (860) 970-7386
richard-marr1@comcast.net



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, 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: West Granby Road (16 Barn Door Hills)
Size of Parcel: 47.82 Zone: R2A Map/Lot: G-41/74/10 Current Use: Agriculture

Applicant's Name: Doug Baggott

Complete Address: 137 East Street South, Suffield, CT 06078

Daytime Phone: 860.306.4732 Evening Phone: Fax:

Email: northernvalleyfarms@gmail.com

Owner's Name: Town of Granby

If the owner is a corporation, or other non-individual entity, include the primary contact information

Complete Address: 15 North Granby Road

Phone Daytime Phone: Evening Phone: Fax:

Applicant's Representative:

Complete Address:

Daytime Phone: Evening Phone: Fax:

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): Maintain the agricultural field including: mowing edges of access; repairing and maintaining the access road; cutting back overgrown brush strategically; removing fall dead trees within the production area; maintaining an access path around the fields and the partial removal of invasive species.

Is any portion of the property located within 500 feet of an adjoining municipality? NO

Wetlands Located on Property (in square feet (sq. ft.)) Unknown Wetlands to be impacted (sq. ft.): Temp

Watercourses Located on Property? Yes Name or Type of Watercourse: W. Branch Salmon Brook

Are Proposed Activities Located within the 100-Year Floodplain? No but likely Floodway? No

Are there slopes with grades in excess of 15% located on the property? Yes, outside of work area

Do Proposed Activities Require Review by the PZC?

*****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

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

Request for Review Proposed Project Description – June 5, 2025

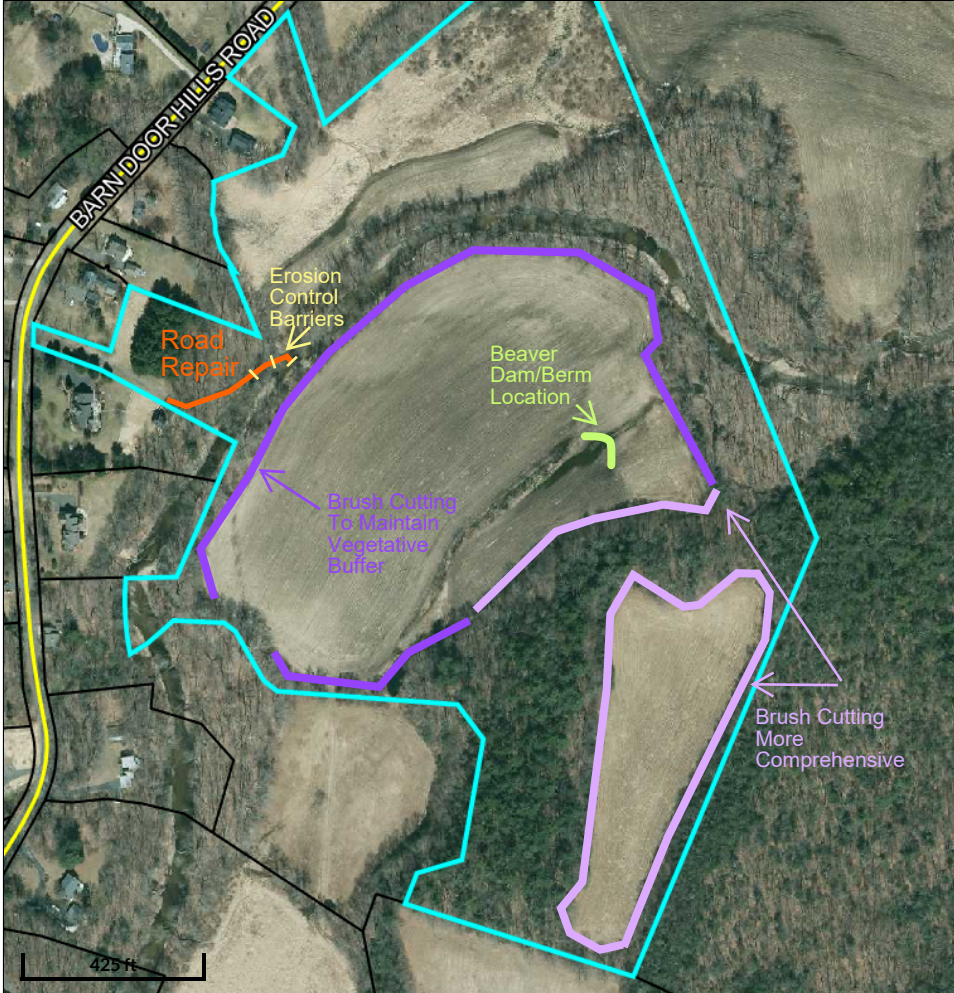
Location: 16 Barn Door Hills Road

Owner: Town of Granby, c/o Doug Baggott Lessee

The following requested improvements to the property are all requested under Section 4.1.a. which defines the farming activities that do not include filling, reclamation of wetlands or watercourses with continual flow, clear cutting, etc. This property is bisected by the West Branch of the Salmon Brook.

The following are the proposed activities related to farming that are proposed for your review and determination.

1. Mow along the edges of the existing driveway from Barn Door Hills Road. This outside of the regulated area in part, however, notification is being made and any comments are welcome. The intention of mowing is to keep back branches and woody vegetation so that the product and vehicles are not damaged when accessing the grow fields.
2. The driveway leading from Brush Hill Road to the Salmon Brook has become rutted, causing difficulties for transporting product to market. It is proposed that the existing driveway materials be reutilized to the maximum extent, grading the area to have a reasonable pitch to control water and as smooth of a service as possible.
 - a. Perimeter erosion controls will be maintained post improvements, through the second large rain event, in a manner to prevent any washout from the driveway to enter the Brook.
3. Many trees have fallen down into the field or along the edge of the field within the equestrian, vehicular access path that circles all fields. It is requested that select down trees, as reviewed with the Inland Wetlands and Watercourses Agent and Town Manager be removed from the fields and tucked into the edges to aid in creating microhabitat for local flora and fauna.
4. Over the winter and spring thaws appear to have created enough velocity was within the depression between both fields to cause a beaver to construct a small earthen dam, approximately 1-foot tall at the end of the tree line. This small impoundment is further impounding the agricultural field and does not appear to be being maintained, as flow through this area appears infrequent. It is requested that this start of a beaver dam be tilled back into the remainder of the field. It shall be noted that the majority of brush that is overgrowing the fields are invasive species like oriental bittersweet, autumn olive, multiflora rose including other species, the majority are non-native.
 - a. A general practice in maintaining agricultural fields is to cut back the forest as it starts to grow into the field. We would like to prevent this encroachment when time allows, likely during the summer/fall of 2025, maybe the following spring. All brush cutting activities will be initially supervised by the designated staff and daily inspections by staff completed during the brush cutting activities.
 - b. Brush along the Brook will be cut in a manner to preserve the hedge row to prevent any farming activities from blowing beyond the agricultural fields. Edges of the field whereas the Brook is not adjacent, more comprehensive brush cutting is proposed.



BARNDOR HILLS ROAD

Road Repair

Erosion Control Barriers

Beaver Dam/Berm Location

Brush Cutting To Maintain Vegetative Buffer

Brush Cutting More Comprehensive

425 ft



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

RECEIVED
 JUN 05 2025
 Granby Building
 Department

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: 87 Simsbury Rd. West Granby, Day St. South / Simsbury Rd.
 Size of Parcel: 5 ac. Zone: R50 Map/Lot: _____ Current Use: Vacant Church / Town Own

Applicant's Name: Steve Perry
 Complete Address: 41 Heather Lane, North Granby, 06060
 Daytime Phone: 313-283-0344 Evening Phone: 313-283-0344 Fax: _____
 Email: sperry335@gmail.com

Owner's Name: Town of Granby - Friends of Holcomb Farm
If the owner is a corporation, or other non-individual entity, include the primary contact information
 Complete Address: 113 Simsbury Rd, West Granby, 06090
 Phone Daytime Phone: 860-844-8416 Evening Phone: _____ Fax: _____

Applicant's Representative: _____
 Complete Address: _____
 Daytime Phone: _____ Evening Phone: _____ Fax: _____

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
Please see attached Project Name and Description Document

Is any portion of the property located within 500 feet of an adjoining municipality? NO
 Wetlands Located on Property (in square feet (sq. ft.)): 1761 Wetlands to be impacted (sq. ft.): ~314
 Watercourses Located on Property? yes Name or Type of Watercourse: West Branch 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? NO
 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: Steve Perry Date: 6/5/2025
 Owner's Signature: Michael P. Walsh Date: 6/5/2025
Town Manager

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

Project Name and Description

87 Simsbury Road Tree Removal

The Friends of Holcomb Farm (FOHF) request for review the removal of trees on the old West Granby Methodist Church property currently owned by the Town of Granby that will be leased to the FOHF. The church will be repurposed to become the future home of the FOHF CSA farm store and vegetable processing center.

The trees on the property are either dead or dying and pose risk to utilities, buildings and people. The list below outlines the work to be done. Please refer to the map showing pictures of the various trees and their locations. All work is to be done with minimal impact to the ground.

1. Northside dead spruces to be removed even to ground.
2. Two cedars next to build will be removed, saving any cedar logs in good shape, and stumps ground.
3. Two dying ash trees in the field are to be removed even to ground.
4. Southside dead spruces are to be removed even to ground.
5. Two dead ash trees to be removed even to the ground.

FORMER PROPERTY OF THE WEST GRANBY UNITED METHODIST CHURCH 87 SIMSBURY ROAD FEMA SPECIAL FLOOD HAZARD AREAS

334

Dead Spruce
Trees (Northside)

5 ac

Two Dying
Ash Trees

Two Dead
Ash Trees

Two Cedar
Trees

Dead Spruce
Trees (Southside)

West Branch Salmon Brook

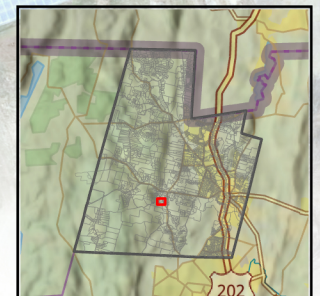
ZONE AE

- Holcomb Farm Trails
- Tree Removal
- FEMA Special Flood Hazard Areas

HOLCOMB FARM
FRIENDS OF HOLCOMB FARM



Source:
Parcel data obtained from the State of CT. 2023 Orthoimagery obtained from CT ECO. FEMA FIRM Data (9/2023) from FEMA.gov
Esri, NASA, NGA, USGS, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



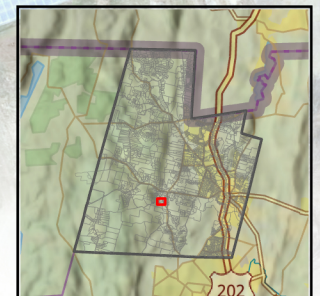
FORMER PROPERTY OF THE WEST GRANBY UNITED METHODIST CHURCH 87 SIMSBURY ROAD

- TOWN OWN PROPERTY -

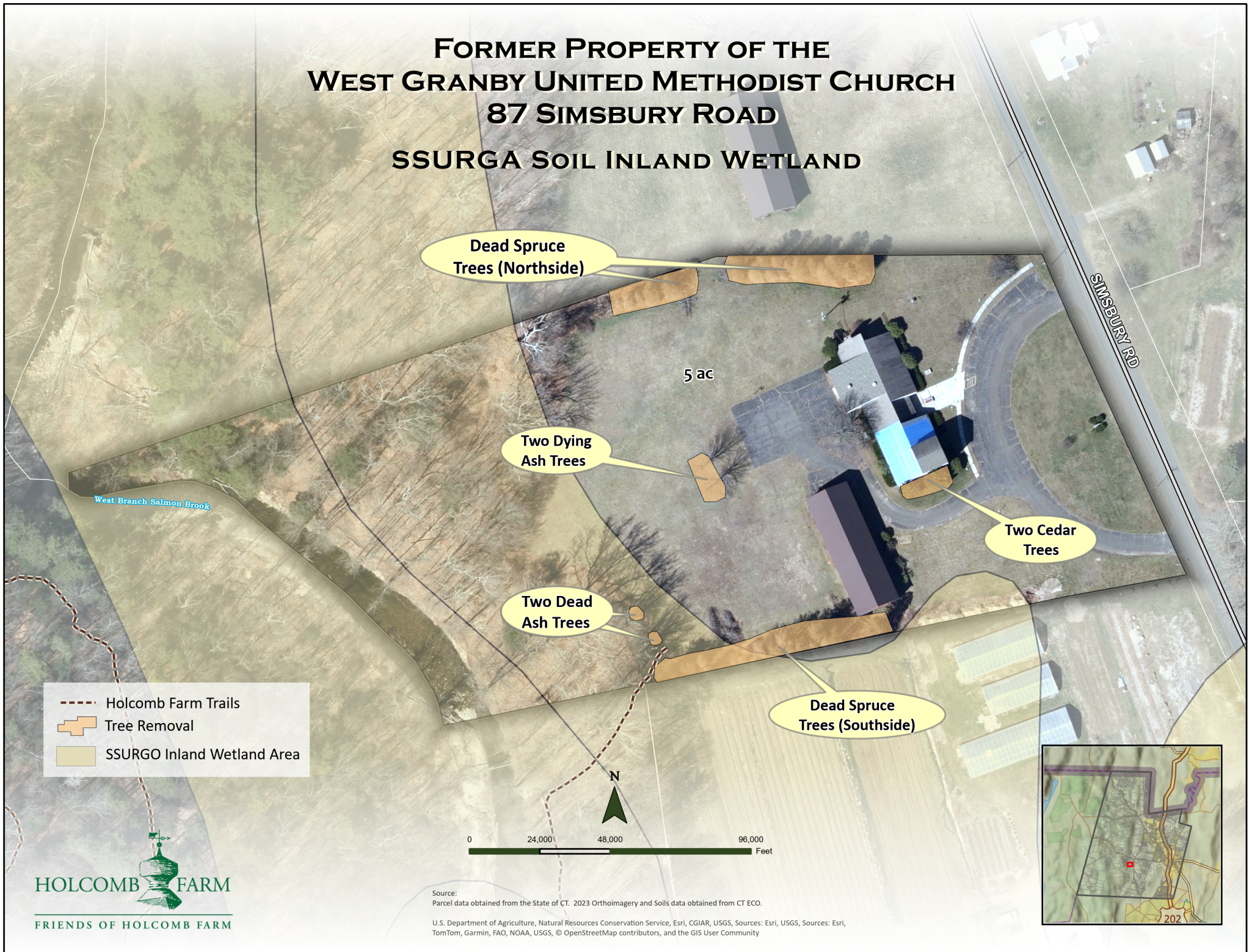
5 ac

West Branch Salmon Brook

----- Holcomb Farm Trails
Tree Removal



**FORMER PROPERTY OF THE
WEST GRANBY UNITED METHODIST CHURCH
87 SIMSBURY ROAD
SSURGA SOIL INLAND WETLAND**



FORMER PROPERTY OF THE WEST GRANBY UNITED METHODIST CHURCH 87 SIMSBURY ROAD SSURGA SOIL DRAINAGE

Dead Spruce
Trees (Northside)

5 ac

Two Dying
Ash Trees

Two Dead
Ash Trees

Two Cedar
Trees

Dead Spruce
Trees (Southside)

West Branch Salmon Brook

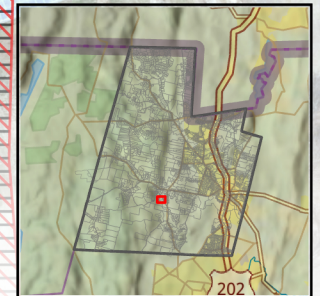
SIMSBURY RD

- Hydric Soil 1 - 32% (SSURGO)
- Well Drained Soil (SSURGO)
- SSURGO Inland Wetland Area



Source:
Parcel data obtained from the State of CT. 2023 Orthoimagery and Soils data obtained from CT ECO.

U.S. Department of Agriculture, Natural Resources Conservation Service, Esri, CGIAR, USGS, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



FORMER PROPERTY OF THE WEST GRANBY UNITED METHODIST CHURCH 87 SIMSBURY ROAD

- TOWN OWN PROPERTY -

Dead Spruce
Trees (Northside)

5 ac

Two Dying
Ash Trees

Two Dead
Ash Trees

Two Cedar
Trees

Dead Spruce
Trees (Southside)

West Branch Salmon Brook

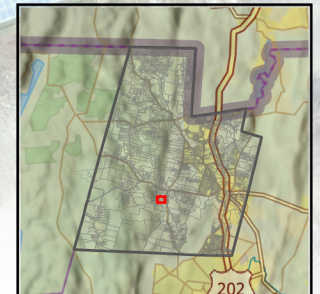
SIMSBURY RD

----- Holcomb Farm Trails
Tree Removal



Source:
Parcel data obtained from the State of CT. 2023 Orthoimagery obtained from CT ECO.

Esri, CGIAR, USGS, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





9

TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, 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: 157 Loomis
Size of Parcel: 2.125 Zone: _____ Map/Lot: _____ Current Use: FARM

Applicant's Name: SUSAN K OKIE
Complete Address: 147 LOOMIS
Daytime Phone: 8606704946 Evening Phone: _____ Fax: _____
Email: SUEOKIE@gmail.com

Owner's Name: SUSAN K OKIE
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 147 LOOMIS
Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

Applicant's Representative: NONE
Complete Address: _____
Daytime Phone: _____ Evening Phone: _____ Fax: _____

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
Placement of 8x12 AGRICULTURAL shed ON
reclaim base

Is any portion of the property located within 500 feet of an adjoining municipality? _____
Wetlands Located on Property (in square feet (sq. ft.)): _____ Wetlands to be impacted (sq. ft.): _____
Watercourses Located on Property? _____ Name or Type of Watercourse: _____
Are Proposed Activities Located within the 100-Year Floodplain? _____ Floodway? _____
Are there slopes with grades in excess of 15% located on the property? _____
Do Proposed Activities Require Review by the PZC? _____

*****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] Date: 21 MAY 25
Owner's Signature: [Signature] Date: _____

FOR OFFICE USE	
Application #: <u>n/a</u>	Date Submitted: <u>5/21/25</u>
Fee amt./Check or Cash: <u>n/a</u>	Date of Receipt: _____
Agent Ruling: Non-regulated activity per Section 4.1a	Date Approved/Denied: <u>[Signature]</u>

See Reverse Side for Conditions of Approval or Reason for Denial

ASSESSORS LOT 55
#167 LOOMIS STREET
N/F RICHARD + LORAIN R. WINIARSKI
VOL 139 P 510

ASSESSORS LOT 54
#163 LOOMIS STREET
N/F JARED M. + ANDREA M. BURNS
VOL 412 P 527

EXIST POND
WATER ELEVATION = 72.19

ASSESSORS LOT 50
#147 LOOMIS STREET
N/F THE SUSANK K. OKIE
REVOCABLE TRUST
VOL 427 P 354

ASSESSORS LOT 52
#153 LOOMIS STREET
N/F CHRISTOPHER M. + KIMBERLY L. BECKER
VOL 398 P 159

ASSESSORS LOT 51
#149 LOOMIS STREET
N/F CHRISTOPHER M. + KIMBERLY L. BECKER

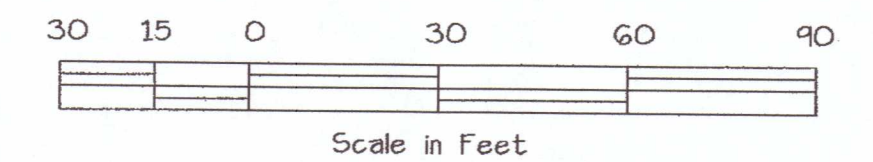
LINE DATA

LINE	BEARING	DISTANCE
L1	S 85°30'00" W	25.00'
L2	N 73°09'40" W	26.84'

BENCHMARK:
SPIKE IN 30" PINE
ELEV = 101.04

PROPOSED 25' WIDE DRAINAGE
RIGHT OF WAY IN FAVOR OF
TOWN OF GRANBY

BENCHMARK:
SPIKE IN SNET POLE #2547
ELEV = 109.05



FROM MAP REFERENCE #1

GENERAL NOTES :

1. LOT AREA = 92,500 S.F. OR 2.124 ACRES
2. ZONE = R2A - RURAL
3. ASSESSORS REFERENCE = MAP B-30 BLOCK 2 LOT 53
4. DEED REFERENCE = VOL 448 P 671
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE 'STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT' AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-422-4455.
9. EXISTING TOPOGRAPHY BASED ON MAP REFERENCE #2 DATUM AND FIELD VERIFIED BY DUFOUR SURVEYING LLC.
10. LIMIT OF INLAND WETLANDS SHOWN AS DELINEATED BY ERIC DAVISON, SOIL SCIENTIST AND FIELD VERIFIED BY DUFOUR SURVEYING LLC.

MAP REFERENCES :

1. 'FINAL SUBDIVISION PLAN, PROPERTY OF JOSEPH J. + ANGELA B. GRACE, WESTERLY SIDE OF LOOMIS STREET NORTH GRANBY, CONNECTICUT. SCALE:1"=100'. MAY 1972. REVISED 7/26/1972.' HENRY C. COTTON - L.S. #4143
2. 'RE-SUBDIVISION PLAN PREPARED FOR SUSAN K. OKIE, #145 + #147 LOOMIS STREET NORTH GRANBY, CONNECTICUT. SCALE:1"=60'. NOVEMBER 14 2008.' RONALD H. DUFOUR - L.S. #12319
3. 'BOUNDARY SURVEY PREPARED FOR EDWARD J. + SUSAN K. FRY, #145 + #147 LOOMIS STREET NORTH GRANBY, CONNECTICUT. SCALE:1"=60'. SEPTEMBER 14 2001.' RONALD H. DUFOUR - L.S. #12319
4. 'REAR LOT SUBDIVISION MAP PREPARED FOR MICHAEL + TERESA ESCH, 147 LOOMIS STREET NORTH GRANBY, CONNECTICUT. SCALE:1"=60'. JANUARY 20, 2000. REV 3-25-2000.' RONALD H. DUFOUR - L.S. #21319
5. 'LOT LINE REVISION MAP PREPARED FOR MICHAEL + TERESA ESCH, 147 LOOMIS STREET NORTH GRANBY, CONNECTICUT. SCALE:1"=60'. OCTOBER 25, 2000.' RONALD H. DUFOUR - L.S. #21319
6. 'PROPOSED IMPROVEMENTS PREPARED FOR KURT + MARGARET BURKHART 157 + 163 LOOMIS STREET GRANBY, CONNECTICUT. SCALE:1"=40'. MARCH 27, 2008.' DENNO LAND SURVEYING + CONSULTING, LLC



REVISED 5/4/2022, SHOW PROPOSED DRAINAGE R.O.W.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 + T-2 SURVEY, AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

DUFOUR
SURVEYING LLC

TOPOGRAPHIC SURVEY

PREPARED FOR: SUSAN K. OKIE		
ASSESSORS LOT 53 #157 LOOMIS STREET GRANBY, CONNECTICUT		
SCALE: 1"=30'	APPROVED: CARMINE J. MATRASCA - L.S. #70219	
DATE: 10-30-2021	JOB NO.: 21-65	FILE NO.: 21-65
DUFOUR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL CT 860-314-0502 860-738-0222		



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, 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: # 253 Loomis St. N. Granby CT 06060
 Size of Parcel: 210 acres Zone: _____ Map/Lot: _____ Current Use: Dismal Brook wildlife Preserve

Applicant's Name: Dave Emery (Granby Land Trust V.P.)
 Complete Address: # 71 Loomis St. N. Granby CT 06060
 Daytime Phone: 214-6055 Evening Phone: _____ Fax: _____
 Email: dweemery79@gmail.com

Owner's Name: Granby Land Trust
If the owner is a corporation, or other non-individual entity, include the primary contact information
 Complete Address: PO Box 23 Granby CT 06035
 Phone Daytime Phone: _____ Evening Phone: _____ Fax: _____

Applicant's Representative: _____
 Complete Address: _____
 Daytime Phone: _____ Evening Phone: _____ Fax: _____

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

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): _____
- see attached sheets -

Is any portion of the property located within 500 feet of an adjoining municipality? northern boundary is state line
 Wetlands Located on Property (in square feet (sq. ft.)): _____ Wetlands to be impacted (sq. ft.): _____
 Watercourses Located on Property? Yes Name or Type of Watercourse: Dismal Brook
 Are Proposed Activities Located within the 100-Year Floodplain? Yes Floodway? Not sure
 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: Dave Emery (GCT V.P.) Date: 4/24/2025
 Owner's Signature: Granby Land Trust Date: 4/24/2025

FOR OFFICE USE

Application #: n/a Date Submitted: 4/28/25
 Fee amt./Check or Cash: n/a Date of Receipt: _____
 Agent Ruling: 4.2.a non-regulated activity Date Approved/Denied: See Konec

See Reverse Side for Conditions of Approval or Reason for Denial



In 2020, The Granby Land Trust (GLT) opened the Dismal Brook Wildlife Preserve (DBWP). There are two bridges on the property that cross Dismal Brook and both were constructed with input from wetlands officer Kate Bednaz. The southernmost of the two bridges is a vehicle bridge, while a bridge designed only for foot traffic (picture #1) crosses Dismal Brook a few hundred yards upstream (north) of the vehicle bridge (see maps #1 and #2).

During the early spring of 2025, beaver activity surged in the vicinity of the footbridge. In a matter of a couple of weeks, beavers constructed a 4' high dam at the upstream side of the footbridge (picture #2). The resulting impoundment flooded a significant portion of the DBWP's north marsh. The GLT celebrates this addition of wetland habitat while simultaneously confronting the fact that the integrity of the footbridge is now threatened. The precarious situation at the footbridge was exacerbated when an unknown individual pulled beaver debris from the dam in two locations immediately adjacent to the ends of the bridge. The resultant scouring of the sand and gravel surrounding the two sonotubes on each side, that serve as the supports for the bridge, was severe, particularly on the west side (picture #3).

The solution proposed by the GLT is twofold. In the short term, we have a crew that removes by hand a two foot by two foot section of the center of the dam each morning in order to relieve pressure associated with the high water level. Every night the beavers repair the gap we have created and the process begins anew. Our plan is to buy time while we come up with a longer term solution in the form of a "beaver deceiver" device to manage the level of the beaver impoundment (diagram #1 and picture #4). The hope is that the water level can be maintained roughly two feet higher than it was before the beavers began work, which would be two feet lower than the maximum level that threatened the footbridge. This compromise will result in more wetland habitat upstream and allow the beavers to continue their various activities unmolested while also securing the integrity of the footbridge.

THINGS YOU CAN DO TO REDUCE THE RISK OF CONFLICT

Reduce risks to people

- Do not approach a beaver or its lodge/den. Avoid physical contact with beavers and their feces.
- If you encounter a beaver that appears sick or injured, make note of its location and report it to a conservation officer.
- Prior to drinking any water in which beavers may be found, boil it for a minimum of one minute or ensure it has been adequately filtered or chemically treated.
- When handling harvested beavers, use good quality rubber gloves and thoroughly wash your hands with soap and water after handling beavers or coming into contact with water where they may be present.

Reduce risks to valued trees and plants

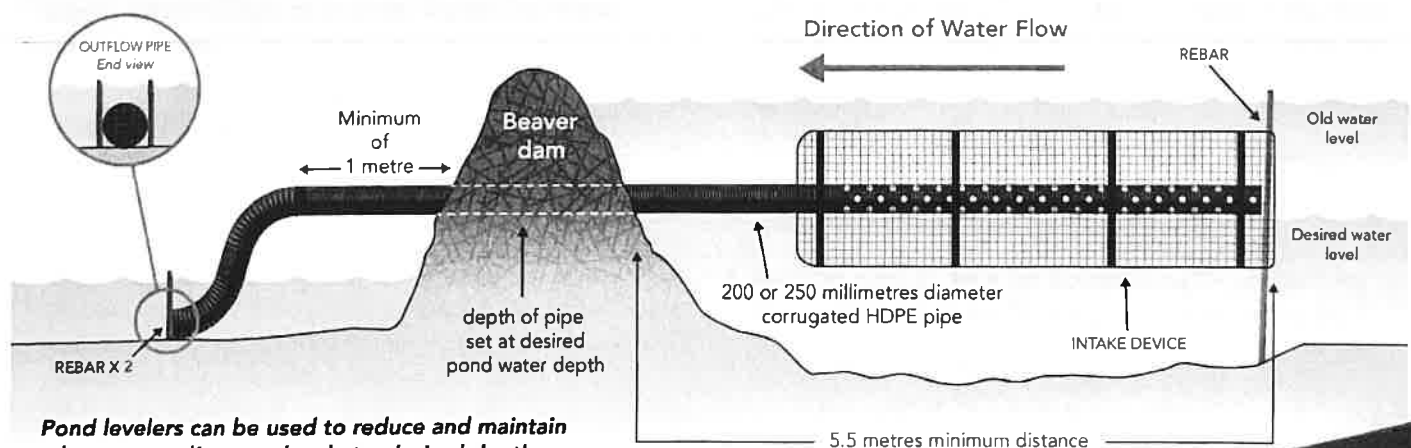
- Wire mesh fencing can be installed around the base of an individual tree, or a group of trees or plants for protection from beaver damage. Mesh is recommended to be four, six, or eight gauge, with openings not larger than 10 centimetres by 10 centimetres, and a minimum height of 1.5 metres. Fencing should be installed in contact with the ground and secured with landscaping staples. When fencing individual trees, be sure to allow space between the trunk and the fencing for the tree's growth.
- Electric fencing can be installed at a height of 10 centimetres above the ground to protect a group of trees or plants.

Reduce the risk of beaver dams causing flood damage to adjacent land and infrastructure

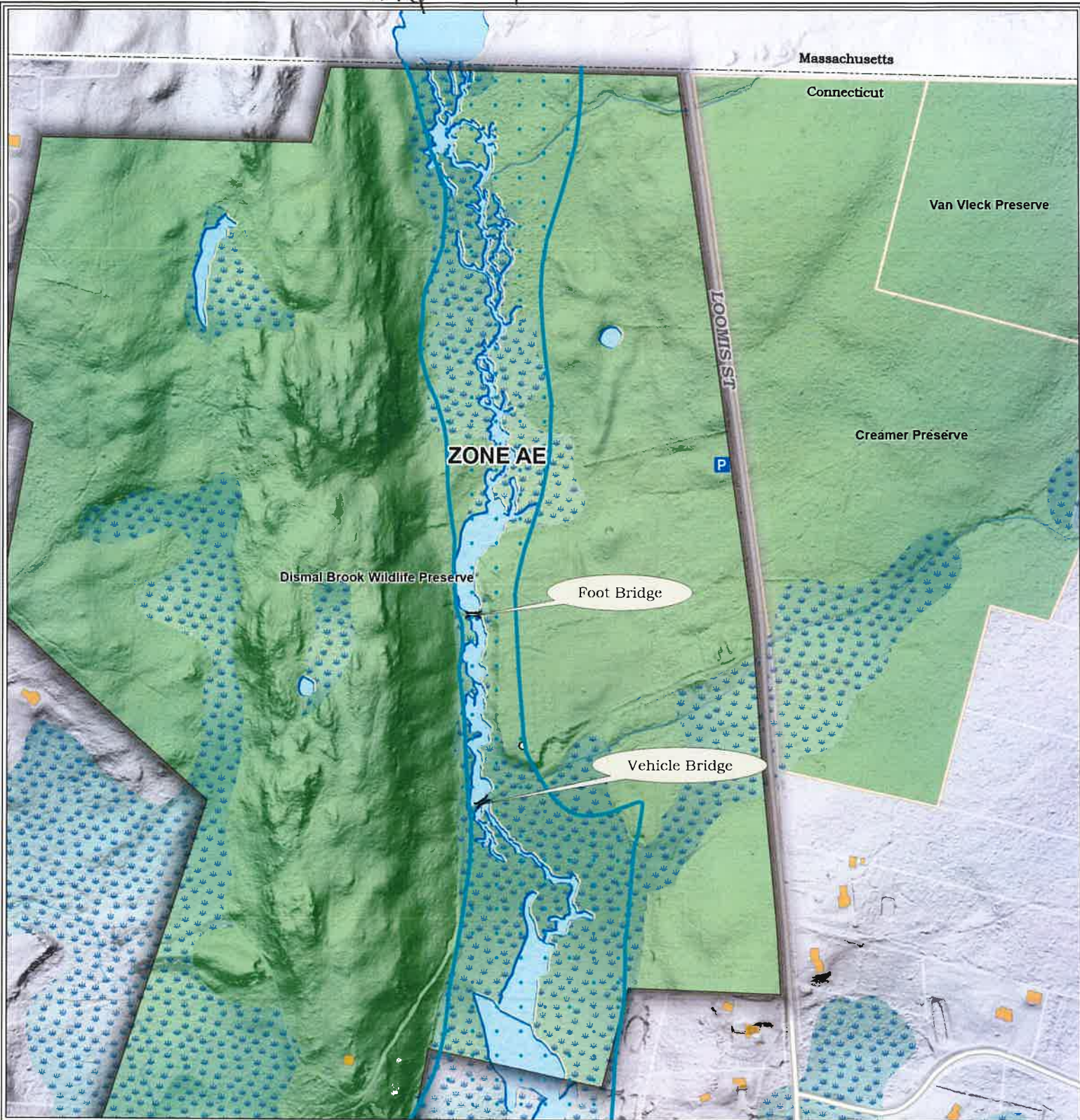
Install pond levelers

- A pond leveler reduces and maintains pond water to a desired level. The pond leveler should be installed at a level that (1) allows the resident beavers to thrive (typically a minimum depth of about one metre at the beaver lodge entrance), and (2) prevents the pond waters from negatively impacting adjacent land or infrastructure.
- Written authorization for the use of a pond leveler may be required before installation. Contact a conservation officer to request authorization. You will need to provide a legal land description of the desired location.
- A pond leveler can be installed through a beaver dam or into a culvert.
- The multiple holes on the pond leveler intake end allow for the slow, quiet movement of water, and discourage damming behaviour by a beaver. Studies have shown that beaver damming behaviour is stimulated by the sound of running water, and when that sound is removed, a beaver is not motivated to build or repair a dam.
- The screened intake area of the leveler keeps debris out and discourages plugging. Pond levelers typically need some maintenance to ensure the screened intake area stays sufficiently clear of debris to allow adequate water-flow. Pond levelers are considered to be a longer-term solution for dam management, and with maintenance, can be effective for several years.
- Instructions for the construction and installation of pond levelers are available from provincial wildlife staff (wildlife@gov.mb.ca).

POND LEVELER

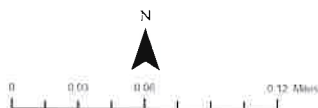


Map # 1



- 1% Annual Chance Floodplain Boundary (100 yr flood)
- ▨ DFIRM Special Flood Hazard Areas
- ~ NWI 2010 Wetlands
- Buildings

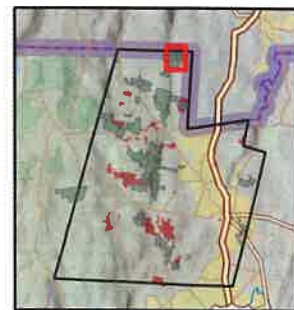
GRANBY LAND TRUST Dismal Brook Wildlife Preserve Beaver Dam Work



Source:
Parcel data obtained from the State of CT, Planimetric and NWI Wetlands obtained from CT ECO,
DFIRM data obtained from FEMA - <https://floodmaps.fema.gov/NFHL/status.shtml>

Disclaimer:
This map is for illustration purposes only. The Granby Land Trust, participating local municipalities
and its mapping contractors assume no legal responsibilities for the information contained herein.

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-  NWI 2010 Wetlands
-  Buildings

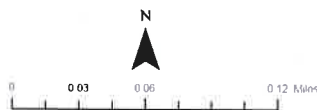


Print Date: 4/26/2025

GRANBY LAND TRUST

Dismal Brook Wildlife Preserve

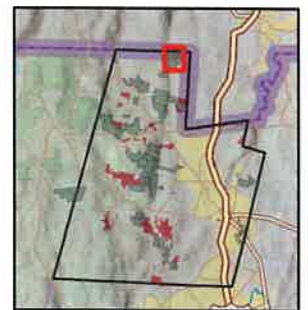
Beaver Dam Work



Source:
Parcel data obtained from the State of CT. Planimetrics and NWI Wetlands obtained from CT ECO.

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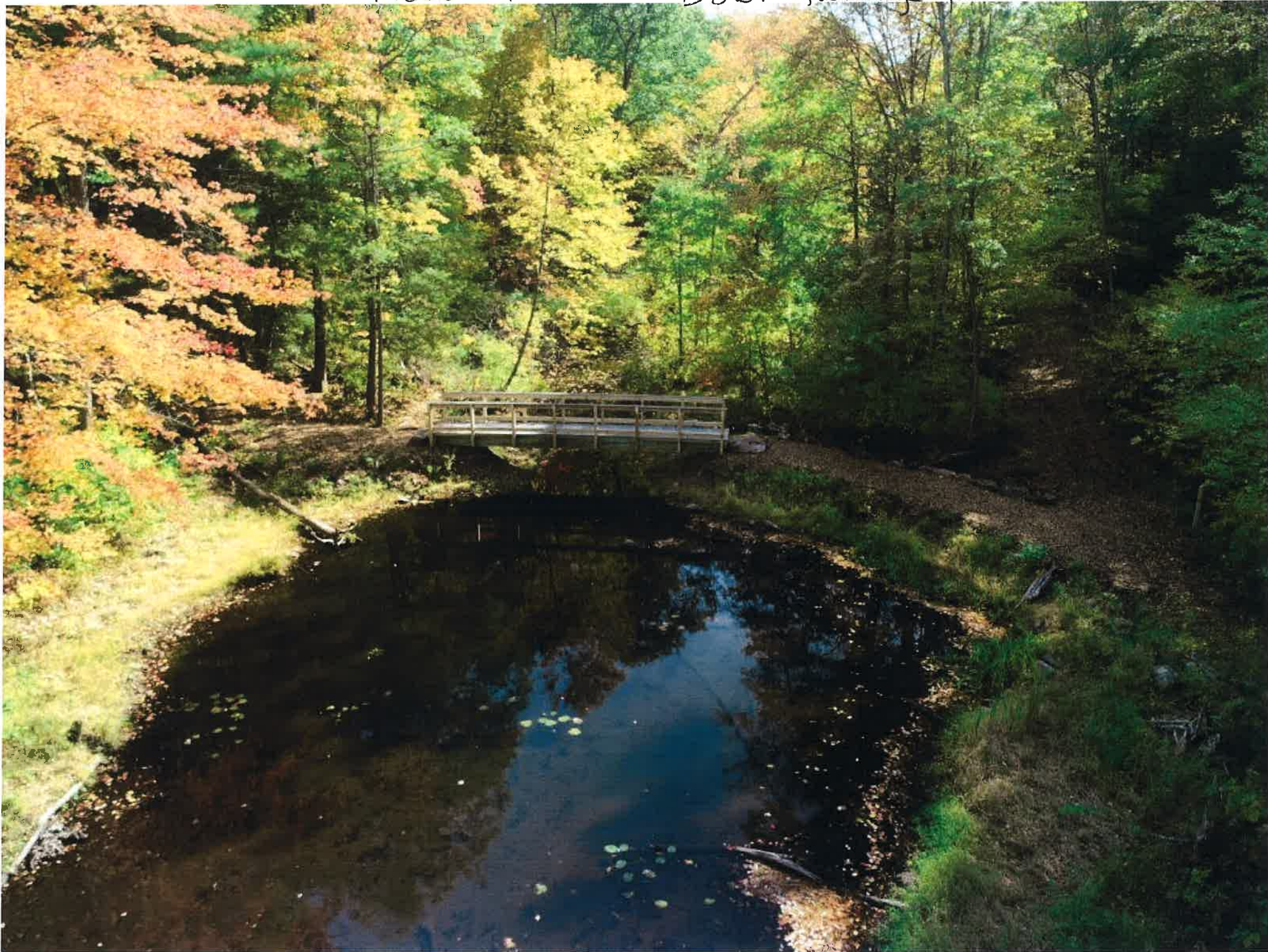
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 **SPERRY**
GEOSPATIAL, LLC
Mapping the Answers to Your Questions

Picture #1

DBWP footbridge prior to beaver dam



Picture #2

GLT worker
clears beaver
debris from
underside of
DBWP footbridge



Neatly exposed sonotubes
at west end of DBWP
footbridge.



Picture #3

Picture # 4

leveler pipe



metal
cage around
upstream pipe
opening

GLT representatives
visit "beaver
deciever" in
action within
Granville State
Forest.

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

February 14, 2025

Marko Lamaj
9 Hoskins Road
Simsbury, CT 06070

RE: 310R Salmon Brook Street – M. Lamaj – Permit request to construct a rear deck, create a patio area and block wall in front of the house, and conduct site and driveway improvements within a regulated area.

Dear Mr. Lamaj:

Please be advised that on February 13, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the application and supporting documentation received to date.

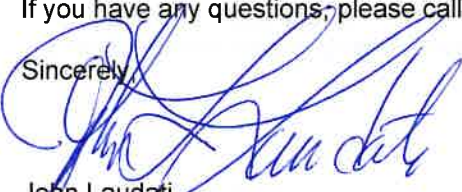
The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.
2. It shall be noted that work has been completed prior to the submission of the associated permit application. Mitigation activities associated with this work shall be completed in accordance with the Enforcement Order letter dated January 7, 2025, as upheld and per any formal amendments by the Granby IWWC.
3. Prior to the start of work the applicant shall reimburse the Town of Granby for all payments made to the Town Wetlands Officer for monitoring the development for compliance with this approval. The applicant will reimburse the Town at a rate of \$100 per hour for the services of the Town Wetlands Officer. The applicant shall deposit with the Town of Granby the sum of \$500.00 to be applied to the costs as described herein. Should the costs exceed this amount the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this condition, the term Town Wetlands Officer includes any person or firm so designated by the Director of Community Development for the purposes of monitoring the development activities to assure compliance with this approval and the IWWC Regulations.
4. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal. Additional erosion controls shall be installed as necessary along the project route to prevent sedimentation migration. This may include but not be limited to mulch and barrier controls.
5. All work shall be in conformance with this approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

6. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to be installed, as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
7. Excavated soils shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil to be removed from the property.
8. The applicant shall install 3-4 soil stabilizing native shrubs, to be approved by the IWWC or their designated agent, between the back deck and bank of the brook.
9. This permit is valid for a period of 5-years from the date of issuance.
10. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call me at your earliest convenience.

Sincerely,



John Laudati
Granby IWWC Chairman

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 IWWC, 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