

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

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

**Zoom:** <https://us02web.zoom.us/j/82675987826?pwd=98fCg9EVEx7FxbEWIeYgZ72kv2aou7.1>

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

**Meeting ID:** 826 7598 7826

**Passcode:** 048128

1. Call to Order
2. Action on the minutes of September 10, 2025
3. Permit Requests
  - a. 230 Granville Road – N. LaBrecque – Permit request to conduct repairs to an existing driveway and natural stone retaining walls due to erosion within a regulated area. (Continued from 9/10/25)
4. Bond Reduction Request for 188 Day Street Subdivision
5. Request for Review
  - a. 170 North Granby – J. Coward c/o Congamond Properties, LLC – RFR to restore an existing farm field due to erosion.
  - b. 2 Silver Brook Lane – T. Proctor – RFR to conduct pond maintenance and install a pond leveler due to beaver damage.
6. Show Cause Hearing
  - a. 142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.
7. Agent Report and Correspondence
  - a. 188 Day Street – K. MacNaughton c/o Peak Mountain Development, LLC – Permit request to modify an existing permit for a 7-lot single family residential subdivision and associated site work within a regulated area. Authorized Agent approval 09/17/25.
  - b. 361 Salmon Brook Street – S. Smith – Permit request to install at 192 square foot prefabricated shed on crushed stone within a regulated area. Authorized Agent approval 10/2/25.
  - c. 15 Indian Hill Drive – D. Notarangelo – Permit request to modify an existing permit for a 648 sq. ft. inground swimming pool and associated site improvements within a regulated area, to include an 18’ x 12’ prefabricated shed. Authorized Agent approval 10/2/25.
8. Commissioner Reports and Correspondence
9. Adjourn

*Please note: Any person who wishes to provide materials for display on the video monitors at an IWWC meeting where such monitors are being used to videoconference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the IWWC. Zip drive, memory sticks and other data storage devices will not be accepted.*



**MEETING MINUTES**  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Wednesday, September 10, 2025, at 7:00 pm

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

**ALSO PRESENT:** IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre

**1. Call to Order**

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

**2. Action on the minutes of August 13, 2025**

**ON A MOTION** by A. Locke seconded by F. Jones, the Commission voted 6-0-0 to approve the August 13, 2025, minutes, with the following amendment:

- a. To add the following language at the end of the second motion under Agenda Item#5a, *“motion failed”*.

**3. Permit Requests**

- a. **215 Salmon Brook Street – Town of Granby – Permit request to install a walkway/ramp from the Salmon Brook Park House to the bandshell with an associated concrete block wall within a regulated area.**

The Town of Granby proposes to construct a walking path and ramp from the Salmon Brook Park House to the bandshell, which is located within a regulated area. This project would enable easier access to the bandshell, as currently there is no sidewalk extending to the bandshell. Furthermore, the bandshell is not at grade so to access it, there is a high step up. Silt fence is proposed on both sides of the construction area between the structures, and staff indicated that there are no concerns regarding potential wetland impact.

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

- b. **230 Granville Road – N. LaBrecque – Permit request to conduct repairs to an existing driveway and natural stone retaining walls due to erosion within a regulated area.**

Applicant and property owner Nolan LaBrecque was present to discuss the application and answer any questions the Commission had. He purchased the property in 2021 and is looking to reconfigure his existing u-shaped driveway in order to address drainage and erosion concerns. There are two existing natural stone walls that are in disrepair, which will be restructured in conjunction with site grading. The house is situated at a lower grade from the state road and is surrounded by Salmon Brook to the rear. K. Bednaz will coordinate with the applicant to conduct a site visit and discuss the application in further detail in preparation for next month’s meeting. The Commission received and continued the application to the next regular meeting.



4. **Agent Report and Correspondence**

- a. **10R Eric Drive – R. Broderick – Permit request to modify an existing permit to construct a 10’x 45’ overhang addition of an existing 1,800 square foot Morton building within a regulated area.**

The applicant previously received approval to construct an 1,800 square foot detached garage on his property. An application was submitted to add a 10’x45’ lean-to to the structure, along with the placement of a 22’x6’ woodshed at the rear of the building. All the proposed improvements are within the upland review area and the Authorized Agent approved the application August 19, 2025.

- b. **Failed Motion to Approve: 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.**

Since the last meeting, the Town Attorney was consulted regarding this application. He stated that the failure of a motion to approve an application is considered a denial of the application, and reasons for denial will be found in the record. As the application has been acted upon, there is no need for further discussion.

- c. **CRCOG Fall Housing Workshops: 9/24 and 10/16**

The Capitol Region Council of Governments is holding two housing workshops this fall as part of a regional housing strategy to address housing concerns. A flyer was provided to the Commissioners at the meeting.

K. Bednaz stated that she and Sue Okie have been conducting site inspections about every two weeks at the Station 280 Apartment Complex, and the uncovered dumpster causing concern with has been removed.

5. **Commissioner Reports and Correspondence**

None

6. **Adjourn**

**ON A MOTION** by A. Locke seconded by D. Tolli, the Commission voted 6-0-0 to adjourn the meeting at 7:22 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: October 2, 2025

RE: Overview and Status of IWWC Applications

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

### **Permit Requests**

**230 Granville Road – N. LaBrecque - Permit request to conduct repairs to an existing driveway and natural stone retaining walls due to erosion within a regulated area. (Received 9/10/2025)**

The applicant proposes to repair an existing driveway. This will include changes to grading and the construction of a retaining wall. This work is primarily needed to address runoff and drainage issues on the property. The proposed work is within a regulated area as shown on the online wetlands map, therefore a permit is required.

The applicant will be at the meeting to explain the proposed work and answer any questions the Commission may have. The application was received on September 10, 2025. The Commission can act on this application at the October meeting. A draft approval letter is included for consideration.

### **Other Requests**

#### **Bond Reduction Request for 188 Day Street Subdivision**

The IWWC approved a 7-lot subdivision at the May meeting. As is standard with development approvals, there was a requirement that the applicant submit a bond to cover the cost of inspections by the IWWC Agent. The bond amount approved was \$8,000. The applicant is requesting a reduced amount, please refer to the applicant's letter in the meeting packet. For the Commission's reference, the current rate for the IWWC Agent is \$100/hour. Other development approvals required \$5,000 for Cider Mill Heights, Harness Way, and Station 280—the rate at the time of approval for those applications was \$90/hour.

### **Request for Review**

**170 North Granby – J. Coward c/o Congamond Properties, LLC – RFR to restore an existing farm field due to erosion.**



The applicant has submitted a request for review for a jurisdictional ruling that the proposed activity is exempt from the regulations. The applicant owns 170 North Granby Road, which is a farm. As outlined in the RFR, flooding washed topsoil from one of the farm fields. The applicant is working to restore the field. He is also proposing to remove storm debris from the area. The Commission is to be asked to consider these activities and make a determination if they are permitted as of right.

**2 Silver Brook Lane – T. Proctor – RFR to conduct pond maintenance and install a pond leveler due to beaver damage.**

There is a fire pond located on 2 Silver Brook Lane. A beaver has constructed a dam, which has increased the pond level and is therefore impacting the property. The applicant has contacted Beaver Solutions and they propose the installation of a pond leveler. A request for review has been submitted and the Commission is asked to make a determination if this activity is permitted as of right.

**Show Cause Hearing**

**142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit**

In 2024, the applicant submitted an RFR for timber harvesting at 142R and 186 Case Street. The IWWC determined that this was permitted as of right and signed off on the RFR. Town staff was recently contacted regarding activities at 142R and 186 Case Street and upon further investigation, it was determined that those activities exceeded what was allowed under the RFR. An Enforcement Order has been issued and a show cause hearing has been scheduled for October 8, 2025..

**Agent Report and Correspondence**

**188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit request to modify an existing permit for a 7-lot single family residential subdivision and associated site work within a regulated area. Authorized Agent approval.**

The IWWC approved an application for a 7-lot subdivision at 188 Day Street in May. Following the Commission's approval, the applicant applied to the Planning and Zoning Commission (PZC) for subdivision approval. As part of that application process, the location of the shared driveway between lots 6 and 7 changed, additional plantings were added to the conservation/streetscape buffer area, and there were some grading changes between the lots. Following PZC approval, the applicant submitted the modifications to the Wetlands Agent for review. The Agent reviewed and approved the changes, all of which were in the upland review area and minor in nature.

**361 Salmon Brook Street – Steven Smith – Permit request to install at 192 square foot prefabricated shed on crushed stone within a regulated area. Authorized Agent approval.**

The applicant submitted a permit application to install a 192 square foot shed. The shed is to be placed on crushed stone in a grass area adjacent to the driveway. The location is within the upland review area. The Agent reviewed and approved the application



**15 Indian Hill Drive – Vernon Poolman – Permit request to modify an existing permit for a 648 sq. ft. inground swimming pool and associated site improvements within a regulated area, to include an 18' x 12' prefabricated shed. Authorized Agent approval.**

The applicant previously received approval to construct a swimming pool and patio within the upland review area. He submitted a modification request to add a 216 shed. The shed will be located adjacent to the pool patio and in line with the proposed fence. The Agent reviewed and approved the application.



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

October 8, 2025

Nolan Labrecque  
230 Granville Road  
North Granby, CT 06060

RE: 230 Granville Road – N. LaBrecque – Permit request to conduct repairs to an existing driveway and natural stone retaining walls due to erosion within a regulated area.

Dear Mr. Labrecque:

Please be advised that on October 8, 2025, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application as referenced above with the following conditions:

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. No materials may be deposited outside of the work area, on the project site without written approval from the IWWC or their designated Agent.
5. 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.
6. 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.
7. This permit is valid for a period of 5-years from the date of issuance.
8. 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 Chair



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**Re: 230 Granville Road - IWWC Application**

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**From** nolan joe <joe.nolan12@gmail.com>  
**Date** Mon 9/15/2025 9:37 PM  
**To** Granby Wetlands Agent <wetlandsagent@granby-ct.gov>  
**Cc** Renee Deltenre <RDeltenre@granby-ct.gov>

**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.

I am writing to outline the plan for work on my driveway at 230 Granville Rd, North Granby.

- The driveway is included in a 10-year paving plan, so it will not be paved at this time.
- The side driveway will remain untouched. No additional material will be added until the state completes the curb at the top of the driveway. Once the curb is fixed and road water cannot cause sediment run-off, grass will be planted to stabilize the ground.
- A sediment retention device will be laid out along the side driveway to the corner of the house to prevent runoff.
- Three-quarter inch trap rock and driveway stone will be brought in for the top layer of the main driveway as an interim surface until paving occurs in the future.
- If additional fill is required, it will be sourced from Woodger's Farm up the road and will be clean, free of weeds and debris.

Please let me know if you need any additional details, approvals, or documentation regarding this plan.

Thank you for your time and guidance.

Sincerely,  
Nolan Labrecque  
4138015205

Sent from my iPhone

On Sep 11, 2025, at 11:33, nolan joe <joe.nolan12@gmail.com> wrote:

Yes Saturday morning works well.



10:51



2 Messages

< Inbox

Customer Care Cente...



Kyle C Case

10:20

To: joe.nolan12@gmail.com >



## FW: Customer Care Center Request - Drainage Concerns - Granby - 62292

Hi,

I received the customer care center request below and have reviewed the issue noted. East Granby Maintenance will fill the south side of the southern driveway to prevent water from entering there and they will also patch the northern driveway apron to prevent water from entering that driveway.

Thank you,

**KYLE CASE, P.E.**

**Transportation Engineer III**

Connecticut Department of Transportation

District 4 Special Services

Phone: [203-591-3629](tel:203-591-3629)

[kyle.case@ct.gov](mailto:kyle.case@ct.gov)



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**From:** DOT.CustomerCare

<[DOT.CustomerCare@ct.gov](mailto:DOT.CustomerCare@ct.gov)>





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

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

September 23, 2025

RE: Breezy Meadow Subdivision  
188 Day Street

REQUEST FOR MODIFICATION OF APPROVED PLANS

Dear Commissioners,

On May 29, 2025, we received approval from the IWWC for a Wetland Permit for the above referenced Subdivision and on September 17, 2025, that approval was modified by the Commission.

Item #4 of the Conditions of Approval call for us to deposit with the Town of Granby \$8,000 to cover the costs of monitoring the development activities on site relating to the wetlands.

This requirement was never discussed with us by either the Commission or the Wetland Agent prior to our approval and we were only made aware of this requirement when we received the Approval Letter from the Commission.

We have no objection to paying for these monitoring costs, however, we feel that the required deposit amount of \$8,000 is excessive. At the prescribed rate of \$100 per hour and a typical inspection taking no more than 1 hour (or 1 ½ at most) and the term of the inspections being only two years (See Item #8) it is unlikely that there would be more than 10 or 15 inspections.

We request that the IWWC modify their Permit Approval Item #4 reducing the required deposit from \$8,000 to \$3,000.

Your assistance in this matter is appreciated.

Sincerely,

Kirk MacNaughton, Manager





**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: 170 North Granby Rd / Mechanicsville Rd  
 Size of Parcel: 65 ACRES Zone: \_\_\_\_\_ Map/Lot: 157R Current Use: AGRICULTURE

Applicant's Name: CONGAMOND Properties LLC  
 Complete Address: 13 CONGAMOND RD SOUTHWICK, MA 01077  
 Daytime Phone: 413 537-1411 Evening Phone: 413 537-1411 Fax: \_\_\_\_\_  
 Email: JCOW65@MSN.COM

Owner's Name: JOHN COWARD  
*If the owner is a corporation, or other non-individual entity, include the primary contact information*  
 Complete Address: 13 CONGAMOND RD  
 Phone Daytime Phone: 413 537-1411 Evening Phone: 413 537-1411 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.):  
Field restoration restore topsoil to west side of field that was brought down into the flood plain in 2023 from the summer flooding rains. Also remove storm debris from AREA.

Is any portion of the property located within 500 feet of an adjoining municipality? NO  
 Wetlands Located on Property (in square feet (sq. ft.)): \_\_\_\_\_ Wetlands to be impacted (sq. ft.): \_\_\_\_\_  
 Watercourses Located on Property? \_\_\_\_\_ Name or Type of Watercourse: SALMON BROOK  
 Are Proposed Activities Located within the 100-Year Floodplain? YES Floodway? \_\_\_\_\_  
 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: John D. Coward Date: 9/11/2025  
 Owner's Signature: John D. Coward Date: 9/11/2025

FOR OFFICE USE	
Application #: <u>n/a</u>	Date Submitted: <u>9-11-25</u>
Fee amt./Check or Cash: <u>n/a</u>	Date of Receipt: _____
Agent Ruling: _____	Date Approved/Denied: _____

See Reverse Side for Conditions of Approval or Reason for Denial

See  
ATTACH  
MENT





we will also be working with USDA-NRCS in updating our conservation plan to help mitigate future problems with erosion of the field that keeps getting worse with subsequent storms.



1:17



Town of Granby, CT

☰

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Report

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#1 = Soil to Remediate

#2 Soil Area Lost to Flooding

MECHANICSVILLE RD

POWERED BY esri

985127.72, 916155.70

Parcel ID ~~100543~~ 774

Location ~~141 WELLS RD~~ 170 NORTH Granby Rd

[View Assessor website](#)

View: [Report](#) | [Google Maps](#)

public.schneidercorp.com







**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: 2 Silver Brook Ln  
Size of Parcel: 9.09 ac Zone: R2A Map/Lot: A-30/2/100 Current Use: Residential

Applicant's Name: Toby Proctor  
Complete Address: 2 Silver Brook Ln  
Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: thomas.proctor@yahoo.com

Owner's Name: Same as applicant  
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: \_\_\_\_\_  
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

Is any portion of the property located within 500 feet of an adjoining municipality? no  
Wetlands Located on Property (in square feet (sq. ft.)): 42,800 Wetlands to be impacted (sq. ft.): 0  
Watercourses Located on Property? yes Name or Type of Watercourse: 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: \_\_\_\_\_ Date: 9/29/25  
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



## Project Narrative

*Approved Subdivision Plan*





### *Dam Location*

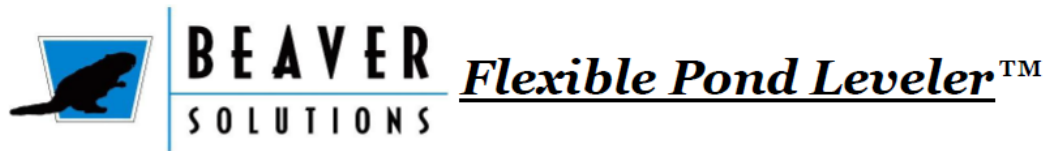
Red – Approximate dam location

Blue outline – pond area, post-dam

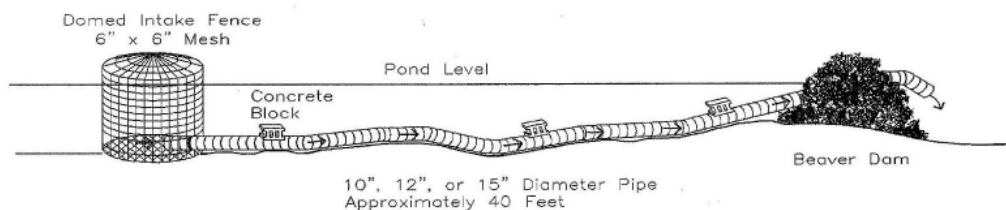




## Information Sheet



When flooding from a beaver dam threatens human property, health or safety, a Beaver Solutions Flexible Pond Leveler™ pipe system can be a very effective solution. This flow device will create a permanent leak through the beaver dam that the beavers cannot stop. This eliminates the need for repeated trapping despite the presence of beavers.



In order for these pipe systems to be effective, they must be designed so that beavers cannot detect the flow of water into the pipe. The Flexible Pond Leveler™ does this by surrounding the submerged intake of the pipe with a large cylinder of fencing which is placed in as deep water as possible. This prevents the beavers from detecting the flow of water into the pipe. As a result, the beavers do not try to clog the pipe, and a safe water level can be maintained.

The height of the pipe in the dam determines the pond level (see diagram). Water will flow through the pipe unless the pond level drops below the peak of the pipe. The pipe is set in the dam at the desired pond level, and can be adjusted up or down if necessary.

Unlike road culverts, Flexible Pond Leveler™ pipes do not need to be sized to handle catastrophic storm events because heavy storm runoff will simply flow over the top of the dam. Following the storm the pipe will return the pond to the normal level.

When installing a pipe system it is very important to lower a pond only enough to protect human interests. The more a pond is lowered the more likely it is beavers will build a new dam to render the pipe ineffective. Lowering a beaver pond by up to one vertical foot is generally not a problem.

Whenever a freestanding dam must be lowered by two feet or more, a single round of trapping may be needed prior to installing the pipe. Following trapping new beavers relocating into the area are more likely to tolerate the smaller pond without new problematic dam building because they do not have the memory of the larger pond.

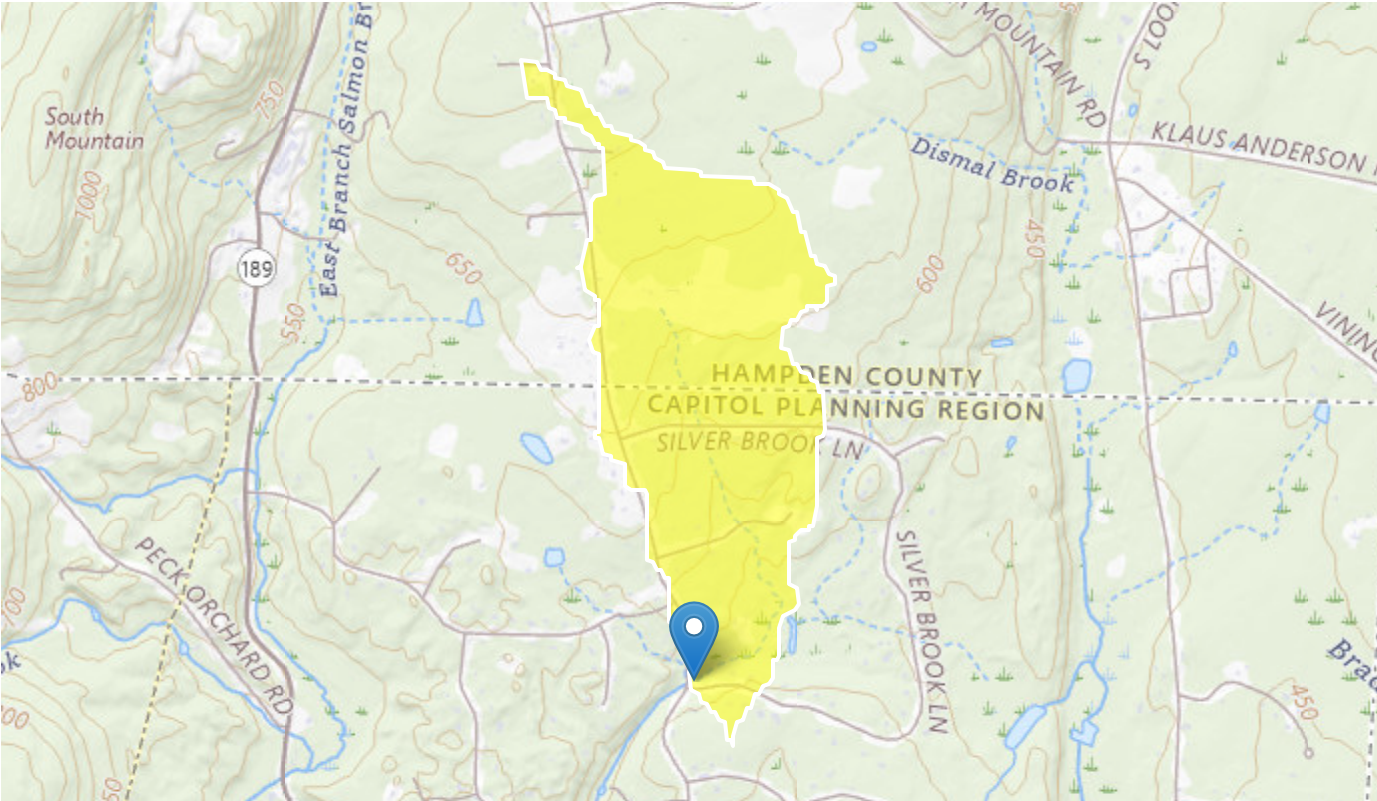
With routine maintenance this flow device will remain effective for many years. Since our customer's satisfaction and our reputation are very important to us, we offer an optional low cost Maintenance Plan which includes our "Worry-Free Guarantee" at no additional cost. However, if you prefer to do the maintenance, we are always available to answer any questions at no charge because we are committed to long term success, your satisfaction and our good reputation.

*May be reproduced courtesy of Mike Callahan, Owner  
Beaver Solutions LLC, "Working With Nature"*



# StreamStats Report

Region ID: CT  
Workspace ID: CT20250731192225500000  
Clicked Point (Latitude, Longitude): 42.02784, -72.84384  
NHD Stream GNIS Name of Click Point: Stream name not found  
Time: 2025-07-31 15:22:59 -0400



+ Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.47	square miles



## ➤ NHD Features of Delineated Basin

### NHD Streams Intersecting Basin Delineation Boundary

This functionality attempts to find the stream name at the delineation point. The name of the nearest intersecting National Hydrography Dataset (NHD) stream is selected by default to appear in the report above. NHD streams do not correspond to the StreamStats stream grid and may not be accurate. If you would like a different stream to appear in the above section, please make a selection below.

**No NHD streams intersect the delineated basin.**

### Watershed Boundary Dataset (WBD) HUC 8 Intersecting Basin Delineation Boundary

This functionality attempts to find the intersecting HUC 8 of the delineated watershed. HUC boundaries do not correspond to the StreamStats data and may not be accurate.

HUC 8	Name
01080207	Farmington River

#### *NHD Hydrologic Features Citations*

**U.S. Geological Survey, 2022, USGS TNM - National Hydrography Dataset, accessed July 21, 2022 at URL <https://hydro.nationalmap.gov/arcgis/rest/services/nhd/MapServer/6>. (https://hydro.nationalmap.gov/arcgis/rest/services/nhd/MapServer/6)** **U.S. Geological Survey, 2022, USGS TNM - National Hydrography Dataset, accessed July 21, 2022 at URL <https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>. (https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4)**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.



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

October 1, 2025

Certified Mailing #9489 0090 0027 6649 9925 73

Matt Reale  
c/o SCOTTINALEECE, LLC  
96 Daniel Trace  
Burlington, CT 06013

**Re: Enforcement Order: 142R & 186 Case Street, Granby, CT (MBLU: I-20/66/37 & H-20/66/31)**  
Conducting a Regulated Activity without a valid IWWC Permit/Determination

Dear Mr. Reale:

The Town of Granby was notified that activities conducted on the properties listed above were beyond that determined by the RFR to be as-of-right on 5/8/24 as regulated by the "Town of Granby Inland Wetland and Watercourse Regulations" dated July 11, 2018 (IWWR). The RFR request that was determined on 5/8/24 was for the thinning out of weak or dying trees and one (1) temporary stream crossing associated with creation of timber access roads as shown on the RFR aerial sketch with harvesting boundary, and as also included on the Notification of Timber Harvest to the CT DEEP. The work completed was far more extensive and is not included in the existing determination for the properties as documented during the September 12<sup>th</sup> and 17<sup>th</sup>, 2025 site visits. Thank you for taking the time to accompany representatives on these site visits and initiate actions to stabilize and isolate the disturbance areas. Photographic documentation has been included in the town record.

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

1. Clearing of timber outside of the approved harvest boundary area. The clearing area extends throughout the mapped wetland area based on the GIS map and also includes likely unmapped wetland resource areas. While the area has not been totally clear-cut as some trees remain, based on aerial photos of the property prior to tree removal, the portion of trees removed appears to be many more than those that remain.
2. The creation of an access road when only a skid trail was approved.
3. Skid trails are not in approved locations.
4. The extensive excavation, diversion, and filling of a watercourse and wetlands to create a pond and driveway crossing.
  - a. This includes impacts to the downstream wetland and watercourse from sedimentation from earth work and tree removal activities, potentially beyond the property boundary.
5. Woody debris/fill has been placed within wetlands and watercourses in locations beyond the watercourse crossing described in Item 4.

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 or determination 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 October 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.

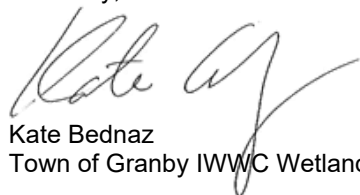


1. All work within the regulated wetland area or the upland review area (URA), which is 100 feet from a wetland or 200 feet from a watercourse, shall cease except for the following:
  - a. Maintain and enhance the erosion control barrier so that no sediment may leave the disturbed area.
    - i. Erosion controls shall be inspected by a qualified and approved designee within 24-hours of a rain event of .5" or more of rainfall in a 24-hour period. Within 48-hours of the inspection, a report including the inspection findings and photos must be submitted to the Office of Community Development or emailed to [wetlandsagent@granby-ct.gov](mailto:wetlandsagent@granby-ct.gov).
  - 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 on the entire properties shall be delineated by a Soil Scientist to determine the impact areas and effective mitigation measures. The delineation shall be documented for evaluation of impacts to the wetland resource areas and their associated URAs.
  - d. The following materials shall be submitted by November 7, 2025, for review at the IWWC regular meeting on November 12, 2025.
    - i. A site plan shall be submitted that defines the following: boundaries of wetlands and watercourses; aerial estimation of disturbed wetland and watercourse boundaries; calculation of disturbed areas to wetlands, watercourses, bank, and URA; the location of existing roads and trails; the limit of clearing; property boundaries and any required zoning setbacks associated with completed activities.
    - ii. A wetland/soil scientist shall submit an accompanying report that defines, quantifies quantities, and details adequate mitigation for impacts to the wetland resource areas for review and approval by the IWWC.
      - a) This evaluation shall include an investigation to determine the extent of sediment migration beyond the property boundaries.
      - b) It shall also include an estimation of change in cover for the wetland resource areas and their URAs as it relates to the protection of the functions and values of the wetland resource areas.
      - c) In addition, it shall include a narrative about how the activities have changed the ecological communities and functions of the wetlands or watercourses involved in and adjacent to the disturbed area.
      - d) A detailed planting plan shall be provided for all disturbed wetland resources to restore to the maximum extent feasible, pre-disturbance cover conditions that maintain the functions and values of the existing wetland resource areas, in pre-disturbance conditions.
      - e) A timeline for mitigation activities shall also be submitted for approval by the IWWC.
2. If you propose to keep the stream/wetland crossings/diversions that you have already installed, a permit application is required and must be submitted by November 7, 2025, for review at the IWWC regular meeting on November 12, 2025. This permit application shall include engineering calculations to demonstrate adequate pipe sizing for review and approval by the IWWC and Town Engineer. If this permit application is not approved, then any improvements/work shall be removed and the area re-established. Specific conditions regarding this, will be determined at a later date in the event the permit is denied.

If any additional activities are intended to be conducted on-site, they shall be submitted as part of an IWWC permit or request for review, for receipt at the November 12, 2025, IWWC regular meeting. The EO process shall address any activities already completed, and an application shall be submitted for any activities that are proposed to be completed. These reviews will be conducted separately, but concurrently by the IWWC and documents for each process, even if duplicate, shall be submitted separately for the record for both EO items and permit requests. Please submit one (1) original, (7) paper copies, and one (1) electronic copy of all materials.

As always, please contact me through the Granby Office of Community Development at 860-844-5318 or at [wetlandsagent@granby-ct.gov](mailto:wetlandsagent@granby-ct.gov) with any questions or comments.

Sincerely,



Kate Bednaz  
Town of Granby IWWC Wetlands Agent















































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

September 17, 2025

Kirk MacNaughton  
Peak Mountain Development, LLC  
P.O. Box 270  
East Granby, CT 06026

RE: 188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit request to modify an existing permit for a 7-lot single family residential subdivision and associated site work within a regulated area.

Dear Mr. MacNaughton:

Please be advised that on September 17, 2025, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the following plan set:

1. Breezy Meadow Subdivision; 188 Day Street; Prepared by Alford Associates, Inc.; Prepared for Peak Mountain Development, LLC; Dated 12/23/24; Revised 8/25/25; 11 Sheets

The approved modifications are as follows:

1. Additional plantings within the Conservation Restriction Area.
2. Additional plantings within the Upland Review Area.
3. Relocation of the shared driveway between Lots 6 and 7 within the Upland Review Area.
4. Minor changes to site grading within the Upland Review Area.

The following conditions outlined by the Inland Wetlands and Watercourses Commission's May 22, 2025, approval remain in full effect and are not modified by this request.

1. All construction activities shall be coordinated through the Office of Community Development.
2. The Office of Community Development shall be notified:
  - a. At least 48 hours prior to the start of any activities and when barrier erosion controls have been installed prior to earth disturbance activities.
  - b. Upon the installation of the Conservation Restriction Area plantings.
  - c. 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.
3. Prior to the start of work, a copy of the Stormwater Pollution Prevention Plan (SWPPP), or similar plan as may be required by the CT General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, shall be submitted to the Office of Community Development.
4. 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 or other designated expert. The applicant shall deposit with the Town of Granby the sum of \$8,000 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 context, the term "Town Wetlands Officer" includes any person or firm so



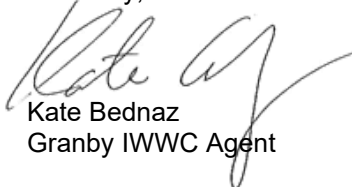
designated by the Director of Community Development for the purposes of monitoring the development activities to assure compliance with this approval and the IWWC Regulations.

5. All work shall be in conformance with the project plans as referenced above. Any modifications to the approved plans must be approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent. This includes when plot plans are submitted the individual lots, if the proposed improvements / area of disturbance differ from the work shown on the approved plans, modifications must be approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.
6. A Conservation Restriction Area shall be established as approved by the IWWC or their designated Agent and Town Council which shall be in kind to the applicant's emails submission on 6/11/25 with the attached document entitled "Breezy Meadow Declaration of Conservation Restrictions and Covenants".
7. A stockpile of erosion controls shall always remain on-site, and erosion controls shall remain in place until site is permanently stabilized. The Town of Granby shall interpret permanent stabilization to be 70% germination of permanent vegetation over 90% of the area.
8. Excavated soil 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 removed from the property.
9. The Conservation Restriction Area and associated activities shall be completed, including plantings, upon or before the first building permit for the subdivision is issued. This requirement is in response to the 2-year monitoring period of the area/plantings. The goal of this condition of approval, is to aid in preventing the Conservation Restriction Area activities needing to be completed/coordinated by 3 separate homeowners/contractors, if possible.
10. As part of the comprehensive subdivision stormwater management review process, the proposed grading shown to convey water flow between lots 5-7 shall be confirmed by the Town Engineer to not have a probability for erosion of the steep slope gradient to the west. Noting that Wetland #2 is located at the base of this slope. If any probability found, the area shall be designed in a manner that prohibits the potential for erosion and preserves the integrity of the slope.
11. This permit shall be considered valid for a period of 5-years from the date of issuance.

Please provide a Mylar copy of the approved maps to the Office of Community Development for the signature of the Inland Wetlands and Watercourses Commission's Chair at your earliest convenience. Once the approved Mylars are signed by the Commission's Chair, you will need to file it in the office of the Town Clerk.

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

Sincerely,



Kate Bednaz  
Granby IWWC Agent





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

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

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

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

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

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

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

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

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

Applicant's Signature: [Signature] Date: 9/9/25  
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



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

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

September 9, 2025

RE: Breezy Meadow Subdivision  
188 Day Street

REQUEST FOR MODIFICATION OF APPROVED PLANS

Dear Commissioners,

On May 29, 2025, we received approval from the IWWC for a Wetland Permit for the above referenced Subdivision. The Subdivision Plans that were approved were dated December 23, 2024 and February 10, 2025 and were revised through May 15, 2025.

On September 8, 2025, we received Subdivision Approval from the Granby Planning and Zoning Commission. The Approved Subdivision Plans were further revised through August 26, 2025.

We request that the IWWC modify their Permit Approval to adopt the plan revisions completed through August 26, 2025 as the final approved plan. This will allow us to have just one approved plan and one mylar filed in the Granby Land Records.

The modifications to the revised plans were all minor as they relate to the Wetland Permit.

- There were no changes to the wetland at all.
- There were additional plantings added to the Conservation Restriction Area
- There were additional plantings added in the Upland Review Area
- The shared driveway serving Lots 6 and 7 was relocated, but still within the Upland Review Area.
- There were minor changes to the site grading within the Upland Review Area

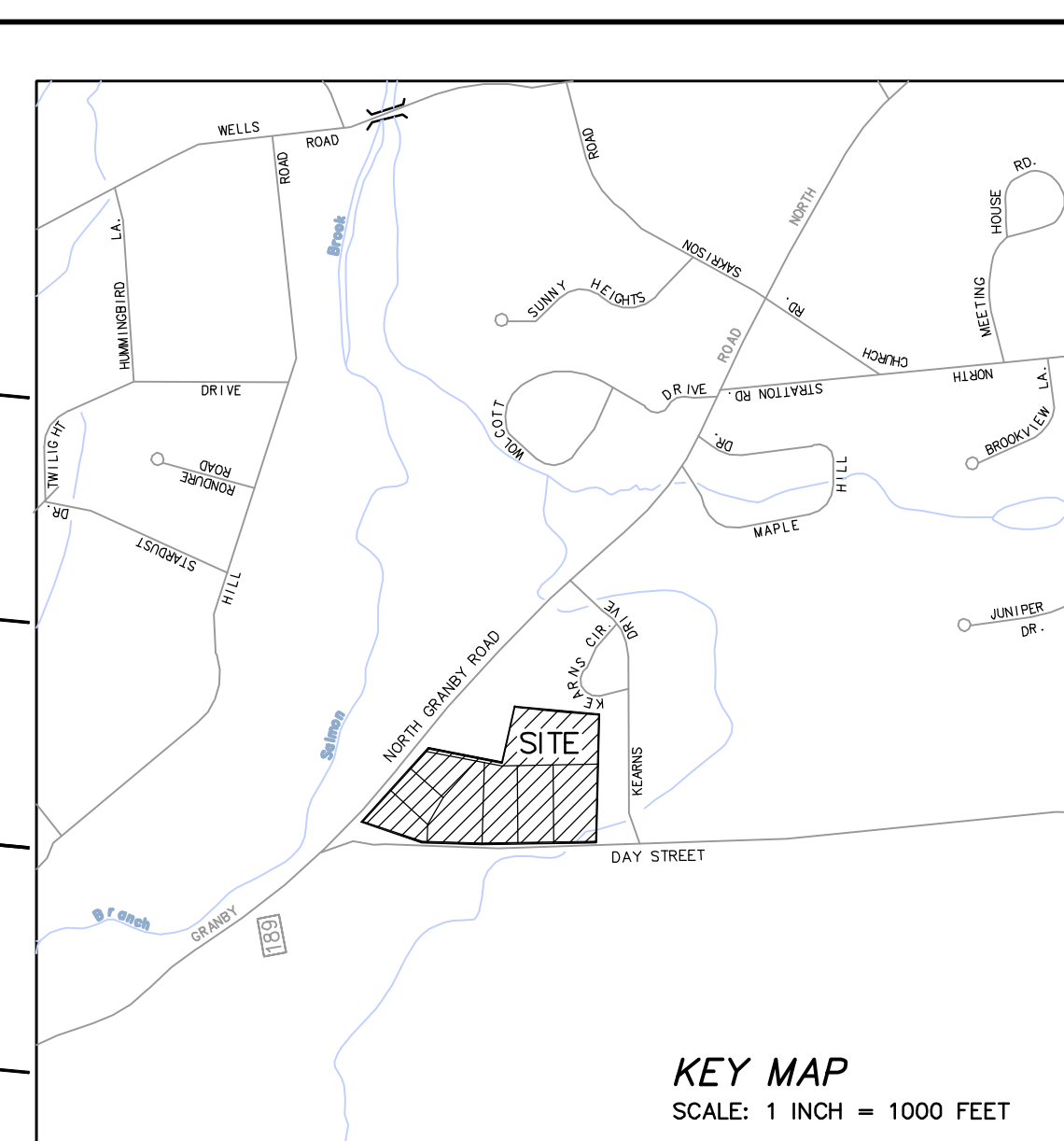
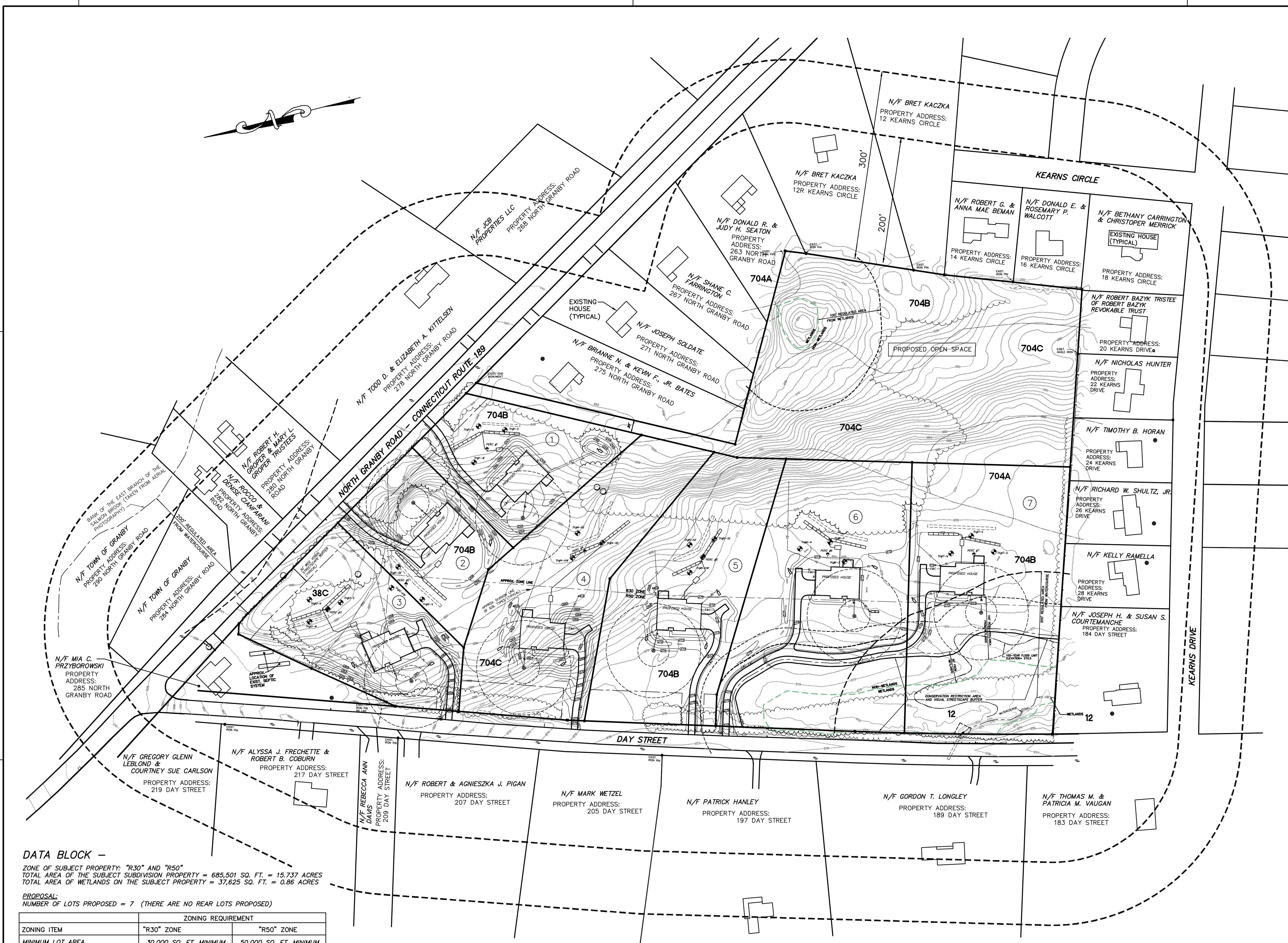
Your assistance in this matter is appreciated.

Sincerely,



Kirk MacNaughton, Manager





SOIL TYPES -

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

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

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

SHEET INDEX		
SHEET TITLE	SHEET NUMBER	
SITE DEVELOPMENT PLAN	SCALE: 1" = 80'	SD-1
RECORD SUBDIVISION MAP	SCALE: 1" = 40'	SUB-1 & SUB-2
GRADING AND UTILITIES PLAN	SCALE: 1" = 40'	GR-1 & GR-2
GRADING PLAN	SCALE: 1" = 20'	GR-3
FOR AREA ADJACENT TO WETLANDS ON LOTS 6 AND 7		
VEGETATION PRESERVATION / PLANTING PLAN	SCALE: 1" = 50'	VPPP-1
EROSION AND SEDIMENTATION CONTROL PLAN	SCALE: 1" = 40'	E&SC-1 & E&SC-2
NOTES AND DETAILS	NOTES-1	
NOTES AND DETAILS	NOTES-2	
INCLUDES INVASIVE SPECIES MANAGEMENT PLAN		

DATA BLOCK -  
ZONE OF SUBJECT PROPERTY: "R30" AND "R50"  
TOTAL AREA OF THE SUBJECT SUBDIVISION PROPERTY = 685,501 SQ. FT. = 15.737 ACRES  
TOTAL AREA OF WETLANDS ON THE SUBJECT PROPERTY = 37,625 SQ. FT. = 0.86 ACRES

PROPOSAL		
NUMBER OF LOTS PROPOSED = 7 (THERE ARE NO REAR LOTS PROPOSED)		
ZONING REQUIREMENT		
ZONING ITEM	"R30" ZONE	"R50" ZONE
MINIMUM LOT AREA	30,000 SQ. FT. MINIMUM	50,000 SQ. FT. MINIMUM
CONTIGUOUS DEVELOPABLE AREA	30,000 SQ. FT. MINIMUM	35,000 SQ. FT. MINIMUM

NOTES:  
1. CONTIGUOUS DEVELOPABLE AREA IS DEFINED AS AN UNINTERRUPTED CONTIGUOUS AREA, WHICH DOES NOT CONTAIN WETLANDS, WATERCOURSES, WATER BODIES, LEDGE OUTCROPPINGS GREATER THAN 20 SQUARE FEET, OR AREAS WITH SLOPES IN EXCESS OF 20% THAT EXTEND 50 LINEAR FEET OR MORE.  
2. THERE ARE NO LEDGE OUTCROPPINGS ON THE PROPERTY.

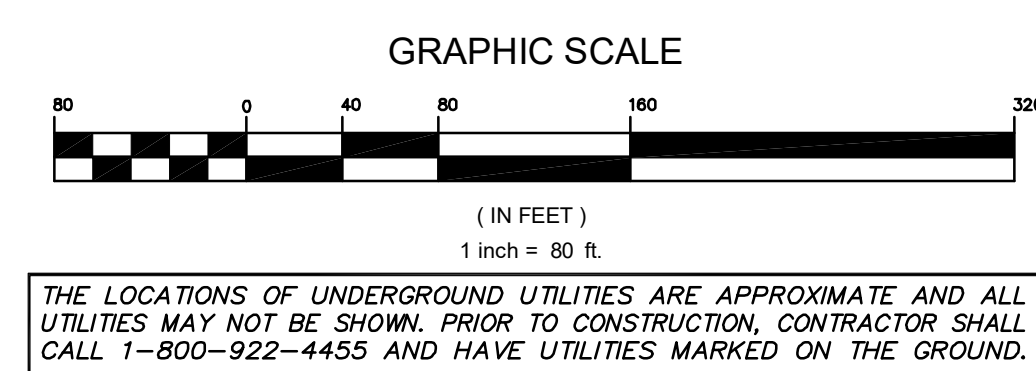
LOT SUMMARY					
LOT	LOT AREA (SQ. FT./ACRES)	WETLANDS & WATERCOURSES (SQ. FT.)	20%+ SLOPES** (SQ. FT.)	TOTAL "UNDEVELOPABLE" LAND (WET/WC + SLOPES) (SQ. FT.)	CONTIGUOUS DEVELOPABLE AREA* (SQ. FT.)
1	45,286 / 1.040	0	130	45,156	45,156
2	40,846 / 0.938	0	2280	2280	38,566
3	57,799 / 1.327	0	0	0	57,799
4	82,683 / 1.898	0	3150	3150	79,533
5	82,027 / 1.883	0	7950	7950	74,077
6	109,591 / 2.516	13,495	2670	16,165	93,426
7	104,021 / 2.388	20,265	0	20,265	83,756

\* CONTIGUOUS DEVELOPABLE AREA = LOT AREA MINUS TOTAL "UNDEVELOPABLE LAND"  
\*\* AREA OF 20%+ SLOPES IS APPROXIMATE

LOT FRONTAGE -  
REQUIREMENT: "R50" ZONE = 200 FEET MINIMUM  
"R30" ZONE = 150 FEET MINIMUM  
NOTE: "LOT FRONTAGE" IS THE DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT A DISTANCE FIFTY (50) FEET BACK FROM AND PARALLEL TO THE STREET LINE.

LOT	PROVIDED
LOT 1 (R30)	151.6'
LOT 2 (R30)	168.0'
LOT 3 (ALONG NORTH GRANBY ROAD - R30 ZONE) (ALONG DAY STREET - R30 ZONE & R50 ZONES)	223.4'
LOT 4 (R50)	205.1'
LOT 5 (R50)	201.3'
LOT 6 (R50)	299.5'
LOT 7 (R50)	237.0'

OPEN SPACE SUMMARY -  
REQUIREMENT: 20% OR GREATER OF THE COMBINED ACREAGE OF THE LOTS PROPOSED WITHIN THE SUBDIVISION  
CALCULATION: TOTAL AREA OF PROPOSED LOTS= 11.989 ACRES  
11.989 x 20% = 2.398 ACRES  
AT LEAST 50% OF THE OPEN SPACE SHALL BE PRESERVED AS USEABLE OPEN SPACE. USEABLE OPEN SPACE SHALL CONTAIN NO WETLANDS, NO SLOPES IN EXCESS OF 20% THAT EXTEND 50 LINEAR FEET OR MORE AND NO STORM WATER DETENTION FACILITIES.  
WETLANDS WITHIN OPEN SPACE= 3870 SQ. FT.  
20% SLOPES WITH THE OPEN SPACE= 15,830± SQ. FT.  
THERE IS NO STORM WATER DETENTION WITHIN THE OPEN SPACE  
3870 + 15,830 = 19,700 SQ. FT.= 0.45± ACRES "NOT USEABLE LAND"  
PROVIDED:  
OPEN SPACE PARCEL= 3.748 ACRES TOTAL  
PORTION WHICH IS CONSIDERED "NOT USEABLE"= 0.45 ACRES  
3.748 AC. - 0.45= 3.30± ACRES  
CONSERVATION RESTRICTION AREA= 1.413 ACRES



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

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

8-26-25  
REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'

7-18-25  
INCORPORATED TOWN STAFF COMMENTS

7-15-25  
INCORPORATED TOWN STAFF COMMENTS

6-3-25  
MISC. REVISIONS

5-12-25  
STAFF COMMENTS

4-29-25  
REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER FOR LOTS 5, 6, & 7

4-2-25  
REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER FOR LOTS 5, 6, & 7

2-10-25  
AGENT DATED 2-9-25

DATE

REVISION

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

**Alford**  
ASSOCIATES, INC.

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

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 80 FT.

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

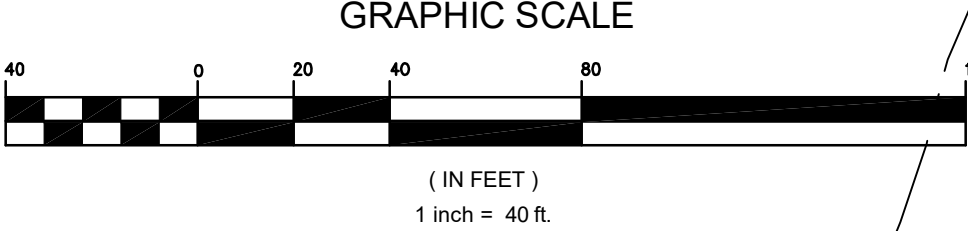
Sheet  
SD-1



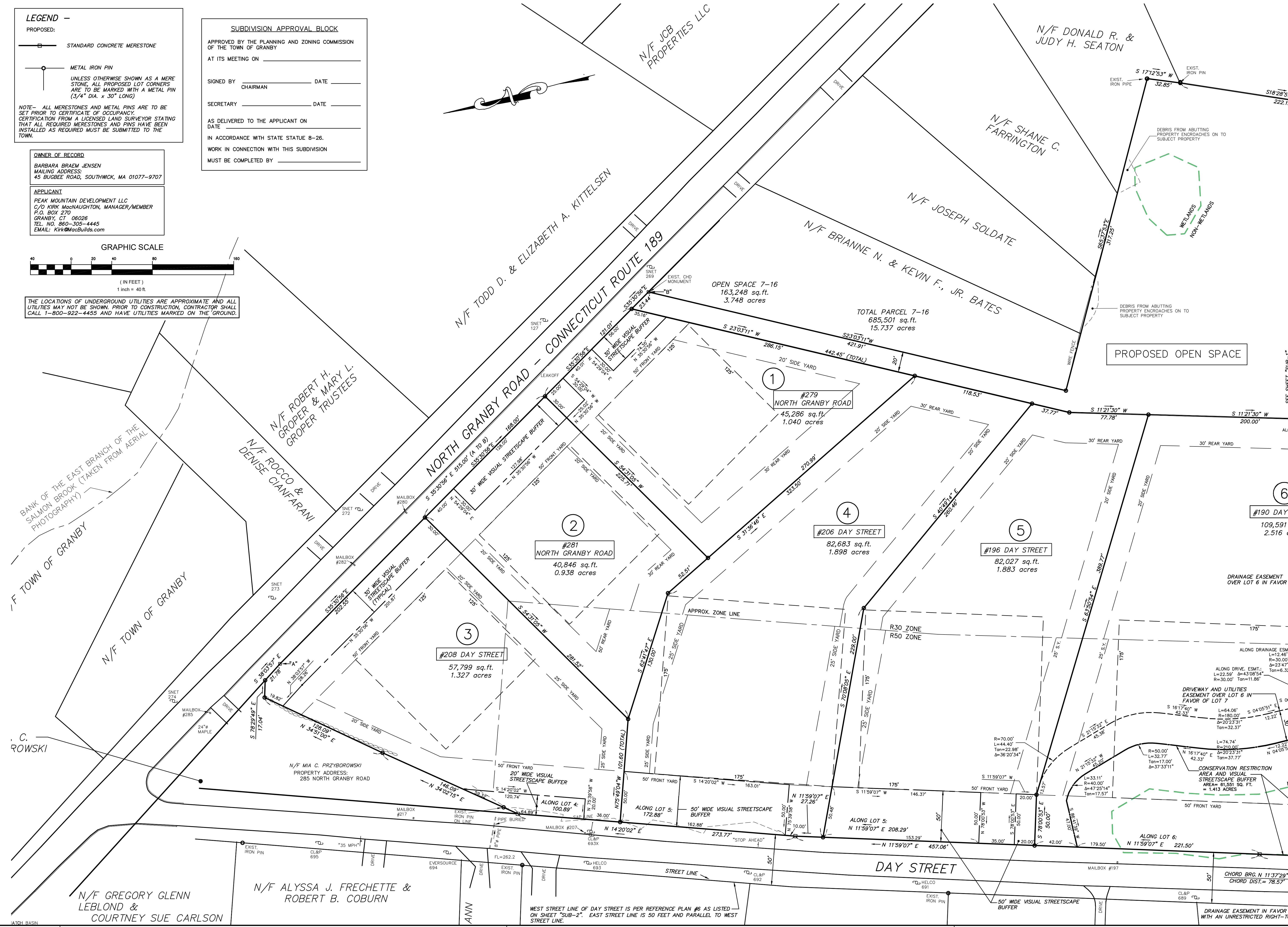
**LEGEND —**  
PROPOSED:  
STANDARD CONCRETE MERESTONE  
METAL IRON PIN  
UNLESS OTHERWISE SHOWN AS A MERE  
STONE, ALL PROPOSED LOT CORNERS  
ARE TO BE MARKED WITH A METAL PIN  
(3/4" DIA. x 30" LONG)  
NOTE— ALL MERESTONES AND METAL PINS ARE TO BE  
SET PRIOR TO CERTIFICATE OF OCCUPANCY.  
CERTIFICATION FROM A LICENSED LAND SURVEYOR STATING  
THAT ALL REQUIRED MERESTONES AND PINS HAVE BEEN  
INSTALLED AS REQUIRED MUST BE SUBMITTED TO THE  
TOWN.

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

**SUBDIVISION APPROVAL BLOCK**  
APPROVED BY THE PLANNING AND ZONING COMMISSION  
OF THE TOWN OF GRANBY  
AT ITS MEETING ON \_\_\_\_\_  
SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
AS DELIVERED TO THE APPLICANT ON  
DATE \_\_\_\_\_  
IN ACCORDANCE WITH STATE STATUE 8-26.  
WORK IN CONNECTION WITH THIS SUBDIVISION  
MUST BE COMPLETED BY \_\_\_\_\_



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



REVISOR	DATE	COMMENTS
8-26-25	7-15-25	REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'.
7-15-25	7-15-25	REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS
7-2-25	7-2-25	INCORPORATED TOWN STAFF COMMENTS

STATE OF CONNECTICUT  
WILSON M. ALFORD, JR.  
No. 9344  
LICENSED PROFESSIONAL ENGINEER  
STATE OF CONNECTICUT  
WILSON M. ALFORD, JR.  
No. 9344  
LICENSED LAND SURVEYOR

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

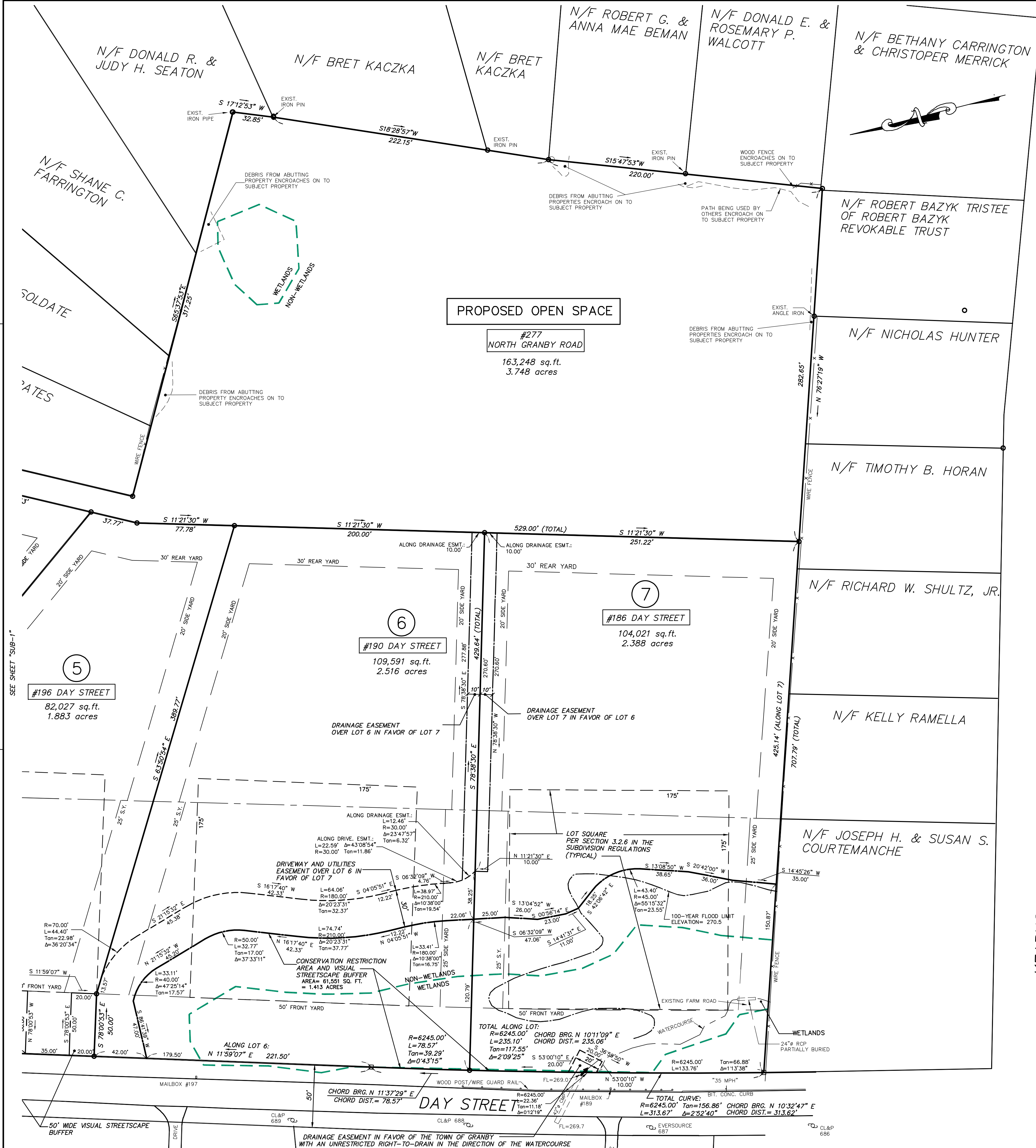
**Alford ASSOCIATES, INC.**  
CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: JUNE 3, 2025  
SCALE: 1 IN. = 40 FT.

**BREEZY MEADOW SUBDIVISION  
RECORD SUBDIVISION MAP**  
PREPARED FOR  
**PEAK MOUNTAIN DEVELOPMENT LLC**  
GRANBY, CONNECTICUT  
188 DAY STREET

**Sheet SUB-1**





**LEGEND —**

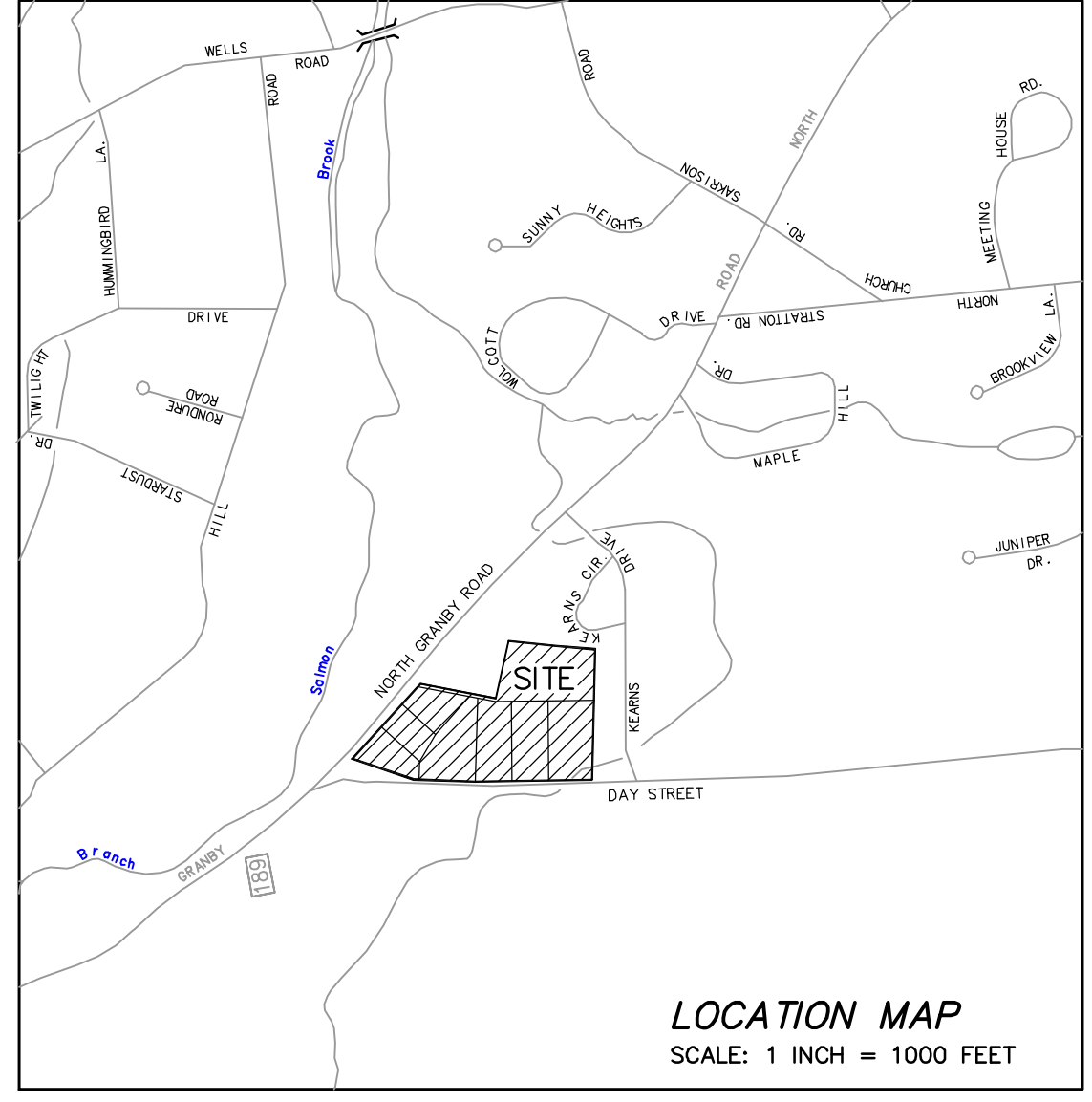
PROPOSED:

- STANDARD CONCRETE MERESTONE
- METAL IRON PIN

UNLESS OTHERWISE SHOWN AS A MERESTONE, ALL PROPOSED LOT CORNERS ARE TO BE MARKED WITH A METAL PIN (3/4" DIA. x 30" LONG)

NOTE— ALL MERESTONES AND METAL PINS ARE TO BE SET PRIOR TO CERTIFICATE OF OCCUPANCY. IF THE AREA IS DEEMED A VIABLE VERNAL POOL, SIGNAGE IS RECOMMENDED AT THE EDGE OF THE POOL FOR EDUCATION PURPOSES AS IT IS LOCATED WITHIN THE PROPOSED OPEN SPACE PORTION OF THE DEVELOPMENT.

EXISTING TOPOGRAPHY WITHIN THE AREA OF THE PROPOSED SEPTIC SYSTEMS AND EXISTING ROADWAYS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER OF 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS T-2.



- NOTES —**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES — "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  - EXISTING TOPOGRAPHY WITHIN THE AREA OF THE PROPOSED SEPTIC SYSTEMS AND EXISTING ROADWAYS HAS BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN DECEMBER OF 2024 AND CONFORMS TO VERTICAL ACCURACY CLASS T-2.
  - DAY STREET STREET LINE WAS ESTABLISHED BY HOLDING 25 FEET OFF THE CENTERLINE OF THE EXISTING PAVEMENT.
  - EXISTING PARCEL AREA = 15.720 ACRES  
PARCEL IS SHOWN ON TAX ASSESSOR'S MAP E-30, BLOCK 37, PARCEL 2.  
REFERENCE DEED: VOLUME 150, PAGE 246.
  - ZONE OF PROPERTY: "R30" AND "R50".
  - THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY. IN OCTOBER, 2024 AND MARCH 15, 2025, WETLANDS WERE FLAGGED BY IAN COLE, LLC, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT. FLAGS WERE LOCATED BY ALFORD ASSOCIATES, INC. AND ARE SHOWN ON THE PLAN.
  - WITH REGARDS TO WETLANDS #2, LOCATED ON THE EAST SIDE OF THE SUBJECT PROPERTY, THIS AREA IS TO BE SURVEYED FOR VERNAL POOL CHARACTERISTICS DURING THE SPRING MONTHS. IF THE AREA IS DEEMED A VIABLE VERNAL POOL, SIGNAGE IS RECOMMENDED AT THE EDGE OF THE POOL FOR EDUCATION PURPOSES AS IT IS LOCATED WITHIN THE PROPOSED OPEN SPACE PORTION OF THE DEVELOPMENT.
  - THE SUBJECT PROPERTY IS WITHIN "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON A PLAN ENTITLED "NATIONAL FLOOD HAZARD LAYER FIRMETTE, FEMA, MAP 09003C0177F EFFECTIVE DATE 9-26-2008". "ZONE X" IS OUTSIDE OF 1.0% AND A 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS.
  - THE SUBJECT PROPERTY IS NOT WITHIN AN AREA OF CONCERN AS SHOWN ON "NATURAL DIVERSITY DATA BASE AREAS" MAP FOR GRANBY, CT, DECEMBER 2024 PREPARED BY CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
  - THE VISUAL STREETSCAPE BUFFER SHALL BE PERMANENTLY PRESERVED THROUGH THE CREATION OF A CONSERVATION OR SIMILAR EASEMENT. THE VISUAL STREETSCAPE BUFFER PROVIDED SATISFIES SECTIONS 2.2.22 AND 3.1.4 OF THE GRANBY SUBDIVISION REGULATIONS.
  - ALL EASEMENTS ARE TO BE SHOWN ON INDIVIDUAL PLOT PLANS AND REFERENCED IN DEEDS.
  - THE OPEN SPACE PARCEL SHALL BE DEEDED TO THE TOWN OF GRANBY.

- REFERENCE PLANS —**
- "PROPOSED SEPTIC SYSTEM REPAIR FOR: DANIEL S. FREDERICK #285 NORTH GRANBY ROAD GRANBY, CONNECTICUT DATE: OCT. 30, 1996 SCALE: 1"=20' SHEET NO. 1 OF 1 PROJECT NO. 96-56", PREPARED BY DAVID F. WHITNEY, CONSULTING ENGINEERS, AVON, CONNECTICUT
  - "FINAL RE-SUBDIVISION PLAN OF PROPERTY OWNED BY DAVID D. AND CARMEN L. PERRY #257 NORTH GRANBY ROAD—GRANBY CONNECTICUT R-30 ZONE 1"=40' NOV. 8, 1989 REVISION DATES APRIL 10, 1990, 6-28-1990", PREPARED BY HENRY CHARLES COTTON, CONSULTANT & LAND SURVEYOR, GRANBY, CONN.. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP 91-2.
  - "FINAL SUBDIVISION PLAN FOR HAROLD L. PIERCE AND SURVEY PORTION OF PROPERTY OWNED BY N/F LYMAN T. AND KATHRYN K. BURGESS NORTH GRANBY ROAD—CONN. RT. 189 GRANBY—CONNECTICUT SCALE: 1"=40' DATE 6-19-1969 REV. SUBD. PLAN NOV. 1969", PREPARED BY HENRY CHARLES COTTON, LAND SURVEYOR, 730 HORNMEADOW ST., SIMSBURY, CONN.. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP 1108.
  - "MAP SHOWING BUILDING LOTS ON PROPERTY OF FRANK M. KEARNS ROUTE #189 GRANBY, CONN. SCALE 1"=50' APRIL 12, 1952 REVISIONS 4-5-55 3-3-56", PREPARED BY LAWRENCE E. GITCHELL, REGISTERED LAND SURVEYOR 2786. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP 610.
  - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF GRANBY, GRANBY—NORTH GRANBY ROAD FROM THE CONGREGATIONAL CHURCH NORTHERLY TO SILVER STREET. ROUTE NO. 189 SCALE 1"=40', NUMBER 55-02, SHEET 3 OF 3", APPROVED BY JOHN A. MACDONALD, STATE HIGHWAY COMMISSIONER, DATE FEB. 28, 1933"
  - "CONVEYANCE MAP PROPERTY OWNED BY WILLIAM S. & PATRICIA C. JOY AND PATRICK HANLEY DAY STREET GRANBY — CONNECTICUT ZONE R-50 DATE: JULY 28, 2005", PREPARED BY HENRY C. COTTON & ASSOCIATES, LAND SURVEYORS & CONSULTANTS, GRANBY, CONNECTICUT, 06035, (860)653-6601. PLAN IS RECORDED IN GRANBY LAND RECORDS AS MAP NO. 2650.

**NOTES PERTAINING TO PROPOSED CONSERVATION RESTRICTION AREA AND VISUAL STREETSCAPE BUFFER AREAS**

- CONSERVATION RESTRICTION AREA AND VISUAL STREETSCAPE BUFFER AREAS SHALL BE MARKED BY MEDALLIONS OR PLACARDS MOUNTED TO A 4"x4" WOOD POST AT 3 FEET HIGH. POSTS TO BE PLACED APPROXIMATELY 50 FEET APART AROUND THE ENTIRE PERIMETERS OF THE RESTRICTION AREA AND THE VISUAL STREETSCAPE BUFFER AREAS. MEDALLIONS OR PLACARDS SHALL BE WATERPROOF.
- CONSERVATION RESTRICTION MARKERS ARE TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY ON THE LOT.
- THE CONSERVATION RESTRICTION AREA AND VISUAL STREETSCAPE BUFFER AREAS AND ASSOCIATED ACTIVITIES SHALL BE COMPLETED, INCLUDING PLANTINGS, UPON OR BEFORE THE FIRST BUILDING PERMIT FOR THE SUBDIVISION IS ISSUED. THIS REQUIREMENT IS IN RESPONSE TO THE 2-YEAR MONITORING PERIOD OF THE AREA/PLANTINGS. THE GOAL OF THIS CONDITION OF APPROVAL IS TO AID IN PREVENTING THE CONSERVATION RESTRICTION AREA ACTIVITIES NEEDING TO BE COMPLETED/COORDINATED BY THREE (3) SEPARATE HOMEOWNERS/CONTRACTORS, IF POSSIBLE.

**SUBDIVISION APPROVAL BLOCK**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GRANBY

AT ITS MEETING ON \_\_\_\_\_

SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

AS DELIVERED TO THE APPLICANT ON \_\_\_\_\_

DATE \_\_\_\_\_

IN ACCORDANCE WITH STATE STATUE 8-26.

WORK IN CONNECTION WITH THIS SUBDIVISION

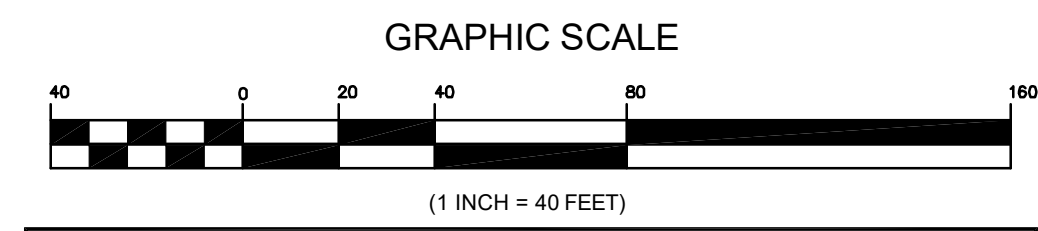
MUST BE COMPLETED BY \_\_\_\_\_

**OWNER OF RECORD**

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

**APPLICANT**

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



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

REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'		INCORPORATED TOWN STAFF COMMENTS		REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS		INCORPORATED TOWN STAFF COMMENTS		REVISION	
DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION
8-26-25		7-18-25		7-15-25		7-2-25			

**STATE OF CONNECTICUT**  
WILLIAM H. ALFORD, JR., P.E. & L.S.  
No. 9344  
LICENSED PROFESSIONAL ENGINEER

**STATE OF CONNECTICUT**  
WILLIAM H. ALFORD, JR., P.E. & L.S.  
No. 9344  
LICENSED LAND SURVEYOR

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

**Alford ASSOCIATES, INC.**

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

DATE: JUNE 3, 2025

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION RECORD SUBDIVISION MAP PREPARED FOR PEAK MOUNTAIN DEVELOPMENT LLC GRANBY, CONNECTICUT

188 DAY STREET

Sheet SUB-2



 EDGE OF CLEARING

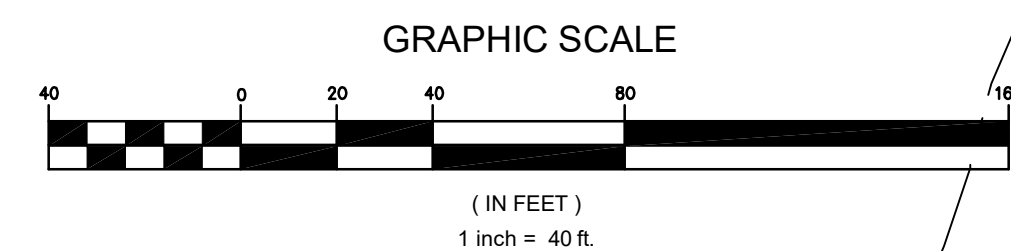
Diagram illustrating a roof drainage system. A line labeled "DOWNSPOUT" leads to a "ROOF LEADER LINE". The roof leader line connects to an "INFILTRATOR UNIT" (represented by a box with a downward arrow). The infiltrator unit is connected to a "YARD DRAIN". A label "RL" is placed near the roof leader line.

NOTE -  
 BASED ON CULTREC RESIDENTIAL  
 DRAINAGE CALCULATOR, THERE  
 (9) RECHARGER 330XLHD UNITS  
 REQUIRED FOR THE 3,200 SQUARE  
 OF ROOF TOP WITH NO INFILTRATOR  
 FINAL DESIGN TO BE BASED ON  
 HOUSE AND PERMEABILITY AT THE  
 "CONSTRUCTION"

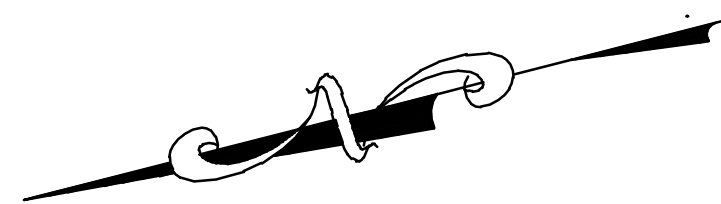
APPLICANT  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: Kirk@MacBuilds.com

NOTE -  
BASED ON CULTEC RESIDENTIAL  
DRAINAGE CALCULATOR, THERE ARE NINE  
(9) RECHARGER 330XLHD UNITS  
REQUIRED FOR THE 3,200 SQUARE FEET  
OF ROOF TOP WITH NO INFILTRATION.  
FINAL DESIGN TO BE BASED ON SIZE OF  
HOUSE AND PERMEABILITY AT TIME OF  
HOME CONSTRUCTION.

1. PRIOR TO ISSUING A BUILDING PERMIT, INFILTRATION SYSTEMS FOR THE ROOF DRAINS SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. SOIL TEST HOLES MAY BE REQUIRED AT OR IN THE VICINITY OF THE INFILTRATION AREAS IF THE EXCAVATION FOR THE BASEMENTS SHOW A DIFFERENT SOIL PROFILE.



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



BANK OF THE EAST BRANCH OF THE  
SALMON BROOK (TAKEN FROM AERIAL  
PHOTOGRAPHY)

PROPERTY ADDRESS:  
290 NORTH GRANBY ROAD

C. \_\_\_\_\_  
 ROWSKI  
 ERTY  
 ESS:  
 5 NORTH  
 IBY ROAD

N/F GREGORY GLENN  
LEBLOND &

N/F ALYSSA J. FRECHETTE &  
ROBERT B. COBURN  
PROPERTY ADDRESS:

N/F TODD D. & ELIZABETH A. KITTELSON  
 PROPERTY ADDRESS:  
 278 NORTH GRANBY ROAD  
 SNET  
 CONNECTICUT R

N/F JCB  
PROPERTIES LLC  
PROPERTY 1  
268 NORTH

N/F DONALD R. &  
JUDY H. SEATON  
PROPERTY  
ADDRESS:  
263 NORTH  
GRANBY ROAD

N/F SHANE C  
FARRINGTON  
PROPERTY ADDRESS  
267 NORTH GRANBY

EXISTING—  
HOUSE  
(TYPICAL)

PHOTOGRAPH BY: JEFFREY L. HARRIS

PROPERTY SOLD TO: BILLYE L. HARRIS

271 NORTH GRANBY ROAD

PROPERTY ADDRESS: BILLYE L. HARRIS

PROPERTY ADDRESS: BRIANNE N. & KEVIN F., JR. BATES

275 NORTH GRANBY ROAD

PROPOSED RAIN GARDEN #1

TOP: 245.1

241.1

241.1

N/F ROBERT H.  
GROPER & MARY L.  
GROPER TRUSTEES  
PROPERTY ADDRESS:  
NORTH GRANBY

N/F ROCCO &  
DENISE CIANFARANI  
PROPERTY ADDRESS:  
282 NORTH GRANBY  
ROAD

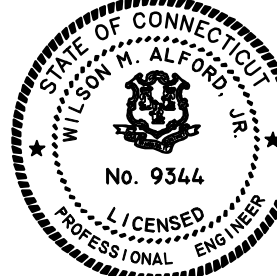
TOWN OF GRANBY  
PROPERTY ADDRESS:  
284 NORTH GRANBY ROAD

PRZYBOROWSKI  
PROPERTY  
ADDRESS: YARD D  
285 NORTH 259  
GRANBY ROAD

DAY STREET

DRAINAGE EASEMENT IN FA  
WITH AN UNRESTRICTED DRA

DATE	REVISION
8-26-25	REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL SCREENING BARRIERS TO BE 5' FROM 30' TO 50'
7-18-25	INCORPORATED TOWN STAFF COMMENTS
7-19-25	REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS
7-21-25	INCORPORATED TOWN STAFF COMMENTS
6-4-25	MISC. REVISIONS
5-12-25	STAFF COMMENTS
4-22-25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 6, 8, & 9
2-10-25	REVISED TO INCORPORATE COMMENTS FROM INWIC WETLANDS AGENT DATED 2-5-25



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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE  
SIGNATURE AND EMBOSSED SEAL



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

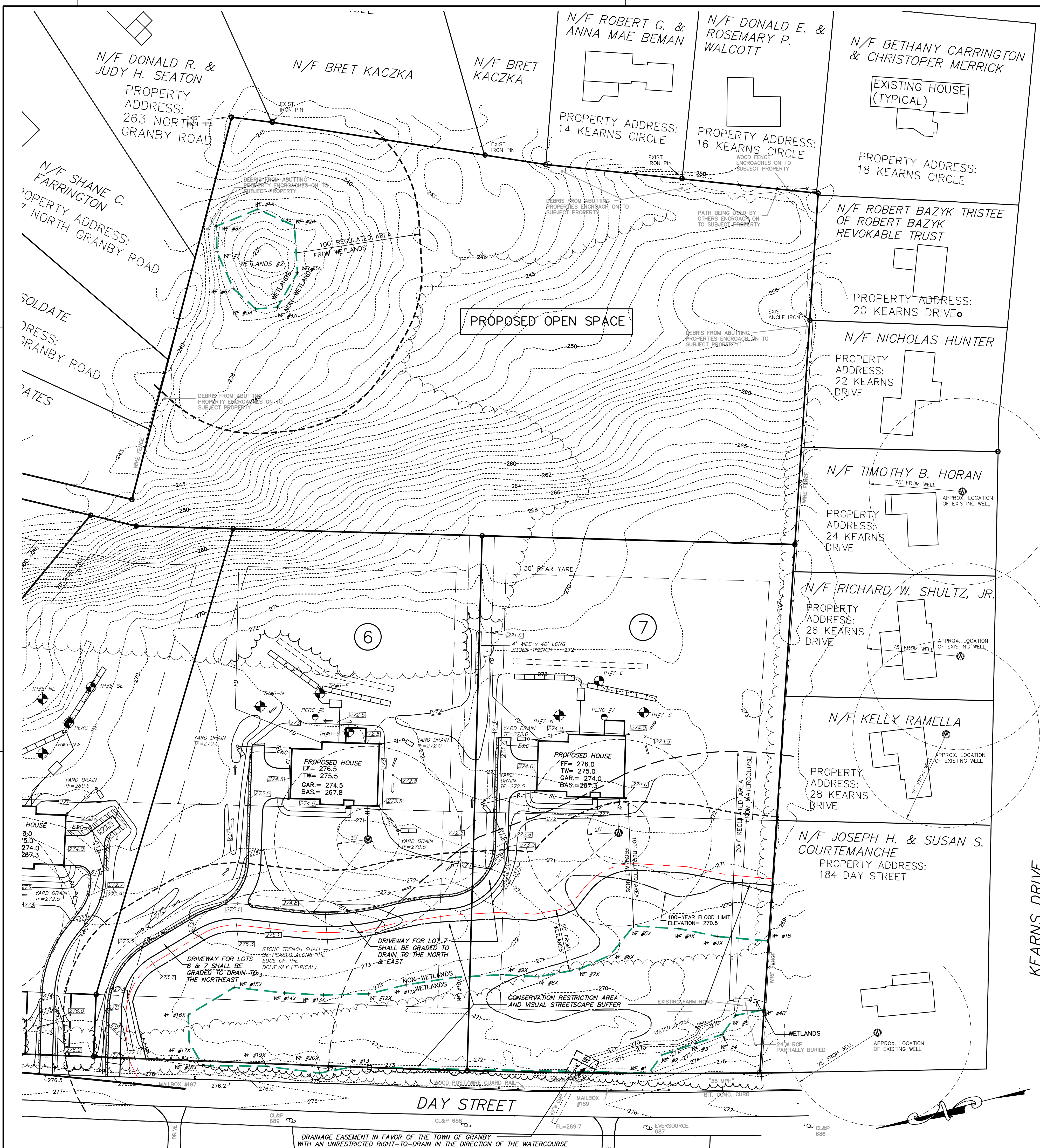
DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
GRADING AND UTILITIES PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
Y STREET GRANBY, CO

Sheet  
GR-1





TEST HOLE DATA

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

<p><b>LOT 1</b></p> <p><b>TH #1-W</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #1-N</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-86" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #1-E</b></p> <p>DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>PERCOLATION TEST #1</b></p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>	<p><b>LOT 4</b></p> <p><b>TH #4-NW</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-22" BROWN SILTY SANDY LOAM 22"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #4-NE</b></p> <p>DEPTH: 0" - 8" MATERIAL: TOPSOIL 8"-42" BROWN SAND WITH COBBLES 42"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #4-SE</b></p> <p>DEPTH: 0" - 15" MATERIAL: TOPSOIL 15"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>PERCOLATION TEST #4</b></p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>	<p><b>LOT 6</b></p> <p><b>TH #6-N</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #6-E</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #6-S</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-24" BROWN SILTY SANDY LOAM 24"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 24" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>PERCOLATION TEST #6</b></p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>
<p><b>LOT 2</b></p> <p><b>TH #2-S</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-32" BROWN SILTY SANDY LOAM 32"-84" BROWN FINE SAND</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #2-NW</b></p> <p>DEPTH: 0" - 24" MATERIAL: TOPSOIL 24"-48" BROWN SILTY SANDY LOAM 48"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #2-SE</b></p> <p>SOUTH FACE</p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>PERCOLATION TEST #2</b></p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>	<p><b>LOT 5</b></p> <p><b>TH #5-NW</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-25" BROWN SILTY SANDY LOAM 25"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #5-NE</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-25" BROWN SILTY SANDY LOAM 25"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #5-SE</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>PERCOLATION TEST #5</b></p> <p>TOP OF TEST IS 18" BELOW THE SURFACE RATE: LESS THAN 1 MINUTE / INCH</p>	<p><b>LOT 7</b></p> <p><b>TH #7-N</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #7-E</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>TH #7-S</b></p> <p>DEPTH: 0" - 12" MATERIAL: TOPSOIL 12"-84" BROWN SAND AND GRAVEL WITH LARGE COBBLES</p> <p>ROOTS AT 42" NO WATER, NO MOTTLES, NO REFUSAL</p> <p><b>PERCOLATION TEST #7</b></p> <p>TOP OF TEST IS 15" BELOW THE SURFACE RATE: LESS THAN 10.1 MIN./INCH</p>

**DATA DESIGN FOR PROPOSED SEPTIC SYSTEMS**

FOR ALL LOTS:

PERCOLATION TEST RATE: ALL LOTS ARE LESS THAN 10.1 MIN./INCH

NUMBER OF BEDROOMS = 4

SQUARE FEET OF EFFECTIVE LEACHING AREA REQUIRED = 577.5

MINIMUM LEACHING SYSTEM SPREAD: NEED NOT TO BE CONSIDERED. DEPTH TO RESTRICTIVE LAYER > 60"

USE: 8' LONG x 4' WIDE x 12" HIGH CONCRETE GALLERIES = 5.9 SF/LF  
577.5 S.F. / 5.9 SF/LF = 98 LINEAR FEET REQUIRED

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

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

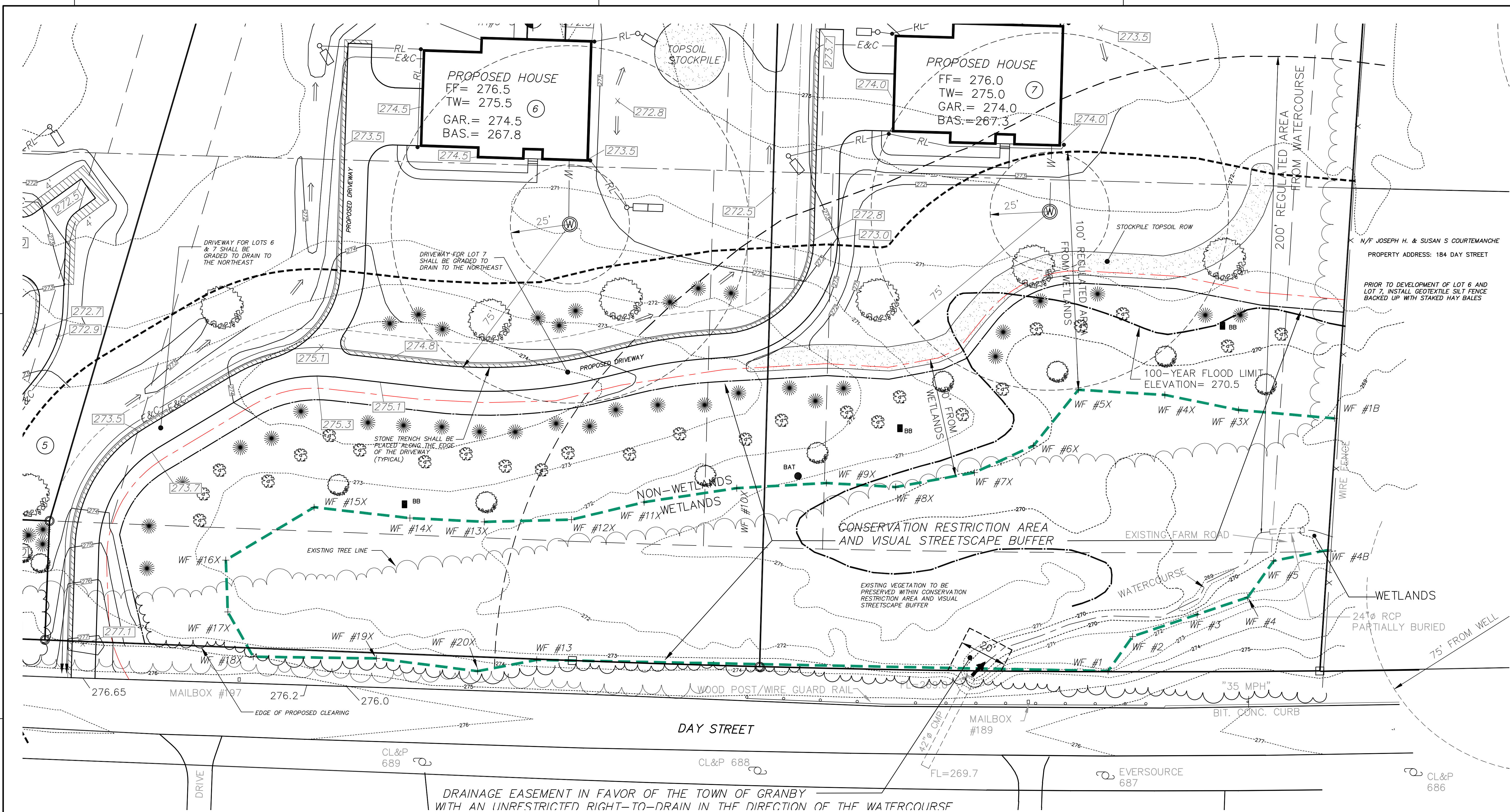
**APPLICANT**  
PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: KIRK@MacBuilds.com

**GRAPHIC SCALE**  
0 20 40 80 160  
(1 INCH = 40 FEET)

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

REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS	7-15-25	INCORPORATED TOWN STAFF COMMENTS	7-2-25	MISC. REVISIONS	6-4-25	REVISED PERMITS COMMENTS	5-12-25	REVISED PERMITS COMMENTS FROM JEFF CLARK, TOWN ENGINEER	4-25-25	REVISED PERMITS COMMENTS FROM JEFF CLARK, TOWN ENGINEER	4-25-25	FOR LOTS 5, 6, & 7	2-10-25	AGENT DATED 2-9-25	DATE	REVISION
<p>TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.</p> <p>L.S. NO. 9344</p> <p>NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL</p> <p><b>Alford ASSOCIATES, INC.</b></p> <p>CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON M. ALFORD, JR., P.E. &amp; L.S.</p> <p>DATE: DECEMBER 23, 2024</p> <p>SCALE: 1 IN. = 40 FT.</p> <p>BREEZY MEADOW SUBDIVISION GRADING AND UTILITIES PLAN PREPARED FOR PEAK MOUNTAIN DEVELOPMENT LLC GRANBY, CONNECTICUT</p> <p>188 DAY STREET</p> <p>Sheet GR-2</p>																





**NOTE PERTAINING TO PROPOSED CONSERVATION RESTRICTION AREA**

CONSERVATION RESTRICTION AREA SHALL BE MARKED BY MEDALLIONS OR PLACARDS MOUNTED TO A 4"x4" WOOD POST AT 3 FEET HIGH. POSTS TO BE PLACED APPROXIMATELY 50 FEET APART AROUND THE ENTIRE PERIMETER OF THE RESTRICTION AREA. MEDALLIONS OR PLACARDS SHALL BE WATERPROOF.

**PROPOSED PLANTS WITHIN THE CONSERVATION RESTRICTION AREA**

PLEASE REFER TO "VEGETATION PRESERVATION / PLANTING PLAN", SHEET VPPP-1 WITHIN THIS SET OF PLANS FOR LIST OF PROPOSED PLANTS.

**LEGEND -**

PROPOSED IMPROVEMENTS:

- BB BLUE BIRD HOUSE
- BAT BAT HOUSE

**GRAPHIC SCALE**

(IN FEET)  
1 inch = 20 ft.

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

REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'	
8-26-25	REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS
7-15-25	INCORPORATED TOWN STAFF COMMENTS
7-2-25	MISC. REVISIONS
6-4-25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
5-12-25	REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
4-29-25	REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING FOR LOTS 5, 6, & 7
4-9-25	DATE
	REVISION

STATE OF CONNECTICUT  
WILSON H. ALFORD, JR.  
No. 9344  
LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT  
WILSON H. ALFORD, JR.  
No. 9344  
LICENSED LAND SURVEYOR

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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

**Alford ASSOCIATES, INC.**

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

DATE: FEBRUARY 10, 2025

SCALE: 1 IN. = 20 FT.

**BREEZY MEADOW SUBDIVISION**

**GRADING PLAN**

FOR AREA ADJACENT TO WETLANDS ON LOTS 5, 6 AND 7

PREPARED FOR

**PEAK MOUNTAIN DEVELOPMENT LLC**

GRANBY, CONNECTICUT  
188 DAY STREET

**Sheet**

GR-3



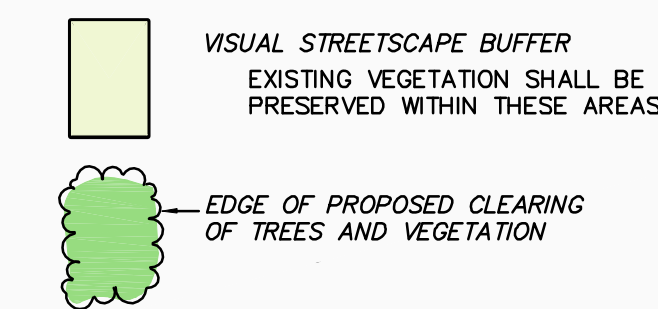
PROPOSED PLANT LIST -

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. PROPOSED PLANTING HOLES SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES AND FILLED WITH A MIXTURE OF 80% TOPSOIL AND 20% PEAT MOSS. ALL PLANTS SHALL BE MULCHED WITH 4 INCHES OF WOOD CHIPS OR WOOD BARK MULCH.
3. ADJUSTMENTS IN THE LOCATION AND/OR NUMBER OF PROPOSED PLANTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. SUCH ADJUSTMENTS SHALL BE APPROVED BY THE DESIGN ENGINEER AND THE TOWN PLANNER.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (MINIMUM)
AB	20	ABIES BALSAMEA	BALSAM FIR	18" TALL
AR	18	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3 1/2" CAL. B&B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	6'-7' TALL, B&B
CS	5	CORNUS SERICEA	RED TWIG DOGWOOD	18" TALL
IG	4	ILEX GLABRA	INKBERRY	18" TALL
IMB	3	ILEX x'MESDOB'	CHINA BOY HOLLY	3 GALLON CONTAINER
IMG	9	ILEX x'MESDOB'	CHINA GIRL HOLLY	3 GALLON CONTAINER
IV	3	ILEX VERTICILLATA	WINTERBERRY (INCLUDE AT LEAST ONE MALE PLANT)	18" TALL
KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GALLON CONTAINER
MP	13	MYRICA PENSYLVANICA	BAYBERRY	3 GALLON CONTAINER
MP-1	5	MYRICA PENSYLVANICA	BAYBERRY	18" TALL
POC	3	PHYSCARPUS OPULIFOLIUS 'COPPERTINA'	COPPERTINA NINEBARK	3 GALLON CONTAINER
QB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2"-2" CAL. B&B
TC	21	TAXUS CANADENSIS	CANADIAN YEW	3 GALLON CONTAINER
TO	15	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	18" TALL
VC	3	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	18" TALL
VL	6	VBURNUM LENTAGO	NANNYBERRY VIBURNUM	18" TALL
VO	3	VBURNUM OPULUS AMERICANUM (TRILOBUM)	AMERICAN CRANBERRY VIBURNUM	3 GALLON CONTAINER

LEGEND -



NOTES -

1. IN ADDITION TO ALL TREES PRESERVED IN THE "30 FOOT VISUAL STREETScape BUFFER" A MINIMUM OF TEN (10) TREES WITH A CALIPER OF SIX (6) INCHES WILL BE PRESERVED IN THE FRONT YARD OF LOTS 2 AND 3 TO SATISFY SUBDIVISION REGULATION SECTION 3.1.4.1.2.1



REVISION

DATE

7-18-25

INCORPORATED TOWN STAFF COMMENTS

8-26-25

REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETScape BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'

STATE OF CONNECTICUT

WILSON H. ALFORD, JR., P.E. & L.S.

NO. 9344

LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT

WILSON H. ALFORD, JR., P.E. & L.S.

NO. 9344

LICENSED LAND SURVEYOR

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

L.S. NO. 9344

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Alford ASSOCIATES, INC.

CIVIL ENGINEERS WINDSOR, CONNECTICUT

WILSON H. ALFORD, JR., P.E. & L.S.

DATE: JULY 15, 2025

SCALE: 1 IN. = 50 FT.

BREEZY MEADOW SUBDIVISION

VEGETATION PRESERVATION / PLANTING PLAN

PREPARED FOR

PEAK MOUNTAIN DEVELOPMENT LLC

GRANBY, CONNECTICUT

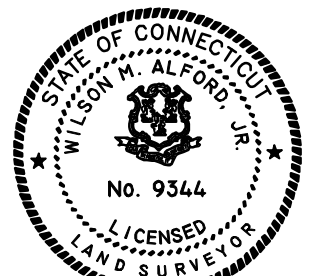
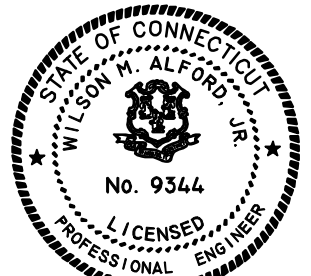
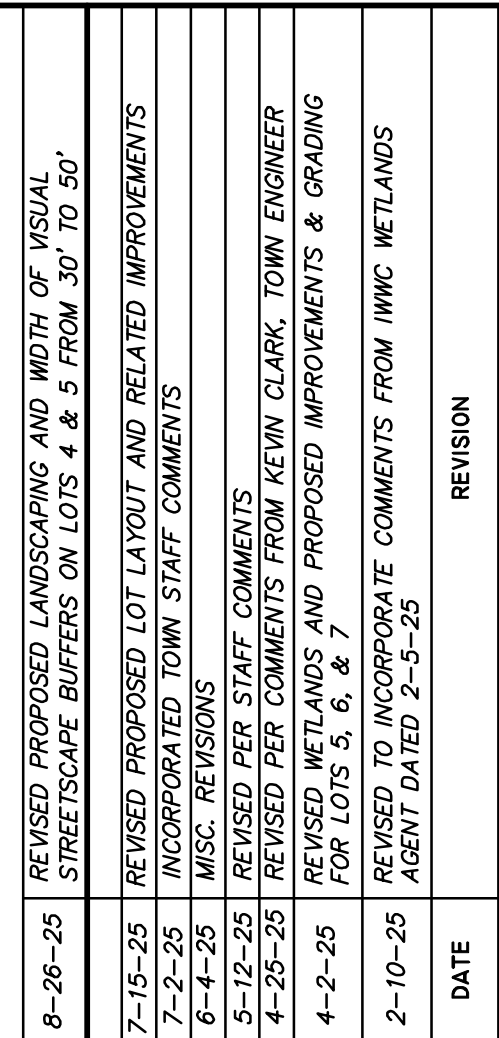
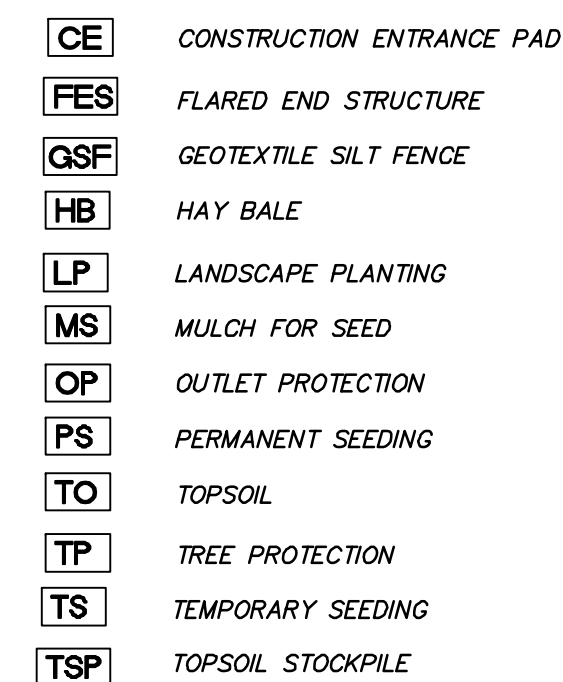
188 DAY STREET

Sheet

VPPP-1



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



L.S. NO. 9344

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SIGNATURE AND EMBOSSED SEAL



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

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
EROSION AND SEDIMENTATION CONTROL PLAN  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC

Sheet  
E&SC-1



I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE TOWN GRANBY SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

WILSON M. ALFORD, JR.  
CONNECTICUT LICENSED PROFESSIONAL ENGINEER NO. 9344

DATE

NOTE: THE WORD "CERTIFY", AS USED ON THIS PLAN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE PROFESSIONAL ENGINEER, WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTY OR WARRANTY.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

DATE OF APPROVAL

THE TOWN ENGINEER OR ZONING ENFORCEMENT OFFICER OF THE TOWN OF GRANBY CERTIFIES THAT THIS SOIL EROSION AND SEDIMENT CONTROL PLAN COMPLIES WITH THE TOWN'S SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DATED 2002, AS AMENDED.

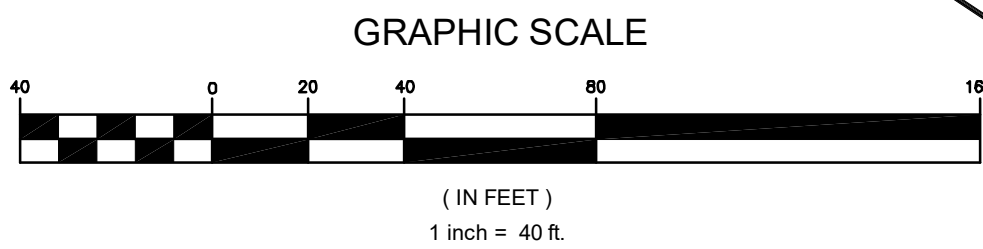
DATE OF APPROVAL

#### OWNER OF RECORD

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

#### APPLICANT

PEAK MOUNTAIN DEVELOPMENT LLC  
C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
P.O. BOX 270  
GRANBY, CT 06026  
TEL. NO. 860-305-4445  
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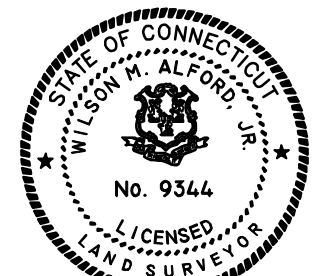
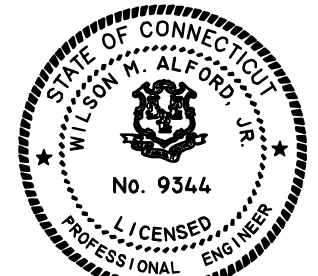
THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4453 AND HAVE UTILITIES MARKED ON THE GROUND.

#### EROSION CONTROL SYMBOLS -

- |            |                           |
|------------|---------------------------|
| <b>CE</b>  | CONSTRUCTION ENTRANCE PAD |
| <b>FES</b> | FLARED END STRUCTURE      |
| <b>GSF</b> | GEOTEXTILE SILT FENCE     |
| <b>HB</b>  | HAY BALE                  |
| <b>LP</b>  | LANDSCAPE PLANTING        |
| <b>MS</b>  | MULCH FOR SEED            |
| <b>OP</b>  | OUTLET PROTECTION         |
| <b>PS</b>  | PERMANENT SEEDING         |
| <b>TO</b>  | TOPSOIL                   |
| <b>TP</b>  | TREE PROTECTION           |
| <b>TS</b>  | TEMPORARY SEEDING         |
| <b>TSP</b> | TOPSOIL STOCKPILE         |



REVISION	DATE	DESCRIPTION
8-26-25		REVISED PROPOSED LANDSCAPING AND WIDTH OF VISUAL STREETSCAPE BUFFERS ON LOTS 4 & 5 FROM 30' TO 50'
7-19-25		REVISED PROPOSED LOT LAYOUT AND RELATED IMPROVEMENTS
7-2-25		INCORPORATED TOWN STAFF COMMENTS
6-4-25		MISC. REVISIONS
5-12-25		REVISED PER STAFF COMMENTS
4-29-25		REVISED PER COMMENTS FROM KEVIN CLARK, TOWN ENGINEER
4-2-25		REVISED WETLANDS AND PROPOSED IMPROVEMENTS & GRADING
2-10-25		FOR LOTS 5, 6, & 7. INCORPORATED COMMENTS FROM INHC WETLANDS AGENT DATED 2-5-25



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

L.S. NO. 9344

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.



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

DATE: DECEMBER 23, 2024

SCALE: 1 IN. = 40 FT.

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

Sheet  
E&SC-1





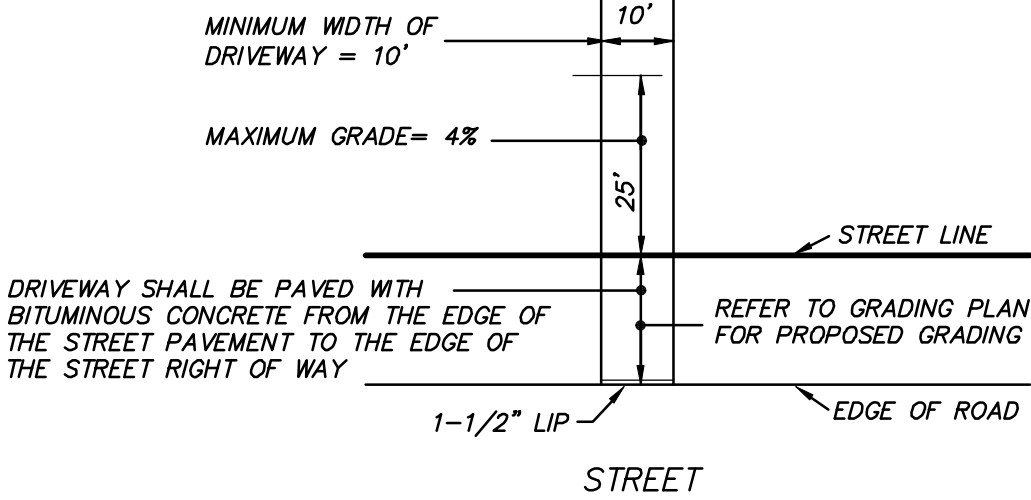


DRIVEWAY DETAIL

NOT TO SCALE

NOTES-

1. ONE DRIVEWAY SHALL ALLOW ACCESS TO NO MORE THAN TWO LOTS.
2. THE AVERAGE GRADE OF A DRIVEWAY SHALL BE NO MORE THAN 12%, MEASURED FROM THE STREET GUTTER TO THE BUILDING SERVED. NO PORTION OF A DRIVEWAY SHALL CONTAIN A GRADE IN EXCESS OF 15%.

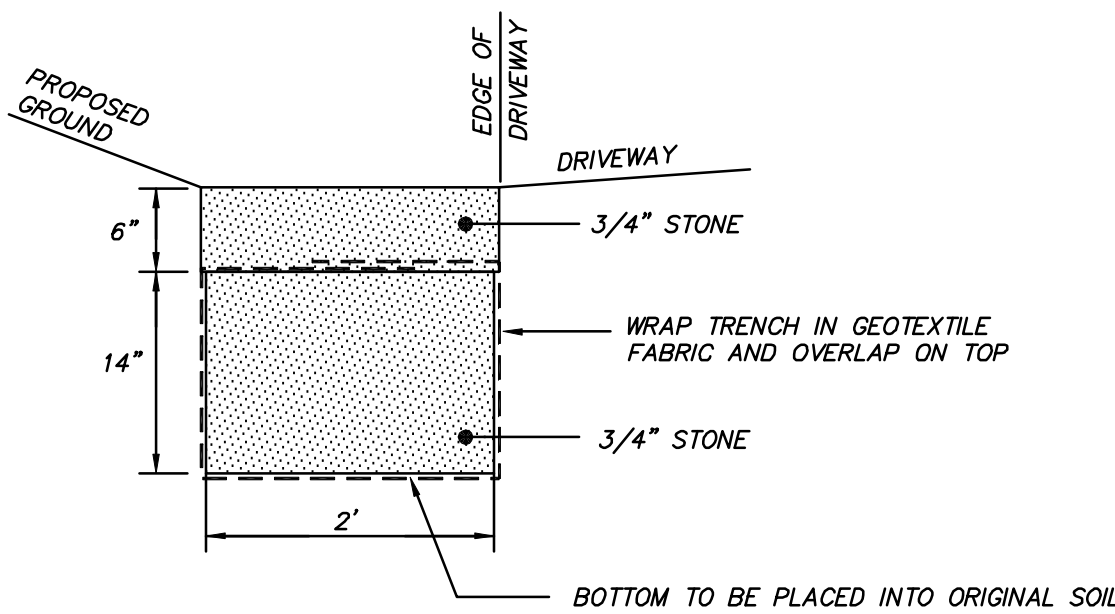


STONE TRENCH

NOT TO SCALE

TO BE PLACED ALONG EDGE OF DRIVEWAY FOR LOTS 5, 6 AND 7, WHERE SHOWN ON PLAN

NOTE -  
INSTALL STONE TRENCH AFTER CONTRIBUTING AREAS ARE STABILIZED.

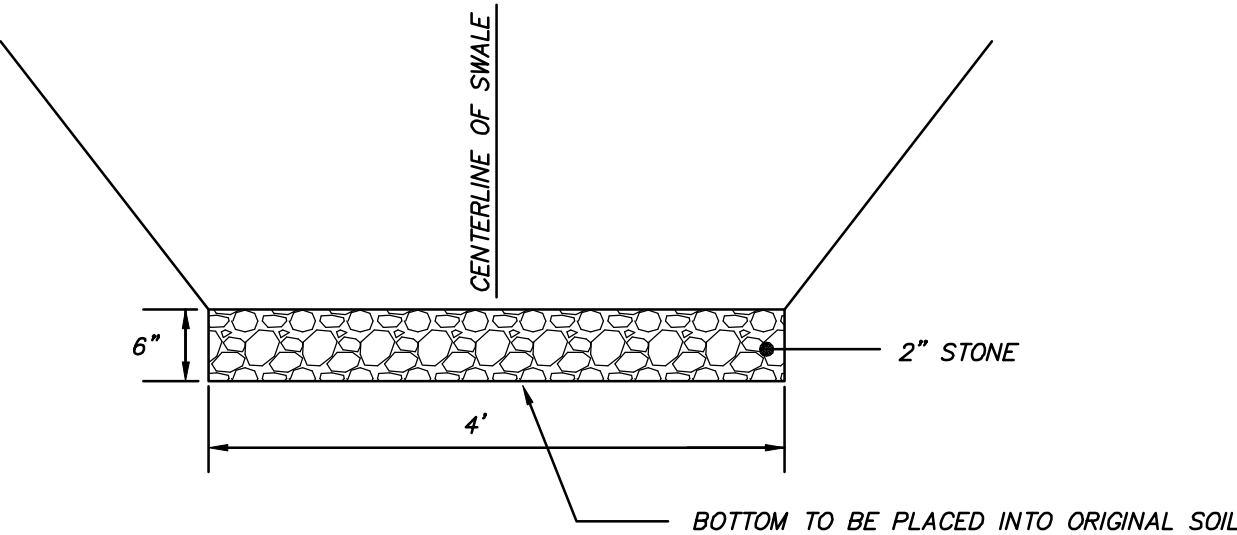


STONE TRENCH

NOT TO SCALE

TO BE PLACED WITHIN SWALES BETWEEN LOTS 5 AND 6 AND LOTS 6 AND 7

- NOTES -
1. STONE TRENCH TO BE 40 FEET LONG.
2. INSTALL STONE TRENCH AFTER CONTRIBUTING AREAS ARE STABILIZED.



INVASIVE SPECIES MANAGEMENT PLAN

NOTE- THE INVASIVE SPECIES MANAGEMENT PLAN HAS BEEN PREPARED BY IAN COLE, PROFESSIONAL REGISTERED SOIL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST FROM MIDDLETOWN, CONNECTICUT.

INVASIVE SPECIES MANAGEMENT PLAN

188 DAY STREET SUBDIVISION – GRANBY

1.0 Invasive Species Management Plan Goal

The prime objective of this Invasive Species Management Plan is to avoid, minimize, and mitigate the introduction, spread, or the increased risk of invasion of invasive plant species on the project site, into new or disturbed areas, or areas adjacent to the project site caused by the site work shall be avoided.

Contractors will utilize established construction best management practices (BMPs) and measures that (1) do not contribute to the spread of, or (2) reduce the spread of target invasive plant species are the main objectives of this Plan. These measures are incorporated into the construction plans for the Project.

The removal of invasive shrubs/vines and herbaceous plants, including autumn olive, multiflora rose, Japanese barberry, garlic mustard, mugwort, Japanese knotweed and Asiatic bittersweet. This will open up areas for proper site stabilization and restoration. The protocols used for the eradication of invasive plants shall follow those promulgated by the Connecticut Invasive Plant Working Group (CIPWG), and notification to Town Staff. The removal methods may include excavation, smothering with black plastic /tarp, and/or targeted herbicide Treatments. However, only mechanical removal methods of invasives will occur within the wetland boundary.

**Note:** wetlands containing invasive plants extend well beyond the Project area and outside of areas in which any Project activities will be performed. Therefore, attempting to eradicate invasive species from portions outside the limits of disturbance is not considered a practical goal of this Plan. The main focus area for invasive species control is centered on the newly planted 45' buffer zone.

2.0 Invasive Species of Concern in Wetlands & Baseline Invasive Plant Survey

The CT DEEP, under PA 03-136 and in cooperation with the Connecticut Invasive Plants Council (through the Invasive Plant Atlas of New England [IPANE]), has compiled a State list of invasive plants. The species listed in the following table are likely found in wetlands in the Project area, based on field investigations.

Table 1-1 Invasive Species Found in Project Wetlands

Common Name	Latin Name
Multiflora rose*	<i>Rosa multiflora</i>
Asiatic bittersweet	<i>Celastrus orbiculatus</i>
Japanese barberry*	<i>Berberis thunbergii</i>
Morrow's honeysuckle	<i>Lonicera morrowii</i>
Autumn olive	<i>Elaeagnus umbellata</i>
Japanese Knotweed	<i>Fallopia japonica</i>
Garlic mustard	<i>Alliaria Petiolata</i>
Mugwort*	<i>Artemisa vulgaris</i>

\*Indicates invasive species found in most abundance.

3.0 Invasive Species Management Areas

Invasive species management areas will target only the area within the proposed limits of disturbance.

- If deemed necessary to facilitate construction workspace, targeted areas of invasive non-native species shall be mechanically removed from the invasive species management areas during construction. The preferred method for initial removal is pulling the invasive shrubs and vines with a small machine (e.g., mini excavator) so that the roots are removed.
- Disposal of invasive plant material shall comply with CT DEEP guidelines.
- If required Any herbicide used for invasive eradication or control shall be applied by a Licensed Pesticide Applicator.
- These areas noted above will be subject to a 2-year guarantee that invasive species will be treated and removed to the satisfaction of the Town.
- The contractor shall guarantee a survival rate planted shrubs of 80% following the 2 year monitoring period.

4.0 Construction Phase Measures

The Project proposes to implement a series of procedures within the limits of the work area during the construction phase of the Project to meet the intended goals of this Plan. Care and consideration would be taken during all phases of Project construction to prevent the spread of target invasive species to areas that are currently devoid of them, and to prevent the spread of target invasive plant communities that currently exist.

Contractors will take precautionary measures to prevent and/or reduce the introduction or spread of target invasive species when clearing, placing, and moving equipment through areas containing said species. Equipment decontamination will be conducted at appropriate locations to the extent feasible to prevent spreading target invasive species.

Vegetation removal will be one of the first activities to occur, after the limits of disturbances is surveyed and staked. Vegetation clearing within the work area is necessary to provide access to structure locations, and to provide clearance to facilitate construction. To control the spread of target invasive plant species during construction, the following procedures will be implemented:

- All equipment, vehicles, and materials are to be clean and free of excess soil, debris, and vegetation prior to arrival at the Project site.
- Clearing of vehicles and other equipment will involve removal of visible dirt, debris and vegetation through the use of brooms, shovels, and, if needed, compressed air.
- Final restoration of the site to be carried out in accordance with the current plan requirements. If "hay bale" erosion controls are required on site, the contractor will be required to use alternative measures, to the extent practicable and if local sources are available, utilize straw bales, coconut rolls, wood chip bags or silt fence in lieu of traditional hay bales which may contain noxious or invasive seed stock or plant matter. This is especially important when erosion controls are installed adjacent to wetlands. Efforts will be made during construction, to the extent practicable, to minimize equipment mobility in areas containing invasive species so as to avoid dragging invasive plant material back and forth from established stands.

5.0 Monitoring & Reporting

- Upon completion of land clearing and restoration of the site, it is recommended that a follow-up assessment be completed to determine the success of any removal and if any recommended action items are warranted. The site shall be monitored for 2 years.

6.0 Resources:

- U.S. Army Corps of Engineers, New England District website, which includes disposal information [www.nae.usace.army.mil/regulatory](http://www.nae.usace.army.mil/regulatory)
- Invasive Species. Invasive Plant Atlas of New England [www.ipane.org](http://www.ipane.org)
- Cooperative Extension System Offices [www.csrees.usda.gov/Extension](http://www.csrees.usda.gov/Extension)

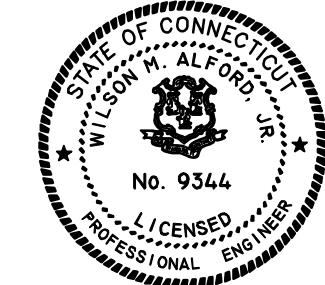
OWNER OF RECORD

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APPLICANT

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C/O KIRK MacNAUGHTON, MANAGER/MEMBER  
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GRANBY, CT 06026  
TEL. NO. 860-305-4445  
EMAIL: [Kirk@MacBuilds.com](mailto:Kirk@MacBuilds.com)

INCORPORATED TOWN STAFF COMMENTS	REVISION
7-2-25	
9-12-25	
DATE	



TO THE BEST OF MY  
KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY  
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CIVIL ENGINEERS  
WINDSOR, CONNECTICUT  
•  
WILSON H. ALFORD, JR., P.E. & L.S.

DATE: APRIL 25, 2025

SCALE: 1 IN. = 40 FT.

BREEZY MEADOW SUBDIVISION  
NOTES AND DETAILS  
PREPARED FOR  
PEAK MOUNTAIN DEVELOPMENT LLC  
GRANBY, CONNECTICUT  
188 DAY STREET

Sheet  
NOTES-2



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

October 2, 2025

Steve Smith  
361 Salmon Brook Street  
Granby, CT 06035

RE: 361 Salmon Brook Street – S. Smith – Permit request to install at 192 square foot prefabricated shed on crushed stone within a regulated area.

Dear Mr. Smith:

Please be advised that on October 2, 2025, the Inland Wetlands and Watercourses Commission (IWWC) Agent 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 the 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 prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
5. Excavated soil 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 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,



Kate Bednaz  
Town of Granby  
IWWC Wetlands Agent





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

**RECEIVED**  
 SEP 17 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: 361 Salmon Brook Street  
 Size of Parcel: 0.51 acres Zone: C2 Map/Lot: 42/51/69 Current Use: Single Family Home

Applicant's Name: Steve Smith  
 Complete Address: 361 Salmon Brook St Granby CT 06035  
 Daytime Phone: 860-272-0770 Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: SSMITH173@YAHOO.COM

Owner's Name: Steve Smith  
*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: \_\_\_\_\_  
 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 a 12'x16' prefabricated shed on crushed stone

Is any portion of the property located within 500 feet of an adjoining municipality? no  
 Wetlands Located on Property (in square feet (sq. ft.)): 0.088 Wetlands to be impacted (sq. ft.): 0  
 Watercourses Located on Property? Yes Name or Type of Watercourse: Salmon Brook  
 Are Proposed Activities Located within the 100-Year Floodplain? 0 Floodway? 0  
 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: [Signature] Date: 9-17-25  
 Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FOR OFFICE USE	
Application #: _____	Date Submitted: <u>9/17/25</u>
Fee amt. (Check or Cash): <u>\$141.92</u>	Date of Receipt: _____
Agent Ruling: _____	Date Approved/Denied: _____



## SECTION 19 FEES

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

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

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

I. Base Fee		
a. General Application	\$150.00 + II	\$ _____ +
b. Accessory to Existing Primary Structure	\$80.00 + II	\$ 80.00 +
c. Modification to Existing Approval	\$30.00 + II	\$ _____ +
II. Activity Fee		
a. \$100.00 per Watercourse Crossing	_____ (#)	\$ _____ +
b. \$0.02 per sq. ft. of Wetland Disturbance Within Upland Review Area...	_____ SF	\$ _____ +
c. \$100.00 per Structure (greater than 200 sq. ft.)	_____ (#)	\$ _____ +
d. \$0.01 per sq. ft. of Impervious Surface	_____ SF	\$ 1.92 +
e. \$250.00 per Stormwater Management Basin	_____ (#)	\$ _____ +
f. \$100.00 per Storm Drain Outfall	_____ (#)	\$ _____ +
g. \$0.01 per sq. ft. of Steep Slope Disturbance (Slopes Greater than 2:1 – Define Area on Plan)	_____ SF	\$ _____ +
h. \$0.005 per sq. ft. of Woody Vegetation Clear-Cut	_____ SF	\$ _____ +

#### > TOTAL FEE – CATEGORY 1

\$ 141.92

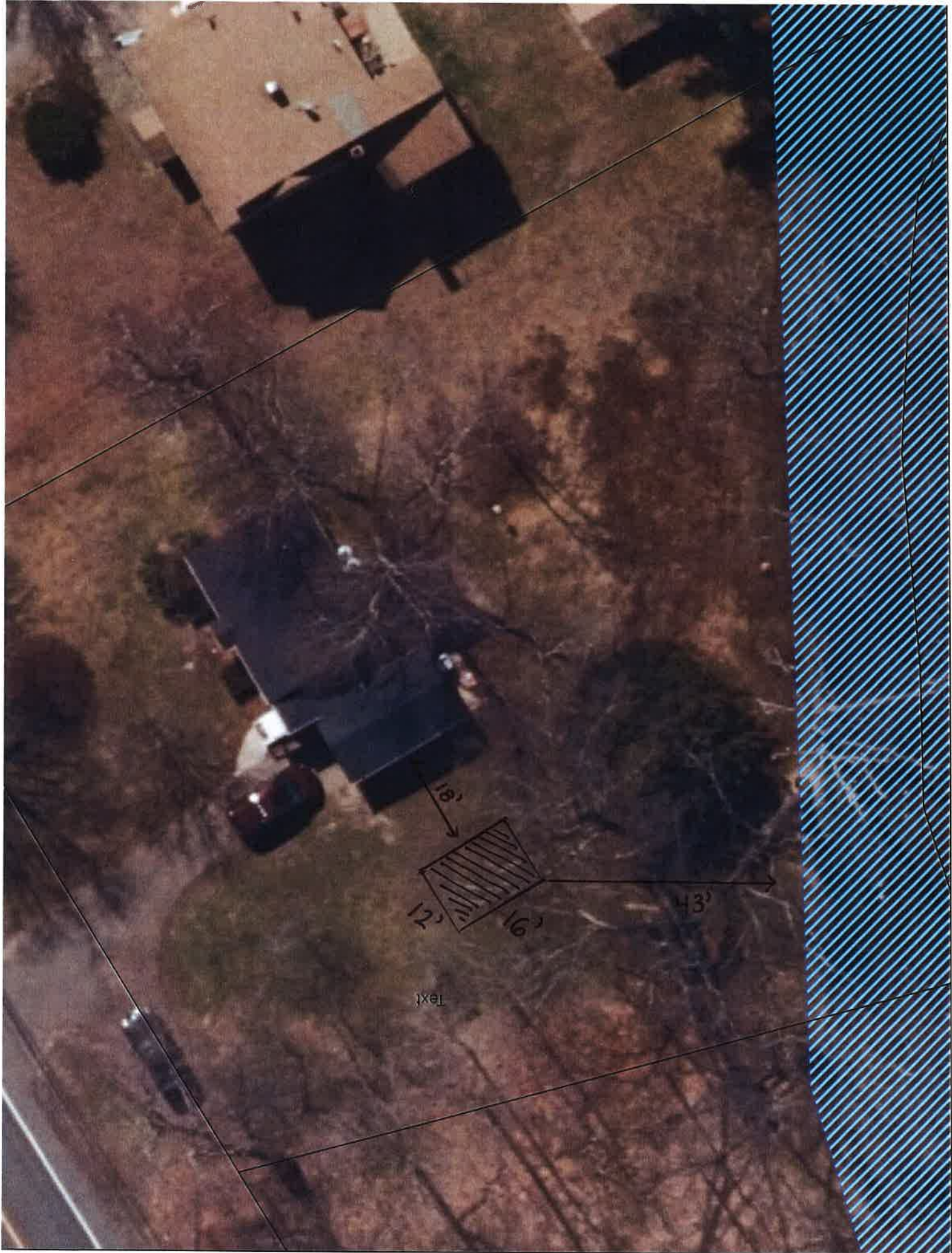
### CATEGORY 2 - SUBDIVISIONS (GREATER THAN 2-LOTS)/CONDOMINIUMS, MULTI-FAMILY UNITS/COMMERCIAL

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

#### > TOTAL FEE – CATEGORY 2

\$ \_\_\_\_\_





100 = "1"



10' 11" Height

Steven Smith



Dutch Barn - 12x16



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

October 2, 2025

David Notarangelo  
15 Indian Hill Drive  
Granby, CT 06035

RE: 15 Indian Hill Drive – D. Notarangelo – Permit request to modify an existing permit for a 648 sq. ft. inground swimming pool and associated site improvements within a regulated area, to include an 18' x 12' prefabricated shed.

Dear Mr. Notarangelo:

Please be advised that on October 2, 2025, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

The approved modification is as follows:

1. Placement of an 18' x 12' prefabricated shed on crushed stone with underground electrical, south of the in-ground pool and in line with the proposed fencing.

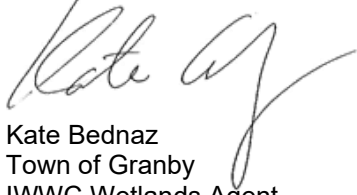
The following conditions outlined by the IWWC Agent's August 19, 2025, approval remain in full effect and are not modified by this request.

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 the 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 prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
5. Excavated soil 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 removed from the property.
6. Pool water shall not be discharged toward the stream or wetlands.
7. This permit is valid for a period of 5 years from the date of issuance.
8. 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,

A handwritten signature in cursive script, appearing to read "Kate Bednaz". The signature is written in a dark ink and is positioned above the printed name and title.

Kate Bednaz  
Town of Granby  
IWWC Wetlands Agent





## TOWN OF GRANBY

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

RECEIVED  
SEP 22 2025  
Granby Building  
Department

## Application for Inland Wetlands &amp; Watercourses Activity

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

Property Location and Nearest Intersection: 15 INDIAN HILL DRIVE  
Size of Parcel: 2.4 ACRES Zone: R50 Map/Lot: 41/58/109 Current Use: SINGLE FAMILY HOME

Applicant's Name: VERNON POOLMAN  
Complete Address: 540 TALCOTTVILLE, VERNON CT 06066  
Daytime Phone: 860-872-1926 Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: TAMMY@VERNONPOOLMAN.COM

Owner's Name: DAVID NOTARANGELO  
*If the owner is a corporation, or other non-individual entity, include the primary contact information*  
Complete Address: 15 INDIAN HILL DR.  
Phone Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
413-426-2638

Applicant's Representative: DJ NOTARANGELO@YAHOO.COM  
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.): \_\_\_\_\_  
INSTALL A 12X12 SHED, WITH ELECTRICAL

(SHED ON CRUSHED STONE BASE)

Is any portion of the property located within 500 feet of an adjoining municipality? NO  
Wetlands Located on Property (in square feet (sq. ft.)): \_\_\_\_\_ Wetlands to be impacted (sq. ft.): NONE  
Watercourses Located on Property? YES Name or Type of Watercourse: LENDEL 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: [Signature] Date: 9-22-25  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

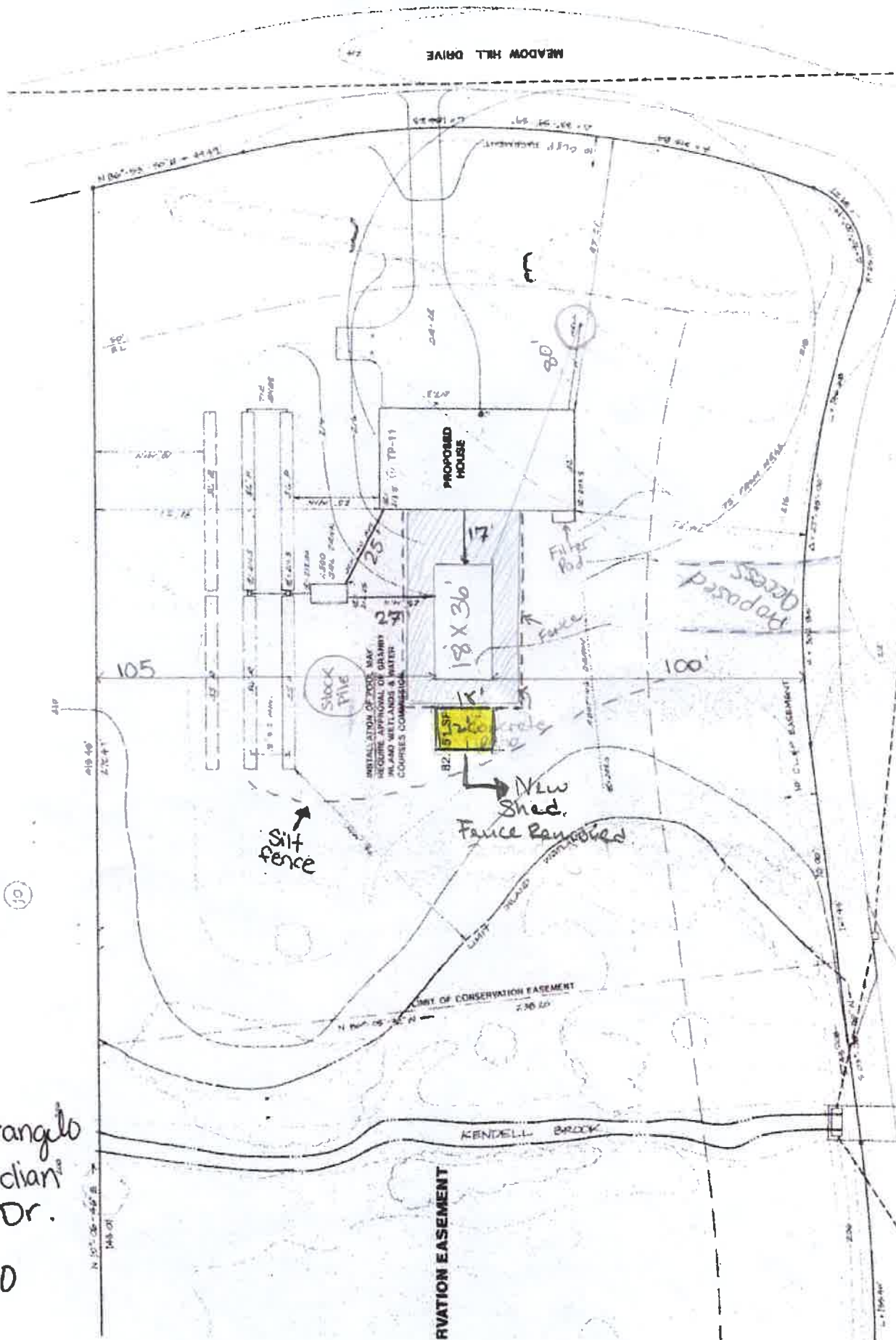
## FOR OFFICE USE

Application #: n/a Date Submitted: 9/22/25  
Fee amt./Check or Cash: \$90- Date of Receipt: \_\_\_\_\_  
Agent Ruling: \_\_\_\_\_ Date Approved/Denied: \_\_\_\_\_

See Reverse Side for Conditions of Approval or Reason for Denial



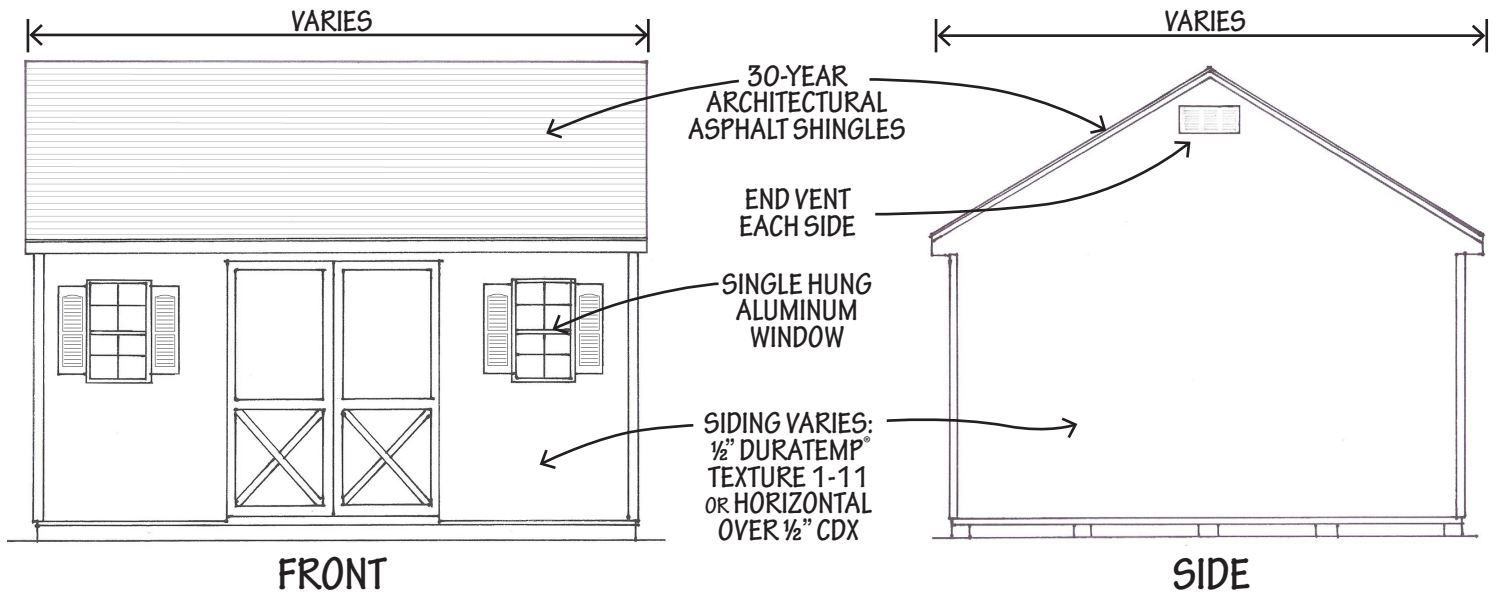
Dave  
 Notarangelo  
 15 Indian  
 Hill Dr.  
 1=40



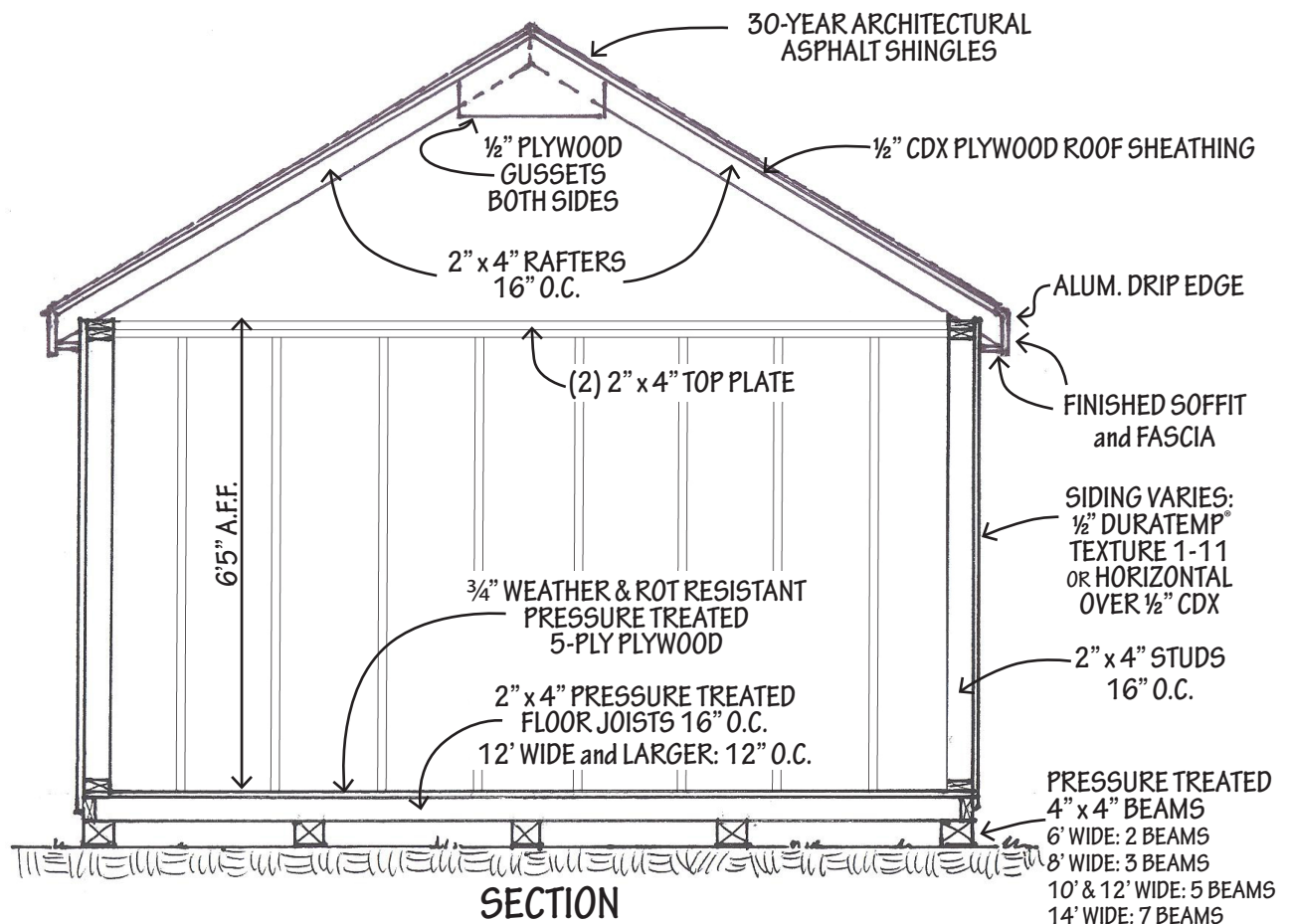


# Cape Storage Building

2025



\*shown with standard double doors and standard windows



## KLOTHER FARMS

860-871-1048 KloterFarms.com  
216 West Road, Ellington, CT 06029

### NOTES:

Building Code - conforms to  
2021 International Residential  
Code table R301.5

Designed to resist wind gust of  
135 MPH for 3 seconds  
Design wind force - 34psf  
Design snow load - 40 psf  
Design floor load - 100 psf



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

August 19, 2025

Certified Mail # 9489 0090 0027 6649 9998 79

Vernon Poolman  
Attn: Tammy  
540 Talcottville Road  
Vernon, CT 06066

RE: 15 Indian Hill Drive – Vernon Poolman – Permit request to construct a 648 sq. ft. inground swimming pool and associated site improvements within a regulated area.

Dear Vernon Poolman,

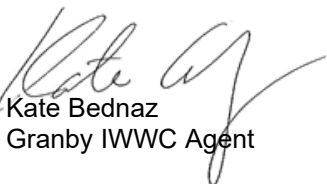
Please be advised that on August 13, 2025, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

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 the 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 prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.
5. Excavated soil 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 removed from the property.
6. Pool water shall not be discharged toward the stream or wetlands.
7. This permit is valid for a period of 5 years from the date of issuance.
8. 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, 860-844-5318.

Sincerely,

  
Kate Bednaz  
Granby IWWC Agent