

**MEETING MINUTES**  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Wednesday, January 8, 2025, at 7:00 pm

**PRESENT:** Nicholas Dethlefsen, John Laudati, Sue Okie, Fred Jones, David Tolli, and Aurelle Locke  
**ALSO PRESENT:** IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre (via Zoom)

**1. Call to Order**

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

**2. Action on the minutes of December 11, 2024**

**ON A MOTION** by A. Locke seconded by D. Tolli, the Commission voted 5-0-1 to approve the December 11, 2024, minutes as presented. V. Direnzo abstained.

**3. Permit Requests**

**a. 188 Day Street – Kirk MacNaughton c/o Peak Mountain Development, LLC – Permit application for a 7-lot single family residential subdivision and associated site work within a regulated area.**

V. Direnzo noted for the record that K. MacNaughton built her home over 25 years ago and she has no conflicts regarding the application. Applicant Kirk MacNaughton of Peak Mountain Development, LLC and Civil Engineer Skip Alford were present to discuss the application and answer any questions the Commission had. The applicant is proposing a 7-lot, single-family home subdivision at 188 Day Street, which consists of 15.63 acres. The property consists of two different zones (R50 and R30) and has 965 feet of frontage on Day Street and 545 feet of frontage on North Granby Road. K. MacNaughton indicated that soil testing has been completed and the soils are suitable for on-site septic systems. The property consists primarily of open fields with some wooded areas along the road frontage and property boundaries.

Wetlands are located at the southwestern corner (wetland #1) and northeastern corner (wetland #2) of the property, and to satisfy the open space requirement, 3.55 acres on the eastern side of the property are shown to be open space. Wetland #1 consists of .43 acres and consists of a 150-foot-long watercourse that enters the property from the west through a 42" culvert pipe under Day Street and flows south onto the abutting property. The house proposed for lot#7 is located within 200 feet of the watercourse and all site activity is located 50 feet outside of the wetlands. Wetland #2 consists of 0.09 acres and is located within the proposed open space parcel. CT Soil Scientist Ian Cole conducted a wetlands survey of the property, flagged the wetlands on-site, and submitted a wetland & watercourse delineation report.

S. Alford provided an overview of the proposed drainage, E&S measures, driveway configuration, and functionality/design of the rain gardens. K. Bednaz expressed concerns regarding site disturbance on lot #7 and the proximity to wetlands, as well as the potential vernal pool located at wetland #2. She indicated that further review is necessary and questioned why the owner abandoned cutting hay in early 2000. A potential for the accumulation of sediment around wetland #1 was noted, as well as a minimal buffer regarding the piping under the proposed driveway exiting directly into the wetland. The Commission discussed how the property has been agricultural for years and whether to hold a public hearing on the application.

**ON A MOTION** by V. Dirienzo seconded by S. Okie, the Commission voted 6-0-0 to receive the application and schedule a public hearing for the next regular meeting due to public interest and the proximity of significant impact.

**4. Enforcement Order Hearing**

- a. **310R Salmon Brook Street – M. Lamaj – Conducting regulated activities without a valid IWWC permit immediately adjacent to the East Branch of Salmon Brook.**

Property owner Marko Lamaj of 9 Hoskins Crossing, Simsbury, CT was present to discuss the activities that occurred on-site. Marko indicated that since purchasing the home, he has cleaned up the property as it was unkept and replaced the existing patio, retaining wall and deck. Due to the lawn work that occurred late in the season, no germination was able to occur so wattles were installed to prevent further erosion and grass seed will be utilized in the spring. Kate met the property owner earlier in the week to discuss restoration efforts and next steps, as no permits were approved for the work. According to the homeowner, run-off occurs down the driveway, so he installed three leak-offs.

**ON A MOTION** by A. Locke seconded by S. Okie, the Commission voted 6-0-0 to Uphold the Enforcement Order.

According to conversations with the Building Official, corrections need to be made to the retaining wall to install drainage, which will require additional work; therefore, a permit application to the Commission. The house is currently listed for sale and under contract; therefore, the Enforcement Order will transfer to the new owners. J. Laudati stated that the Commission is unaware of what the Building Official might require as part of the plan review process, to which Kate directed the property owner to meet with the Building Official to discuss next steps. Once a plan and all corrective measures are established, they shall be reflected on the IWWC application that will be discussed at the next regular meeting. Kate noted that the Enforcement Order will remain in effect until the three required shrubs are planted, all vegetation is established, and the leak-offs remain functional.

**5. Agent Report and Correspondence**

- a. **90 Salmon Brook Street – J. Gravel – Request for Review for the temporary installation of erosion and sedimentation control measures to address pre-existing erosion concerns.**

K. Bednaz and Director of Community Development Abigail Kenyon met with the Broadleaf Solar Team on-site to walk the property. It was noted that the hoop houses have been removed and majority of the site consisted of disturbed soils that need to be stabilized. Supreme Industries has been retained to work on-site as the owners are looking to install erosion and sedimentation control measures to eliminate further erosion.

**6. Commissioner Reports and Correspondence**

N. Dethlefsen commented on the trash that has accumulated on Hungary Road from the Station 280 construction site, which Town Staff and the project team are aware of. Cleanup is underway and the issue should be resolved within the next few days. K. Bednaz provided an overview regarding DEEP's regulations pertaining to water diversion, as complaints have been received by the Land Use Office pertaining to hydroseed companies drafting water from local water sources. In accordance with the State's regulations, a permit is required if more than 50,000 gallons are diverted on a daily basis.

7. **Adjourn**

**ON A MOTION** by A. Locke seconded by S. Okie, the Commission voted 6-0-0 to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator