

**MEETING MINUTES**  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Thursday, February 13, 2025, at 7:00 pm

**PRESENT:** Nicholas Dethlefsen, John Laudati, Sue Okie, Fred Jones, David Tolli, Vickie Dirienzo, and Aurelle Locke (via Zoom)

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

**1. Call to Order**

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

**2. Action on the minutes of January 8, 2025**

**ON A MOTION** by S. Okie seconded by D. Tolli, the Commission voted 6-0-1 to approve the January 8, 2025, minutes as amended to reflect V. Dirienzo as present. F. Jones abstained.

**3. Permit Requests**

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

Property owner Marko Lamaj of 9 Hoskins Crossing, Simsbury, CT was present to discuss the application, which was submitted in response to a recent Enforcement Order (EO) regarding work conducted within a regulated area without a permit. Since purchasing the home, he has cleaned up the property 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 waddles were installed to prevent further erosion and grass seed will be utilized in the spring. Per discussion at the prior meeting regarding the EO, the applicant has met with the Building Official to discuss corrective measures regarding the retaining wall and included next steps as part of his application.

Come spring, 24” of earth will need to be excavated from behind the wall to install a 4” PVC drainage pipe with gravel for the entire length of the wall. If the soil cannot be removed by hand, then a mini excavator will be utilized. K. Bednaz indicated that the Lower Farmington Valley Watershed Association reached out regarding the preservation of the brook’s bank, as the home and deck sit in close proximity. Discussion ensued regarding the draft approval letter, as well as a requirement for the planting of 3-4 soil stabilizing shrubs between the back deck and bank of the brook. 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.

**ON A MOTION** by D. Tolli seconded by V. Dirienzo, the Commission voted 7-0-0 to approve the application and draft approval letter as amended.

- b. **29 Canton Road – E. Geusic – Permit application to remove an existing shed and place a new 12’x16’ prefabricated shed in the back yard within a regulated area.**  
Applicant and property owner Evan Geusic was present to discuss the application and answer any questions the Commission had. He is looking to remove an existing 91 square foot shed and install a new 12’x20’ prefabricated shed on crushed stone, 25’ from the closest side yard property line and 30’ from the rear yard property line. K. Bednaz provided feedback on the application and indicated that she will conduct a site visit on Saturday, February 15<sup>th</sup>.

**ON A MOTION** by D. Tolli seconded by V. Dirienzo, the Commission voted 7-0-0 to receive and continue the application to the next regular meeting.

*J. Laudati recused himself at 7:36 p.m.*

#### 4. **Public Hearing**

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

Applicant Kirk MacNaughton of Peak Mountain Development, LLC was present to discuss the application and answer any questions the Commission had. Revised plans were submitted this evening, which included revisions based on discussion that occurred at the prior meeting. The applicant is proposing a 7-lot, single-family home subdivision at 188 Day Street, which consists of 15.63 acres. He indicated that soil testing has been completed and the soils are suitable for on-site septic systems. 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. K. MacNaughton ran through the revised plans, which include extensive rain gardens, additional plantings, discussion on the existing farm road, etc. K. Bednaz had concerns regarding the maintenance of the rain gardens and the inability to access the ground due to current weather conditions. Additional soil testing has been requested and the Soil Scientist will be submitting a revised report, as well as reestablishing wetland flags that were damaged by the weather. Further review by Town Staff is required at this time and there was no public comment. The public hearing was continued to the next regular meeting.

5. **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.**

This agenda item was discussed as part of agenda item #3a.

6. **Agent Report and Correspondence**

K. Bednaz noted that the CT Siting Council approved with conditions, the operation of a 4.99-megawatt AC battery energy storage facility located at 100 Salmon Brook Street on January 23, 2025. She also informed the Commission that the Harness Way subdivision will be wrapping up within the coming months.

7. **Commissioner Reports and Correspondence**

None

8. **Adjourn**

**ON A MOTION** by F. Jones seconded by V. Dirienzo, the Commission voted 7-0-0 to adjourn the meeting at 8:08 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator