

MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, March 12, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, John Laudati, Sue Okie, Fred Jones, and Aurelle Locke

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

1. Call to Order

Chair J. Laudati called the meeting to order at 7:02 p.m.

2. Action on the minutes of February 13, 2025

ON A MOTION by A. Locke seconded by F. Jones, the Commission voted 5-0-0 to approve the February 13, 2025, minutes as presented.

3. Permit Requests

- a. **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.**

K. Bednaz stated that she conducted a site visit with the owners and had no concerns with the proposed location of the structure. The shed will be located outside of the wetlands system within an existing and maintained lawn area. The Commission reviewed the draft approval letter and had no comments/concerns.

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted 5-0-0 to approve the application and approval letter as presented.

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

Applicant representative and Professional Engineer Guy Hesketh was present to discuss the application and answer any questions the Commission had. The property owner is looking to gain access to his land on the western side of Fox Brook; thus, requiring the installation of a crossing and driveway. The existing watershed is 1.8-1.9 acres and approvals are also required from CT DEEP for a Water Diversion Permit and Army Corps of Engineers for a General Permit. The proposed crossing is a 30’x16’x12’ concrete arch span that would be installed along an old logging road and is meant to preserve the natural bottom of the watercourse.

G. Hesketh ran through the wetland delineations, construction sequence, timeframe, etc. Roughly 250 square feet of direct impact to the wetlands/watercourse would occur and there is no NDDB presence at the site of disturbance. J. Laudati and K. Bednaz questioned feasible and prudent alternatives and would like documentation regarding other options to support the use of an arch span. K. Bednaz also questioned the high-water line and why it was not located on the plans since a hydrologic analysis was performed by Soil Scientists George Logan and Bill Jackson. The Commission discussed the need for a public hearing due to the nature of the proposed activities.

ON A MOTION by F. Jones seconded by A. Locke, the Commission voted 5-0-0 to receive the application and schedule a public hearing for the next regular meeting due to public interest and significant impact.

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 and stated that on March 1st, he met Kate on site to dig more test holes. Based on the field observations, additional testing was requested and a continuation of the public hearing to the next regular meeting was requested by the applicant. K. Bednaz indicated that the wetlands area is larger than originally indicated and the plans will need to be revised. There was no public comment, and the Commission discussed the continuation request.

ON A MOTION by S. Okie seconded by A. Locke, the Commission voted 5-0-0 to approve a 30-day extension of the public hearing.

5. Agent Report and Correspondence

K. Bednaz informed the Commission that 310R Salmon Brook Street recently sold, and the new owners will be contacted regarding the outstanding Enforcement Order.

6. Commissioner Reports and Correspondence

S. Okie stated that she walked the farm access road at 16 Barn Door Hills Road and had concerns regarding erosion of the bank based on field observations.

7. Adjourn

ON A MOTION by F. Jones seconded by A. Locke, the Commission voted 5-0-0 to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator