

**MEETING MINUTES**  
Town of Granby  
Inland Wetlands and Watercourses Commission  
Wednesday, April 9, 2025, at 7:00 pm

**PRESENT:** Nicholas Dethlefsen, John Laudati, Sue Okie, Vickie Dirienzo, 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 7:00 p.m.

**2. Action on the minutes of March 12, 2025**

**ON A MOTION** by A. Locke seconded by F. Jones, the Commission voted 5-0-1 to approve the March 12, 2025, minutes as presented. V. Dirienzo abstained.

**3. Permit Requests**

- a. **160 Granville Road – M. Deardorff c/o Valley Brook Community Church – Permit application to install a 75'x85' playground and associated site work within a regulated area.**

Applicant Matthew Deardorff was present to discuss the application and answer any questions the Commission had. Valley Brook Community Church is looking to install a 75'x85' commercial grade playground that would be available to their congregation and the public. The playground would be situated 40' from the parking lot and directly impact around 2,512 square feet of wetland soils. The structural components of the playground would consist of a 65'x70' area and require 12 inches of excavation in order to accommodate the required mulch base. A 4-foot fence would be installed around the perimeter along with landscape shrubbery and bushes, and benches/picnic tables would be placed at the entrance. In order to protect the wetlands and watercourse, straw waddles will be installed to the west of the work area. K. Bednaz met with the applicant on-site to discuss the application and assesses the proposed area for the playground. Based on her evaluation, she indicated that additional mitigation efforts are needed and should be added to the plan. The application was continued to the next meeting.

**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 was present to discuss the revisions that have been made to the application, which include a larger wetlands system than originally delineated, the removal of rain gardens, the installation of infiltrator trenches, and the proposal of a Conservation Restriction area. The proposed house location for lots 6 and 7 have been pushed back in order to accommodate the larger wetlands system, as well as the proposed shared driveway. Project Engineer Skip Alford spoke Town Engineer Kevin Clark regarding the revised drainage, and the town is currently waiting on new drainage calculations to be submitted. K. Bednaz ran through some quick observations and expressed concern regarding the swale between lots 5 and 6, which exit on a steep slope and could lead to future erosion. She also indicated that an invasive species monitoring plan might be necessary, to which the Commission agreed.

#### Public Comment

Maureen Eberly, 37 Silkey Road, questioned the proximity of the proposed driveway to the wetlands and how snow removal/treatment for winter weather will be managed. K. MacNaughton stated that the driveway is 55' from the wetlands, 10' from the proposed conservation restriction area and will be pitched to the east; therefore, any water will run off in the opposite direction of the wetlands.

At this time, additional information and plan review is required. K. MacNaughton agreed to an extension of the public hearing in order to address staff comments and submit revised plans/documents in advance of the next meeting.

**ON A MOTION** by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to approve an extension of the public hearing to May 22, 2025.

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 NDDDB presence at the site of disturbance.

Based on comments received at the last meeting, revised plans and additional documentation has been submitted. The driveway abutting and exiting the crossing will be paved, erosion and sedimentation control measures have been revised, and the planting plan has been updated. An alternatives analysis was submitted, along with a letter from Soil Scientist William Jackson regarding the wetland's delineation and review of the proposed brook crossing plan. Mr. Jackson was in attendance and reported his findings and professional opinion to the Commission. G. Hesketh provided an overview of the DEEP and Army Corp of Engineers permitting process and noted that the plans submitted meet the standards for both entities. K. Bednaz discussed her observations from a recent site visit, as well as review of the revised plans.

#### Public Comment

Susan Murray, 106 Peck Orchard Road, Hartland, read her April 2<sup>nd</sup> email communication to the Commission into the record. She stated that the project shall comply with not only the regulations of governing entities but include recommendations from the Farmington River Watershed Association and Federal Wild & Scenic Rivers. She also expressed the use of best practices to ensure that the waterways and watersheds, along with vegetation, is not compromised.

Maureen Eberly, 37 Silkey Road, expressed concern regarding erosion and potential impacts to existing wildlife, and recommends the establishment of a contingency plan.

At this time, additional information and plan review is required. Property owner Richard Marr agreed to an extension of the public hearing.

**ON A MOTION** by V. Dirienzo seconded by F. Jones, the Commission voted 6-0-0 to approve an extension of the public hearing to May 22, 2025.

**5. Agent Report and Correspondence**

- a. **10 Godard Road – C. Morganson – Permit application to locate two prefabricated structures and associated site work within a regulated area.** (Authorized Agent Approval 3/25/25)
- b. **175 Salmon Brook Street – A. Schulz – RFR for a prescribed burn on three acres of cleared land within a regulated area in association with the Granby Wildflower Meadow organization.** (Nonregulated Use Determination 3/31/25)
- c. **15 Peck Orchard Road – R. Marr – RFR for the removal of dead trees and installation of a sedimentation fence within a regulated area.** (Nonregulated Use Determination 4/1/25)

K. Bednaz provided an overview on the above-referenced applications and indicated that an application for 7 Laurel Drive was submitted after the agenda was posted; however, it is statutorily received by the Commission this evening. She met with the new owners of 201 West Granby Road to discuss the corrective measures necessary to lift the Enforcement Order from the prior owners and will be meeting with the new owners of 310R Salmon Brook Street next week to discuss their outstanding Enforcement Order. The Friends at Holcomb Farm have been submitted an RFR for farm road maintenance at 60 Day Street South, and Kate has been working with Eric Lukingbeal on the final details.

**6. Commissioner Reports and Correspondence**

None

**7. Adjourn**

**ON A MOTION** by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to adjourn the meeting at 8:51 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator