

MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Thursday, May 22, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, John Laudati, Sue Okie, Vickie Dirienzo, Fred Jones, David Tolli, 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 April 9, 2025

ON A MOTION by A. Locke seconded by S. Okie, the Commission voted 6-0-1 to approve the April 9, 2025, minutes as presented. D. Tolli abstained.

J. Laudati recused himself from deliberation on the application; however, continued to run the meeting.

3. Public Hearings

- 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 were made to the application over the past month based on discussions with town staff and updated drainage calculations. Additional plantings were added to the Conservation Restriction Area and the swales to be located between lots 5 & 6, and 6 & 7 were adjusted in accordance with comments from the Town Engineer. A draft approval letter was provided to the Commission for review and consideration, and K. Bednaz noted that a more in-depth hydrologic review will be conducted by the Town Engineer during the Planning and Zoning process. All outstanding items have been addressed, and there will be a two-year monitoring period for the required plantings. K. Bednaz also noted that a condition of approval regarding the transportation of soils off-site must be added to the approval letter. There was no public comment.

ON A MOTION by A. Locke seconded by S. Okie, the Commission voted 6-0-1 to close the public hearing at 7:08 p.m. J. Laudati abstained.

ON A MOTION by F. Jones seconded by S. Okie, the Commission voted to 6-0-1 to approve the application as presented and draft approval letter as amended. J. Laudati abstained.

- 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 revisions that were made since the last meeting based on staff comments. The plans were updated to indicate underground/above-ground utilities, modifications to the construction entrance, the use of geotextile fabric along the driveway's edge, clearing limits, etc. A conservation seed mix, along with hardwood seedlings will be utilized on the slopes, and the applicant/owner will monitor invasive species for a period of two years. A draft approval letter was provided to the Commission for review and consideration, and there was no public comment.

ON A MOTION by S. Okie seconded by A. Locke the Commission voted 7-0-0 to close the public hearing at 7:22 p.m.

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted to 7-0-0 to approve the application and draft approval letter as presented.

4. **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 revisions that were made since the last meeting. Based on staff comments, additional mitigation efforts were added to the plan, inclusive of a no-mow zone and buffer zone that will include brown-eyed susan, ostrich fern and a New England wildflower mix. A concrete walkway from the parking lot to the playground was also added, which will be installed at a later date. A draft approval letter was provided to the Commission for review and consideration.

ON A MOTION by S. Okie seconded by A. Locke, the Commission voted to 7-0-0 to approve the application and draft approval letter as presented.

- b. **7 Laurel Drive – E. Buckland – Permit application to construct a rear deck, remove/replace vegetation, replace septic system, and other associated work within a regulated area.**

The applicant was unable to attend the meeting. There are several improvements being proposed to the property, including the construction of a rear deck, removal of trees that are in close proximity to the house, replacement plantings, and a full replacement of the septic system. According to online mapping, majority of the property is shown to be wetlands. It has come to staff's attention that some activities have commenced on the property that are beyond what was approved under a Request for Review. K. Bednaz conducted a site inspection and determined that an Enforcement Order shall be issued, which occurred on May 21st. She indicated that numerous trees and other vegetation have been removed, and erosion and sedimentation control measures need to be repaired. The property owners were informed that mapping and a report from a Soils Scientist is required. Due to this, the Commission deliberated on whether to continue the application while addressing the Enforcement Order or consider a denial.

ON A MOTION by F. Jones seconded by D. Tolli, the Commission voted to 4-2-1 to uphold the Enforcement Order and continue the application to the next regular meeting. J. Laudati abstained.

- c. **17 Harness Way – J. Scanlan – Permit application to construct a 50' x 25' multi-purpose asphalt court within a regulated area.**

There was no discussion on this application, and it was automatically continued to the next regular meeting on 6/11/25.

- d. **24 Heather Lane – A. Michaud – Permit request to place a new 160 sq. ft. prefabricated shed on crushed stone within a regulated area.**

Applicant and property owner Albert Michaud was present to discuss the application and answer any questions the Commission had. He is looking to install a 16'x10' prefabricated shed at the end of his driveway within an existing lawn area. K. Bednaz met with the owner on-site to conduct an inspection and noted that the proposed location is very dry and there is a very small pocket of wetlands between the applicant and the neighboring property. The application was received and continued to the next regular meeting.

- e. **11 Brookside Drive – J. Anglin – Permit request to place a new 200 sq. ft. prefabricated shed on crushed stone within a regulated area.**

The applicant/property owner was unable to attend the meeting. K. Bednaz met with the owner on-site to conduct an inspection and noted that the shed base had already been prepped. The proposed structure will be 20'x 10' and sit roughly 79' from the edge of Hungary Brook on crushed stone. Upon inspection, K. Bednaz indicated that further tree maintenance is required, which will be added to the application. She also informed the property owner that depositing yard debris within the regulated area is not permitted. The application was received and continued to the next regular meeting.

J. Laudati recused himself from deliberation on the application as an abutting property owner; however, continued to run the meeting.

- f. **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.**

Applicant representative Trent Suddeth of Kimley Horn was present to discuss the application and answer any questions the Commission had. AutoZone is seeking permission to demolish the existing single-family home and detached garage on-site, to construct a 6,796 commercial building, parking lot and associated site improvements. There is an intermittent watercourse located to the west on the other side of Hungary Road. The majority of this property falls within 200 feet of said watercourse and is therefore within the upland review area. Since the application was recently submitted and is being received this evening, a complete review by staff has not occurred. The Commission discussed whether to hold a public hearing on the application.

ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 6-0-1 to receive the application and schedule a public hearing for the next regular meeting due to public interest and significant impact. J. Laudati abstained.

5. Request for Review

- a. **253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area.**

The applicant was unable to attend the meeting. K. Bednaz stated that the applicant has submitted a request for review for repairs to an existing footbridge over Dismal Brook, including the installation of a beaver deceiver. The area is within the wetland/watercourse; therefore, she is unable to sign off on the application.

Unfortunately, the repairs have already been made and Kate will be working with the applicant to address next steps.

6. Agent Report and Correspondence

None

7. Commissioner Reports and Correspondence

- a. **60 Day Street South – E. Lukingbeal – RFR for maintenance and/or repair of farm access road within a regulated area as part of Holcomb Farm. Nonregulated Use Determination 4.30.25**

A request for review was submitted for the repair of a farm access road on 60 Day Street South. This access road extends from Day Street South to the east, up to the Holcomb Farm Tree Trail.

- b. **7 Laurel Drive – J. LaChance – RFR to conduct tree removal around existing house within a regulated area. Nonregulated Use Determination 4.30.25**

This agenda item was discussed as part of Item#4b.

8. Adjourn

ON A MOTION by A. Locke seconded by N. Dethlefsen, the Commission voted 7-0-0 to adjourn the meeting at 8:04 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator