

MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, June 11, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, Sue Okie, Vickie Dirienzo, and David Tolli

ABSENT: John Laudati, Aurelle Locke and Fred Jones

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

1. Call to Order

Vice Chair S. Okie called the meeting to order at 7:00 p.m.

2. Action on the minutes of May 22, 2025

ON A MOTION by V. Dirienzo seconded by N. Dethlefsen, the Commission voted 4-0-0 to approve the May 22, 2025, minutes as presented.

3. Public Hearings

- a. **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.**

This opening of this public hearing was postponed to July 9, 2025, at 7:00 p.m.

4. Show Cause Hearing

- a. **7 Laurel Drive – E. Buckland and J. LaChance – Conducting a Regulated Activity without a valid IWWC Permit.**

Due to work conducted without a valid permit from the IWWC, the property owners were issued an Enforcement Order on 5/21/25. The property owners were directed to cease all activities and install an erosion control barrier, stabilize the exposed soil, retain a Soil Scientist to delineate the wetland boundary and submit documentation, and submit a wetland enhancement replanting plan. Property owner Eric Buckland was present to discuss what has been done to date to address the outstanding items. Erosion control measures have been installed, the site has been stabilized and a replanting plan has been prepared, which was provided at the meeting.

K. Bednaz provided background information on the situation, including observations from a recent site inspection and comments on documentation submitted to date. Horticulturalist Jessica McCue ran through the proposed replanting plan. K. Bednaz requested that the owners provide an updated narrative and/or plan outlining the planting schedule, sizes, placement of boulders used to mark the wetlands boundary, native seed mix to be used, period for monitoring invasive species, and estimated project completion date.

ON A MOTION by V. Dirienzo seconded by N. Dethlefsen, the Commission voted 4-0-0 to uphold the Enforcement Order and accept the replanting plan, which shall be amended to incorporate information required by the IWWC Agent as discussed, this evening.

5. Permit Requests

- a. **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.**

Applicant and property owner Eric Buckland was present to discuss the application. He is seeking permission to re-construct a 20' x 14' deck off the back of the house, install a new 1,250-gallon septic tank that will tie into the existing leach field, crush and fill the failed septic tank, and reconfigure the driveway. Permits have been received from the Farmington Valley Health District. K. Bednaz noted that the application is straight forward, and erosion control measures are already in place. The Commission discussed conditions of approval and K. Bednaz indicated that the payment schedule must be updated to reflect total wetland disturbance and the post activity application fee.

ON A MOTION by V. Dirienzo seconded by N. Dethlefsen, the Commission voted 4-0-0 to approve the application as presented with the following conditions:

1. Necessary stabilization of the site.
2. Prevent erosion at point sources and augment, as necessary.
3. Additional fee to be calculated and paid prior to sign off on approval.

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

This application was withdrawn by the applicant on June 5, 2025.

- c. **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. This application was received and continued from the 5/22/25 Special Meeting of the IWWC.

ON A MOTION by N. Dethlefsen seconded by D. Tolli, the Commission voted to 4-0-0 to approve the application and draft approval letter as presented.

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

Applicant and property owner Jerome Anglin was present via Zoom to discuss the application and answer any questions the Commission had. He is looking to install a 20' x 10' prefabricated shed on crushed stone within an existing lawn area roughly 79' from the edge of Hungary Brook. This application was received and continued from the 5/22/25 Special Meeting of the IWWC.

ON A MOTION by V. Dirienzo seconded by N. Dethlefsen, the Commission voted to 4-0-0 to approve the application and draft approval letter as presented.

- e. **7 Juniper Drive – M. Christian – Permit request to place a new 392 sq. ft. prefabricated shed on crushed stone within a regulated area.**

Applicant and property owner Martin Christian was present to discuss the application and answer any questions the Commission had. He is looking to install a 28' x 14' prefabricated shed on a crushed stone base approximately 45' off the northern property line and 75' off the

back corner of the house within an existing lawn area. The proposed location is mapped wetlands, and the application is being received this evening. K. Bednaz conducted a site inspection earlier in the day and noted that erosion control measures are not really necessary due to the existing flat nature of the lawn, and the applicant indicated that the excavated soil will be brought off site by his son. The application was received this evening and continued to the next regular meeting.

- f. **15 Peck Orchard Road – R. Marr – Permit request to modify an existing permit to construct a brook crossing, driveway and associated improvements within a regulated area, to include test borings on both brook banks as part of a geotechnical review.** Property owner and applicant Richard Marr was present to discuss the application. Upon approval at the last meeting, the applicant was made aware that the bridge company requires a geotechnical report to determine footing sizes. This requires the drilling of several bore holes about 80 feet into the ground on both the east and west banks of the brook. While the east bank can be accessed at the proposed site, it is too steep at that location to cross to the west side. There is a location about 200 feet downstream where the drilling rig can cross the brook. As this temporary crossing location is outside the area that was permitted under the permit that was just issued, and some vegetation clearing is required to provide access, the property owner was informed that a permit modification is needed. The Commission discussed the need for a public hearing due to the nature of the proposed activities and based on the prior approval, which went through the public hearing process.

ON A MOTION by N. Dethlefsen seconded by D. Tolli, the Commission voted 4-0-0 to receive the application and schedule a public hearing for the next regular meeting due to public interest.

6. **Request for Review**

- a. **16 Barn Door Hills Road – D. Baggott – RFR to conduct agricultural field and access maintenance within a regulated area.** K. Bednaz provided a review of the application. The town owns 16 Barn Door Hills Road, which is leased to Doug Baggott to farm. A Request for Review has been submitted to mow along the edges of the existing driveway that provides access from Barn Door Hills Road to the field and to grade this driveway to remove ruts; remove fallen trees around the edge of the field; cut back vegetation from the edge of the field and brook; and to remove a small impoundment in the field.

ON A MOTION by D. Tolli seconded by V. Dirienzo, the Commission voted 4-0-0 to receive and approve the application as presented.

- b. **87 Simsbury Road – S. Perry c/o Friends of Holcomb Farm – RFR to remove trees within a regulated area.** Applicant Steve Perry was present to discuss the application. The town owns 87 Simsbury Road, which will be used by the Friends of Holcomb Farm to support their farm operation. The applicant is seeking permission to remove several dead or dying spruce and ash trees that pose a risk to utilities, buildings and the public.

ON A MOTION by V. Dierenzo seconded by N. Dethlefsen, the Commission voted 4-0-0 to receive and approve the application as presented.

S. Okie recused herself from the following agenda item.

7. Agent Report and Correspondence

- a. **157 Loomis Street – S. Okie – RFR to place a 120 sq. ft. agricultural building on crushed stone within a regulated area.** Nonregulated Use Determination 5.29.25

8. Commissioner Reports and Correspondence

- a. **253 Loomis Street – D. Emery – RFR to conduct repairs to an existing footbridge over Dismal Brook within a regulated area.** Nonregulated Use Determination 5.29.25

9. Commission Discussion

- a. **310R Salmon Brook Street – M. Lamaj – Permit application to remove and replace an existing deck, clear lawn, cut down trees, construct a retaining wall, and rebuild a patio within a regulated area.**

Applicant and prior owner Marko Lamaj was present to discuss his request for a permit modification, which is directly tied to an Enforcement Order that was issued on 1/7/25.

During the property transfer, the current owner required that \$5,000 be retained in escrow in order to ensure that all outstanding items outlined in the Enforcement Order were completed by the prior owner. To date, all outstanding items have been addressed and the applicant is requesting that the Commission remove the condition that the plantings survive one growing season. The required plantings were planted this spring; therefore, per the requirement, they must survive through the following spring. K. Bednaz does not recommend removing the condition, and the main concern is site stability and ensuring the plantings survive. V.

Dirienzo recommended that a letter be prepared for the property owner indicating that all items have been addressed beside the plantings, which will be evaluated next spring.

ON A MOTION by V. Dierenzo seconded by N. Dethlefsen, the Commission voted 4-0-0 to instruct the IWWC Agent to review the Enforcement Order and prepare a letter that states which items have been met and that the site's stability and plant survival be evaluated in the spring of 2026.

10. Adjourn

ON A MOTION by D. Tolli seconded by V. Dirienzo, the Commission voted 4-0-0 to adjourn the meeting at 8:27 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator