

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

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

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

**1. Call to Order**

Chair Laudati called the meeting to order at 7:01 p.m.

**2. Action on the minutes of June 11, 2025**

**ON A MOTION** by D. Tolli seconded by N. Dethlefsen, the Commission voted 4-0-3 to approve the June 11, 2025, minutes as presented. J. Laudati, A. Locke and F. Jones abstained.

**3. Public Hearings**

*J. Laudati recused himself from all proceedings regarding this application; however, received permission from the Commission, public and applicant to continue to run the meeting.*

- 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.**

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 retail 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. Once built out, the impervious coverage will be just under 50%. The parking lot will consist of 41 spaces and an underground detention basin that flows to the north. T. Suddeth discussed the proposed erosion and sediment control measures, as well as the stormwater management plan, which was designed based on a 100-year storm event. Since the last meeting, plans have been revised to include a planting plan and address comments from both the Town Engineer and IWWC Agent.

**Public Comment**

Robert Flanigan of 24 Woodcliff Drive read Mr. Reinhard Maier's presentation into the record, stated that the site is not a suitable location for the proposed business and questioned whether bonds will be submitted by the applicant.

Maureen Eberly of 37 Silkey Road expressed concerns regarding maintenance of the stormwater system, remediation efforts if something goes wrong, and overall feels the proposal is a bad fit for the town.

John Corbett of 89 Quarry Road had environmental concerns regarding the products that would be sold on site and potential hazards that could arise.

Lynn Krauss of 20 West Granby Road questioned how the proposed business will benefit the town and expressed environmental concerns.

Sandra Crain of 20 East Street stated that the site is not conducive to an AutoZone and expressed environmental concerns as well.

Connor Smith of 57 Heather Lane stated concerns regarding snow maintenance, run-off, treatment of the pavement, and feels the proposed parking lot is simply too big.

Toni Flanigan of 24 Woodcliff Drive (via zoom) stated that the site is not a suitable location, had environmental concerns regarding the products that would be sold, and questioned remediation efforts if something happens.

K. Bednaz noted that the Town Engineer is comfortable with the latest revisions; however, she needs more time to review. Concern was raised regarding the lack of an oil/water separator and the use of pervious pavement was recommended. Some Commissioners questioned run-off from the site and stated that the parking lot is too big and perhaps a variance could be considered for a reduction of required spaces. T. Suddeth agreed to a continuation of the public hearing and will prepare responses to staff and public comment in advance of the next meeting.

**ON A MOTION** by S. Okie seconded by A. Locke, the Commission voted 6-0-0 to continue the public hearing to the next regular meeting.

- b. **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. As stated at the last meeting, he 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. 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. While the east bank can be accessed at the proposed site, it is too steep at that location to cross to the west side. Since the last meeting, a revised application and drawings have been submitted that propose an alternative crossing that allows for a 70% reduction in wetlands disturbance. K. Bednaz walked the proposed route and had no questions or concerns. A draft approval letter was provided to the Commission for consideration and staff recommended one modification.

**ON A MOTION** by S. Okie seconded by D. Tolli, the Commission voted 7-0-0 to approve the application and draft approval letter as amended, to add the following condition:

1. Photographs which depict the ground cover and substrate along the entire route shall be submitted prior to vehicular access and post restoration.

#### 4. **Permit Requests**

- a. **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 was received and continued from the 6/11/25 meeting of the IWWC.

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

b. **129 Barn Door Hills Road – D. Weiss – Permit request to install a ground-mount solar array with associated electrical conduit within a regulated area.**

Property owner Derek Campbell and applicant Damon Weiss of JD Solar Solutions were present to discuss the application. The applicant is looking to install a ground mount solar array just over 1,000 square feet in size and stand 1.5' off the ground in the front and 8.5-9' off the ground in the back. The system will consist of 40 panels, utilize six helical piles (ground screws) to secure to the ground, and approximately 590' of underground conduit within a PVC casing to the house. The proposed array is 55' from the northern wetlands' boundary within an open flat field. K. Bednaz noted that the trenching for the conduct is within wetland soils and the application shall be updated to reflect the total amount of wetland disturbance. In advance of the next meeting, the applicant shall provide a narrative outlining stabilization and restoration of the site, erosion and sediment control measures, ground cover maintenance, and identify a temporary soil stockpile location. The application was received this evening and continued to the next regular meeting.

5. **Agent Report and Correspondence**

- a. **170 Silver Street – M. Vargas – Permit request to place a new 288 sq. ft. prefabricated garage on an existing crushed stone pad within a regulated area.** Authorized Agent approval 7.3.25

6. **Commissioner Reports and Correspondence**

None

7. **Adjourn**

**ON A MOTION** by A. Locke seconded by F. Jones, the Commission voted 7-0-0 to adjourn the meeting at 8:50 p.m.

Respectfully submitted,

Renee Deltenre  
Land Use Coordinator