

MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, August 9, 2023 at 7:00 pm

PRESENT: Nicholas Dethlefsen, Fred Jones, David Tolli, Susan Okie, Vickie Dirienzo, and Aurelle Locke

ABSENT: John Laudati

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

1. Call to Order

Chairman Tolli called the meeting to order at 7:00 p.m.

2. Action on the minutes of July 12, 2023

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 5-0-1 (N. Dethlefsen abstained) to approve the July 12, 2023 minutes as amended, with the following corrections:

- a. Under Item #3b, paragraph 3, change “application of” to “application for”
- b. Under Item #5a, correct property owner’s name from “Andre” to “Andrey”
- c. Under Item #5a, change “however; withdrew” to “however; withdrew the IWWC application”

***ON A MOTION** by F. Jones seconded by V. Dirienzo, the Commission voted 6-0-0 to amend the agenda to discuss Item #5a next.*

5. Request for Review

a. 215 Salmon Brook Park – R. Pilon – RFR to construct a 14’ x 10’ pergola within the beach area of Salmon Brook Pond within a regulated area.

Applicant Ryan Pilon was available by phone to answer any questions the Commission had. K. Bednaz provided an overview of the application, which is a request for review of a non-regulated use under Section 4.2b of the IWWC Regulations. The applicant proposes to construct a 14’ x 10’ pre-stained cedar pergola at Salmon Brook Pond, which will be secured in concrete. Holes will be dug by hand once the most suitable location is determined, and R. Pilon is looking to complete the project before the end of the year. K. Bednaz stated that the project meets the definition of a non-regulated use determination and had no concerns.

ON A MOTION by V. Dirienzo seconded by S. Okie, the Commission voted 6-0-0 to approve the application as an As of Right Determination per the Inland Wetlands and Watercourses Commission Regulations, Section 4.2b.

3. Public Hearing

a. 37 Hartford Avenue – Vessel RE Holdings, LLC and Vessel Technologies, Inc. – Permit application for regulated activities in connection with the development of a 48-unit apartment building and associated improvements.

Attorney Andrea Gomes of Hinckley Allen, Professional Engineer Seamus Moran of H+H Engineering Associate, LLC, and Soil Scientist James Sipperly were present to discuss the application. A. Gomes provided an overview of the application, which consists of a four-story, multi-family apartment complex with 48 units, associated parking, utilities and landscaping. The entire site is just over 2.5 acres located on the southwest side of Hartford Avenue and consists of approximately 932 square feet of wetlands. The proposed layout for site development is quite similar to what was approved in 2007 for the construction of a 45-foot-tall office building.

J. Sipperly was retained to conduct a field survey and delineate the wetland boundaries, in which no direct wetlands or watercourse impacts are proposed. Roughly 8,168 sq. ft. of disturbance will occur within the 100-foot wetland upland review area and 12,528 sq. ft. of disturbance will occur within the 200-foot watercourse upland review area. J. Sipperly provided an overview of the existing conditions, including detailed information on soil types, slopes, vegetation, etc. He ran through his response to staff comments, noting that the watercourse to the rear of the property is perennial in nature and all of the existing invasive species will be flagged and removed from the site during construction activities. In collaboration with K. Bednaz, it was determined that native tree and shrub plantings would be best located at the top and upper portions of the existing slope.

S. Moran ran through pre-existing conditions, including the stormwater management system that was previously approved and partially installed as part of the 2007 approval. He then discussed the proposed stormwater management system for the new development, inclusive of erosion and sediment control measures. The site will be served by public water and a private septic system, and an application of the proposed system is currently under review by the Farmington Valley Health District. K. Bednaz expressed concerns over the proposed outfalls and would like to review the plans in more detail with the Town Engineer. She also questioned the proposed sheet flow over the existing farm road and discussed other potential conditions of approval, including trash management, invasive species control, and a landscaping plan.

Public Comment

Michael Kramarenko of 150 Notch Road expressed concerns regarding potential impacts on the fish habitat, stream and surrounding wetlands, as well as increased foot traffic and snow removal measures.

Reinhard Maier of 138 Day Street had questions regarding the public hearing notification process and whether the drawings indicated the installation of a septic system.

Jennifer Christensen of 36 Hartford Avenue stated that the prior approval for an office building creates much less of an environmental impact in comparison to the current proposal.

Robert Flanigan of 24 Woodcliff Drive expressed concerns over the proposed development, inclusive of increased traffic, public utilities, etc.

John Morrone of 15 Maple Hill Drive suggested that an environmental impact study be conducted regarding the potential impacts of the proposed population within such a small area.

Laura LaFlamme of 49 Hartford Avenue stated concerns regarding environmental impacts on the watercourse, wildlife and surrounding properties.

A. Gomes requested that the public hearing be continued to the next regular meeting, in which time the applicant's team will prepare a formal response to public comment, as well as address additional staff comments.

ON A MOTION by A. Locke seconded by S. Okie, the Commission voted 6-0-0 to continue the public hearing to the September 13, 2023 regular meeting.

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted 6-0-0 to amend the agenda to discuss Item #6a as part of Item #4a.

4. Permit Request

a. **285 Mountain Road – A. Antropov – Permit application to construct a single-family home and associated improvements within a regulated area.**

Applicant and property owner Andrey Antropov was present to discuss the application, along with Soil Scientist George Logan and Licensed Surveyor Brian Denno. B. Denno ran through existing site conditions, the proposed location of the single-family home, and the activities that led to the issuance of a Notice of Violation. G. Logan provided an overview of his findings, inclusive of the wetland's delineation, proposed mitigation efforts for the four areas of concern, corrections that were made to the plans, etc. A. Antropov provided an update regarding corrective measures that have been made to date and will address the remaining items immediately. K. Bednaz conducted a site inspection earlier in the day and discussed her findings, as well as next steps. The Commission discussed the possibility of proceeding with the application as an Agent approval, which was requested by the applicant for logistics/timing purposes.

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to uphold the Notice of Violation until all mitigation efforts have been completed.

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to delegate the application to the IWWC Agent for review and approval.

A. Locke recused herself.

b. **11 Juniper Drive – J. Kimble – Permit application to construct a 20' x 30' non-agricultural structure within a regulated area.**

Applicant and property owner Jerry Kimble was present to discuss the application and answer any questions the Commission had. He is looking to construct a 20' x 30' non-agricultural structure to the rear of the house, south of the northern property line, roughly 25 feet from the existing watercourse, and 33 feet from the wetland's boundary.

Jackson Environmental was retained to conduct a wetlands delineation and flagged the boundaries in the field. K. Bednaz confirmed with the applicant that the structure will be constructed using sonotubes, no base and no electricity. The Commission questioned the proposed location and discussed the need for base material and/or a flooring system due to the items that might be stored and the potential for contamination. D. Tolli stated that a 30-foot separating distance to the watercourse would be preferred and the need for additional information was discussed. It was recommended that the application be continued so that erosion and sedimentation control measures could be provided, along with an evaluation of setback distances, determination of base material for inside the structure, and if stones or vegetation would be placed to prevent vehicular movement behind the structure.

ON A MOTION by F. Jones seconded by V. Dirienzo, the Commission voted 5-0-0 to continue the application to the September 13, 2023 regular meeting.

A. Locke was reseated and F. Jones recused himself.

5. Request for Review

b. 1 Broad Hill Road – E. Jackson – RFR to construct two additional pickleball courts within a regulated area.

Vicky Brown, President of the Granby Tennis Club, was present to discuss the application and answer any questions the Commission had. The Club currently has three clay tennis courts, a clubhouse and a practice court. The applicant is looking to remove the existing asphalt practice court in order to install two dedicated pickleball courts. The proposed location is relatively flat and roughly 60' x 60' in dimension. K. Bednaz provided an overview of her site visit and ran through existing conditions. The project is roughly 50 feet from the bank of the existing watercourse and will require the removal of six trees and associated shrubs. It was requested that the application be amended to reflect the installation of a horseshoe pit and address erosion and sedimentation control measures for the demolition and construction of the courts.

ON A MOTION by V. Dirienzo seconded by A. Locke, the Commission voted 5-0-0 to delegate the application to the IWWC Agent for review and approval.

F. Jones was reseated.

6. Notice of Violation

a. 285 Mountain Road – A. Antropov – Notice of Violation for the clear cutting of trees, earthwork, and building construction within a regulated area without a valid IWWC Permit.

This agenda item was discussed as part of the permit request for 285 Mountain Road.

b. 380 Salmon Brook Street – E. Cote – Notice of Violation for conducting a regulated activity without valid IWWC permit.

Property owner Elizabeth Cote was present to discuss the events that led to the Notice of Violation, as well as the corrective actions that have been made to remedy the situation per the guidance of K. Bednaz. K. Bednaz provided an overview of her site visit and ran through the conditions outlined as part of the notice of violation. Kate will conduct a follow up inspection within the next few weeks and recommended that Commission members visit as well.

7. Agent Report and Correspondence

None

8. Commissioner Reports and Correspondence

None

9. Adjourn

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to adjourn the meeting at 10:50 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator