

MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, August 13, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, Sue Okie, John Laudati, Fred Jones, Aurelle Locke, and Vickie Dirienzo

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

1. Call to Order

Chair Laudati called the meeting to order at 7:00 p.m.

2. Action on the minutes of July 9, 2025

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 6-0-0 to approve the July 9, 2025, minutes as presented.

3. Permit Requests

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

Applicant Damon Weiss of JD Solar Solutions was present to discuss the application and address the supplemental materials that were submitted since the last meeting. 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 it to the ground, and approximately 590' of underground conduit within a PVC casing to the house. Per staff's recommendation, the application has been amended to outline stabilization and restoration of the site, erosion and sediment control measures, ground cover maintenance, and a temporary soil stockpile location.

ON A MOTION by V. Dirienzo seconded by S. Okie, the Commission voted to 6-0-0 to approve the application and draft approval letter as presented.

b. 175 Salmon Brook Street – A. Schultz c/o the Friends of Granby Wildflower Meadow – Permit request to construct an access drive and parking lot within a regulated area.

Applicant Aubrey Schulz of the Friends of Granby Wildflower Meadow was present to discuss the application. The property is owned by the Town of Granby and there is an agreement with the Friends of Granby Wildflower Meadow, which allows them to use the property to establish a wildflower meadow/pollinator pathway. Over the past several years, the group has worked on plantings in the field and on the removal of invasive species, and eventually they would like to install educational markers and mowed pathways with benches. To accommodate future use, as well as members of the group who currently maintain the field, they would like to install a parking area at the north end of the property. As the proposed activities are within the upland review area, it was recommended that the application be delegated to the agent for review and approval.

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

- c. **17 Harness Way – J. Scanlan – Permit request to construct an 880 sq. ft. multi-purpose sports court within a regulated area.**

The applicant proposes to construct an 880 square foot asphalt multi-purpose court to the rear of the house for personal use. As shown on the application materials, a proposed fence is shown to separate the court from the nearest property line to the west. The proposed location is currently maintained lawn, and all topsoil will be taken off-site. As noted by staff, the application shall be updated to indicate erosion and sedimentation control measures. As the proposed activity is within the upland review area, it was recommended that the application be delegated to the agent for review and approval.

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted 6-0-0 to delegate the application to the IWWC Agent for review and approval.

- d. **15 Indian Hill Drive – Vernon Poolman – Permit request to construct a 648 sq. ft. inground swimming pool and associated site improvements within a regulated area.**

The applicant proposes to construct an inground swimming pool measuring 18' by 36' (648 square foot total) to the rear of the house within the upland review area. The proposed location is currently maintained lawn where an above-ground pool once existed. It should be noted that the online wetland mapping is more extensive than what is shown on the plot plan, which was delineated by a soil scientist at the time the lot was approved. Staff indicated that the applicant would remove invasives as necessary and recommended that the application be delegated to the agent for review and approval.

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

- e. **215 Salmon Brook Street – Town of Granby – Permit request to install a walkway/ramp from the Salmon Brook Park House to the bandshell with an associated concrete block wall within a regulated area.**

The Town of Granby proposes to construct a walking path and ramp from the Salmon Brook Park House to the bandshell, which is located within a regulated area. This project would enable easier access to the bandshell, as currently there is no sidewalk extending to the bandshell. Furthermore, the bandshell is not at grade so to access it, there is a high step up. The Commission received the application and continued it to the next regular meeting.

4. Request for Review

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

Applicant Dave Emery of the Granby Land Trust was present to discuss the application. He is seeking permission to repair an existing footbridge over Dismal Brook that was damaged by the construction of a beaver dam, as well as heavy erosion. The existing sonotubes located at the abutments will be repaired by hand and a mini excavator will be

utilized from the bridge. Under the regulations, this may be considered an as-of-right activity; however, since the proposed work is directly within the watercourse, the Chair or Vice Chair may sign the application.

ON A MOTION by S. Okie seconded by V. Dirienzo, the Commission voted 6-0-0 to approve the application as an as-of-right activity to be signed by the Commission Chair.

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

5. 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.**

Applicant representative Trent Suddeth of Kimley Horn was present to discuss the application and answer any questions the Commission had. Since the last meeting, supplemental material has been provided and plans have been revised to address comments from the Town Engineer and Wetlands Agent. AutoZone's proposed 6,796 square foot commercial retail building will sell automotive parts and products and offer electric diagnostics only. No repair services will occur. There will be 8 to 12 employees throughout the various shifts and AutoZone's regional maintenance team will conduct a site visit every two months.

Staff will be trained in spill prevention and cleanup; however, remediation companies will be retained immediately if beyond staff's training. 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. The parking lot will consist of 41 spaces with an underground detention basin and bio-retention basin that flows to the north. All treatment will occur on-site. Wetlands Agent Kate Bednaz stated that all her comments and the Town Engineer's comments have been addressed. It is her professional opinion that the proposed design for the project will have no impact on the wetlands or watercourse in the surrounding area.

Public Comment

Reinhard Maier, 138 Day Street, discussed the documentation he provided in advance of the meeting, which outlined concerns regarding off-site discharge, a spill management program, Federal and State regulations, and case law.

Robert Flanigan, 24 Woodcliff Drive, discussed the documentation he provided in advance of the meeting, as well as concerns regarding maintenance of the detention basins, spill prevention and cleanup, lack of an environmental impact study, and battery storage.

Maureen Eberly, 37 Silkey Road, provided documentation during the public hearing and expressed concerns regarding potential environmental impacts.

John Morrone, 15 Maple Hill Drive, stated concerns regarding AutoZone's spill management program, staff qualifications, adverse impacts, and his opposition to the application.

Toni Flanigan, 24 Woodcliff Drive (via zoom), had environmental concerns regarding the products that would be sold and how they are stored, as well as run-off from the site onto Hungary Road.

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 5-0-1 to close the public hearing at 8:31 p.m.

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 2-3-1 to approve the application and draft approval letter as presented. N. Dethlefsen, F. Jones, and S. Okie opposed. J. Laudati abstained.

6. Agent Report and Correspondence

K. Bednaz has been in contact with Burkentine Representative Thomas Kalista regarding the construction debris and trash located on and off-site at Station 280. According to Mr. Kalista, a clean-up crew will be sent to the site and all construction shall be completed within a month.

7. Commissioner Reports and Correspondence

None

8. Adjourn

ON A MOTION by F. Jones seconded by N. Dethlefsen, the Commission voted 6-0-0 to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator