

MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, September 10, 2025, at 7:00 pm

PRESENT: Nicholas Dethlefsen, David Tolli, 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 August 13, 2025

ON A MOTION by A. Locke seconded by F. Jones, the Commission voted 6-0-0 to approve the August 13, 2025, minutes, with the following amendment:

- a. To add the following language at the end of the second motion under Agenda Item#5a, *“motion failed”*.

3. Permit Requests

- a. **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. Silt fence is proposed on both sides of the construction area between the structures, and staff indicated that there are no concerns regarding potential wetland impact.

ON A MOTION by D. Tolli seconded by A. Locke, the Commission voted 6-0-0 to approve the application and draft approval letter as presented.

- b. **230 Granville Road – N. LaBrecque – Permit request to conduct repairs to an existing driveway and natural stone retaining walls due to erosion within a regulated area.**

Applicant and property owner Nolan LaBrecque was present to discuss the application and answer any questions the Commission had. He purchased the property in 2021 and is looking to reconfigure his existing u-shaped driveway in order to address drainage and erosion concerns. There are two existing natural stone walls that are in disrepair, which will be restructured in conjunction with site grading. The house is situated at a lower grade from the state road and is surrounded by Salmon Brook to the rear. K. Bednaz will coordinate with the applicant to conduct a site visit and discuss the application in further detail in preparation for next month's meeting. The Commission received and continued the application to the next regular meeting.

4. **Agent Report and Correspondence**

- a. **10R Eric Drive – R. Broderick – Permit request to modify an existing permit to construct a 10’x 45’ overhang addition of an existing 1,800 square foot Morton building within a regulated area.**

The applicant previously received approval to construct an 1,800 square foot detached garage on his property. An application was submitted to add a 10’x45’ lean-to to the structure, along with the placement of a 22’x6’ woodshed at the rear of the building. All the proposed improvements are within the upland review area and the Authorized Agent approved the application August 19, 2025.

- b. **Failed Motion to Approve: 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.**

Since the last meeting, the Town Attorney was consulted regarding this application. He stated that the failure of a motion to approve an application is considered a denial of the application, and reasons for denial will be found in the record. As the application has been acted upon, there is no need for further discussion.

- c. **CRCOG Fall Housing Workshops: 9/24 and 10/16**

The Capitol Region Council of Governments is holding two housing workshops this fall as part of a regional housing strategy to address housing concerns. A flyer was provided to the Commissioners at the meeting.

K. Bednaz stated that she and Sue Okie have been conducting site inspections about every two weeks at the Station 280 Apartment Complex, and the uncovered dumpster causing concern with has been removed.

5. **Commissioner Reports and Correspondence**

None

6. **Adjourn**

ON A MOTION by A. Locke seconded by D. Tolli, the Commission voted 6-0-0 to adjourn the meeting at 7:22 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator