

**TOWN OF GRANBY
INLAND WETLAND AND WATERCOURSES COMMISSION
SPECIAL MEETING MINUTES
May 18, 2016**

PRESENT: Chairman David Tolli, John Laudati, Aurelle Locke, Wayne Cahoon

OTHERS PRESENT: Fran Armentano, Director of Community Development; and Kate Bednaz, Wetland Agent

The meeting of the Inland Wetland and Watercourses Commission was called to order by Chairman Tolli at 5:30 p.m.

MINUTES

The Commission reviewed the meeting minutes of April 13, 2016.

ON A MOTION by Aurelle Locke, seconded by John Laudati, the Commission voted unanimously (3-0-1) to approve the meeting minutes of April 13, 2016 as presented. Chairman Tolli abstained.

DISCUSSION OF GRANBY INLAND WETLANDS AND WATERCOURSES REGULATIONS AND STATE STATUTE CHAPTER 440, SECS. 22a-28 to 22a-45d

DISCUSSION OF THE RANGE OF ACTIVITIES WHICH MAY OCCUR IN AND AROUND WETLANDS AND THE DISCUSSION OF POLICIES TO EFFECTIVELY ADDRESS VARIOUS LEVELS OF SUCH ACTIVITIES

The meeting was held to discuss the Granby Inland Wetlands and Watercourses Regulations and State Statute Chapter 440 in regards to Inland Wetlands. The meeting was also held to discuss the wide range of activities which may occur in and around wetlands and the regulatory review necessary to properly address various levels of such activities. Commission Chairman Tolli asked Mr. Armentano to begin the discussion.

Fran explained that most wetlands applications originate upon a request for a Building Permit. He reviewed the typical steps taken when a resident comes into the office to apply for a building permit and the process if the property contains wetlands or if the proposed construction is within the upland review area.

For example if a shed is delivered to a site that has wetlands, no wetlands permit would typically be required, unless more than a couple of yards of fill were placed in the wetlands, or heavy machinery was used to prepare the site. These standards also apply to the upland review area. The town uses available surveys and GIS mapping in these cases and visually checks the site. Whenever there are questions, Kate is asked to check out the property and review the proposal.

Soil scientists are not typically required for an RFR, where the work is clearly outside of the wetlands. If wetlands are shown on the IWWC map and wetlands are located in close proximity to the proposed work, a soil scientist may be needed. Kate can require that the soils be mapped at any time.

The current policy has IWWC Agent Kate Bednaz conducting Requests for Review (RFR) of Activity. She reports these activities to the IWWC Commission for information only. Kate may

IWWC SPECIAL MEETING MINUTES

05/18/2016

Page 2

upon her own initiative bring these matters to the IWWC Commission, where due to the nature of the work, she is uncomfortable with an approval or where she specifically notes a special situation and is looking for discussion and guidance by IWWC Commission.

The members discussed when a soil scientist should be used and when the re-mapped soils might be digitized into the official wetlands map. It was suggested that such maps be reviewed annually and a determination made on whether or not to amend the official IWWC map.

The Town's GIS map presently has 2 different wetland layers. The layer seen on the website is an updated DEEP layer. This has not been adopted by the Granby IWWC Commission. Town staff currently uses both old and new layers to identify wetland areas. Staff will make a recommendation in regards to this issue.

During the discussion it was suggested that the agriculture determination box be removed from the RFR application form. These would now become 2 separate forms which would provide for improved file management. A variety of other changes to the forms were suggested such as, adding an email address, having 2 original signed copies of each form, adding a conditional approval section and adding a brief intro to the form, explaining the process. Kate will work on these changes for the Commission's consideration.

Application fees were discussed. Fran suggested that the application fee should reflect the cost of review. If the Permit Application or RFR requires a lot more review and field work, an increase in the fee may be necessary to cover the cost. He felt that the applicant, who benefits from the application, should cover the cost, rather than the taxpayers. Kate will work on some wording.

A discussion was held regarding notice to the public when public hearings are to be held. The only required notice by state statute is the twice published newspaper notice. The state allows towns to adopt additional notice requirements. The cost and concerns for additional notice was discussed and no decision was made on the matter. The Town regularly sends out courtesy notices to abutting property owners.

ADJOURNMENT

The next monthly meeting is June 8, 2016 at 7:00 p.m. in the Town Hall meeting room.

ON A MOTION, made by Wayne Cahoon, seconded by David Tolli, the Commission voted unanimously (4-0-0) to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

Patricia I. Chieski
Recording Secretary