

AGENDA
Regular Hybrid Meeting
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, January 14, 2026, at 7:00 pm
Town Hall Meeting Room

Live Stream Under “Shows and Spotlight”: www.gctv16.org

Zoom: <https://us02web.zoom.us/j/86794233156?pwd=aZlICEzzw8oEbjJAMnbaRu5fvvmJCH.1>

Call In: 929-205-6099

Meeting ID: 867 9423 3156

Passcode: 295439

1. Call to Order
2. Action on the minutes of December 10, 2025
3. Town Attorney Presentation re: Land Use Commission Training
4. Enforcement Order
 - a. 142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.
5. Agent Report and Correspondence
 - a. 65 Cider Mill Heights – N. Goggin c/o Pool Boy Pools – Permit request to install a 28’ x 44’ inground swimming pool inclusive of patio and associated site improvements within a regulated area. Authorized Agent approval 1/7/26.
6. Commissioner Reports and Correspondence
7. Adjourn

Please note: Any person who wishes to provide materials for display on the video monitors at an IWWC meeting where such monitors are being used to videoconference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the IWWC. Zip drive, memory sticks and other data storage devices will not be accepted.

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

PRESENT: Nick Dethlefsen, Dave Tolli, John Laudati, and Fred Jones

PRESENT VIA ZOOM: Aurelle Locke, Sue Okie and IWWC Agent Kate Bednaz

ALSO PRESENT: Land Use Coordinator Renee Deltenre

1. Call to Order

Chair Laudati called the meeting to order at 7:09 p.m.

2. Action on the minutes of November 12, 2025

ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 5-0-1 to approve the November 12, 2025, minutes as presented. D. Tolli abstained.

3. Permit Requests

- a. **28 Copper Hill Road – D. Cote-Roy – Permit request to install a 192 square foot prefabricated shed on crushed stone within a regulated area.**

Applicant and property owner William Cote-Roy was present to discuss the application and answer any questions the Commission had. He is seeking permission to install at 12' x 16' prefabricated shed on crushed stone at the end of an existing driveway within a maintained lawn area with underground electrical. The proposed location is shown as wetlands based on current mapping, and IWWC Agent K. Bednaz conducted a site inspection to verify existing conditions and had no concerns. A draft approval letter was provided to the Commission for consideration.

ON A MOTION by F. Jones seconded by D. Tolli, the Commission voted 6-0-0 to approve the application and draft approval letter as amended to reflect the installation of underground conduit for future electrical to the shed directly from the house.

4. Town Attorney Presentation re: Land Use Commission Training

Tabled

5. Show Cause Hearing

- a. **249 Silver Street – B. Nickelsberg – Conducting a Regulated Activity without a valid IWWC Permit.**

This show cause hearing is a continuation from the November 12, 2025, regular meeting. IWWC Agent K. Bednaz spoke on behalf of the property owners, as they were unable to attend the meeting. A few weeks ago, town staff was notified of tree clearing underway adjacent to an existing pond at the subject property. Based on conversations with the owners, approximately 23 trees were cut down, along with some vegetation primarily consisting of invasive species. No stumps have been removed, all logs have been hauled away, and the exposed soils have been seeded with annual rye grass. The owners were seeking to create a better view of the pond from their home, unaware of the IWWC regulations, and are working with Horticulturalist Mark Lavoie to develop a mitigation plan. The mitigation plan was provided to the Commission for consideration and K. Bednaz recommended keeping this item on the agenda, as she continues monitoring the site throughout winter.

ON A MOTION by D. Tolli seconded by N. Dethlefsen, the Commission voted 6-0-0 to approve the mitigation plan as presented and continue the show cause hearing so staff can continue to monitor the site and provide updates as necessary.

b. **142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.**

This show cause hearing is a continuation from the October 8, 2025, and November 12, 2025, regular meetings. Attorney Janet Brooks was present via zoom on behalf of her client, Matt Reale, to provide updates regarding the Enforcement Order and actions that have been taken to date. On December 9, 2025, the property owner was issued a Notice of Violation from the Connecticut Department of Environmental Protection (DEEP) and has 60 days to comply with the corrective measures outlined. Attorney Brooks stated that jurisdiction now lies with DEEP and once action is taken and finalized, then the Town's jurisdiction kicks in, if determined necessary. She discussed case law regarding a similar matter, and provided an overview of how the process will be handled moving forward.

Soil Scientist David Lord was present to discuss how he will be involved in this process. He indicated that his first site visit was conducted on November 13, 2025, and he was retained to conduct wetland studies that will indicate functions and values, current conditions, and an impact assessment. K. Bednaz expressed concerns regarding weather conditions this time of year and meeting the 60-day deadline from DEEP. She also discussed the need to maintain erosion and sediment control measures and requested that the wetlands delineation include margins. J. Laudati indicated that the Town Attorney will review the Notice of Violation from DEEP, as well as the case law referenced. The show cause hearing was continued, and Attorney Brooks will provide updates, as necessary.

6. **Agent Report and Correspondence**

K. Bednaz indicated that a site inspection with town staff has been scheduled for December 18, 2025, at the Station 280 Apartment complex.

7. **Commissioner Reports and Correspondence**

None

8. **Adjourn**

ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 6-0-0 to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

TOWN OF GRANBY

MEMORANDUM

TO: Inland Wetlands and Watercourses Commission

FROM: Abby Kenyon, Director of Community Development

DATE: January 8, 2026

RE: Overview and Status of IWWC Applications

The following provides an overview and status of applications and other items pending before the IWWC.

Enforcement Order

142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.

An enforcement order has been issued for 142R and 186 Case Street. At the Commission's December meeting, it was presented that DEEP's involvement may take precedence over further enforcement action by the Commission. The Town Attorney has been consulted. As stated in the attached memo, the Commission may decide to continue to exercise jurisdiction over the activities that have been conducted with the exception of the dam, which may fall under DEEP.

The Commission is asked to review the Town Attorney's memo and consider if the items in the Enforcement Order that do not pertain to the dam should remain in effect. The Enforcement Order letter is also included in the meeting packet for reference.

Agent Report and Correspondence

65 Cider Mill Heights – N. Goggin c/o Pool Boy Pools – Permit request to install a 28' x 44' inground swimming pool inclusive of patio and associated site improvements within a regulated area. Authorized Agent approval 1/7/26.

The applicant applied to construct an inground pool, patio, and other improvements at 65 Cider Mill Heights. The total disturbed area will be 28' by 44'. Within this disturbed area, there will be a pool measuring 16' by 32', fence enclosure, and patio. This will all be located to the rear of the house. Silt fence will be installed to contain any sediment and all excess material will be trucked off site. These activities fall within the upland review area. The agent reviewed the application and approved it on January 7, 2026.

LEGAL MEMORANDUM

To: Richard Roberts

From: Trent Kaisen

Date: December 17, 2025

Re: **Enforcement Authority of the Town of Granby Inland Wetlands and Watercourses Commission – 142R and 186 Case Street (14501.0003)**

Background: The owner of 142R and 186 Case Street in Granby applied to the Town of Granby Inland Wetlands and Watercourses Commission (“IWWC”) for a jurisdictional ruling concerning forestry activities on the Property. The IWWC determined that the proposed forestry activities could proceed without a wetlands permit. The owner, however, undertook extensive activities that far exceeded forestry, including construction of a roadway using imported fill, excavation of a pond, and construction of a dam. In response, the IWWC issued an Enforcement Order on October 1 addressing the unpermitted activities. After additional regulated activities occurred following issuance of the first order, the IWWC issued a second Enforcement Order on November 5. The Connecticut Department of Energy and Environmental Protection (“DEEP”) was notified and is currently evaluating whether the constructed feature constitutes a jurisdictional dam and, if so, the spatial bounds of its jurisdiction.

Question Presented: What authority, if any, does the Town of Granby IWWC retain to issue enforcement orders or make regulatory determinations concerning activities on the Property while DEEP is assessing the jurisdictional bounds of the dam?

Short Answer: DEEP has exclusive jurisdiction over the dam itself and any wetlands impacts *integral to its construction or modification*. That exclusivity does not extend to the remainder of the Property. The Town of Granby IWWC retains full authority to enforce the Inland Wetlands and Watercourses Regulations *with respect to unpermitted regulated activities occurring outside the dam’s jurisdictional bounds*, including fill placement, grading, excavation, and roadway construction that exceeded the approved forestry activities.

Discussion: Connecticut law establishes a limited and activity-specific preemption in favor of DEEP with respect to dams. Under General Statutes § 22a-401 and its implementing regulations, DEEP regulates dam construction and modification “to the exclusion of local inland wetlands agencies.” This exclusion, however, is confined to the dam and those activities that are functionally integral to its construction, repair, or modification. It does not divest municipal inland wetlands agencies of jurisdiction over unrelated regulated activities elsewhere on the same parcel.

The Supreme Court has cautioned that “[l]ocal inland wetland bodies are not little environmental protection agencies” and have authority only within their jurisdictional limits. *Samperi v. Inland*

Wetlands Agency, 226 Conn. 579, 599 (1993). At the same time, those jurisdictional limits are defined by the nature and location of the regulated activity, not by parcel ownership.

In *Wray v. New Canaan Inland Wetlands and Watercourses Commission*, the Superior Court held that the local commission exceeded its authority by approving a wetlands permit that licensed work “part and parcel of the dam repair work” subject to DEEP’s exclusive jurisdiction. The court emphasized that “[t]he chief issue is not whether the license encroached on the jurisdiction of the state, which ... it clearly did,” and explained that the permit could not be salvaged because the dam-related work was “an integral part of the license.” Importantly for present purposes, the court reaffirmed that municipal agencies may regulate activities outside state jurisdiction, noting that regulations expressly allow a local agency to “review the remaining portions of the application” that are not subject to DEEP control.”

Similarly, in *Phoenix Horizon Corp. v. North Canaan Inland Wetlands Conservation Commission*, the court addressed the interaction between municipal wetlands authority and DEEP’s dam jurisdiction where an applicant sought approval for a project involving dam construction. The court concluded that, while DEEP’s review was pending, “no one, not the plaintiff, not the Commission, and not the Court, has any indication of what jurisdictional area might remain to the town” with respect to the dam-related proposal. On that basis, the court held that the municipal commission lacked authority to grant the application. Crucially, the court’s analysis was limited to the proposed dam and its associated impacts, explaining that DEEP’s review “preempted the ability of the Commission to review the wetlands application before it” only insofar as the application concerned dam construction and detention basin impacts.

Applied here, these cases support a clear jurisdictional delineation. The Town of Granby lacks authority to regulate the dam itself or any wetlands impacts that DEEP ultimately determines are integral to its construction or modification. That includes the dam structure, appurtenant features necessary to its function, and wetlands disturbances that cannot be separated from the dam work.

Conversely, the Town retains jurisdiction over all other regulated areas of the property, including wetlands and watercourses affected by road construction, imported fill, grading, and excavation that are not within the dam’s jurisdictional footprint and were not disclosed or authorized as part of the forestry ruling.

Unlike *Wray*, the Town has not approved dam-related work. Unlike *Phoenix Horizon*, the Town is not acting on a discretionary permit application but enforcing against completed and ongoing regulatory violations. DEEP’s pending determination informs where the line of state jurisdiction will be drawn, but it does not suspend municipal authority elsewhere on the site. As a practical matter, the Town may wish to suspend its enforcement until DEEP has determined the strict demarcation of its exclusive authority; however, for those areas of the Property which are clearly unrelated and not “integral” to the dam work, it is not required to do so.

In light of the governing statutes and the holdings in *Wray* and *Phoenix Horizon*, the Town should proceed on the understanding that its enforcement authority remains intact, but must be exercised with precision. It is beneficial that the Town has documented, the distinction between the original forestry ruling and the subsequent unpermitted activities, as well as the Town’s reliance on DEEP to define the dam jurisdiction. Doing so will strengthen the Town’s position in any potential administrative appeal by showing that the IWWC did not act precipitously beyond its authority,

but instead enforced its regulations in a manner consistent with the law while respecting the limits of state preemption.

Furthermore, during the IWWC meeting on December, 10, 2025, counsel for the property owner testified that she had communicated with DEEP personnel who noted that if DEEP did not determine that what was constructed to be a “high hazard” dam, it would leave enforcement over the dam and all other aspects of the Enforcement Order to the Town.

Therefore, The IWWC may continue to enforce against all unpermitted regulated activities on the Property that are clearly outside the physical and functional footprint of the dam, including roadway construction with imported fill, grading, excavation, and any wetlands or watercourse impacts not integral to the dam’s construction or operation. Those activities were neither disclosed to nor authorized by the IWWC and fall squarely within its jurisdiction.

At the same time, the Town should avoid issuing orders or directives that purport to regulate the dam structure itself or require corrective action within areas that DEEP may ultimately determine to be within its exclusive jurisdiction. To minimize litigation risk, enforcement communications should expressly acknowledge DEEP’s pending review and clarify that any municipal compliance obligations apply only to areas outside the dam’s jurisdictional bounds, as determined by DEEP. The Town should feel free to contact DEEP regarding its ongoing review of this matter and may seek regular notices from the property owner regarding DEEP’s pending review to get updated statuses.

Conclusion: Practically, this means that the existing Enforcement Orders are defensible so long as they are interpreted and, if necessary, clarified to carve out the dam and its appurtenant features. If DEEP’s determination identifies discrete jurisdictional limits, the Town should promptly align its enforcement posture to those limits rather than suspending enforcement wholesale. This preserves the Town’s regulatory authority, prevents further unauthorized environmental impacts, and demonstrates good-faith coordination with DEEP.

10115403.v1

TOWN OF GRANBY
Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

November 5, 2025

Certified Mailing #9489 0090 0027 6649 9929 24

Matt Reale
c/o SCOTTINALEECE, LLC
96 Daniel Trace
Burlington, CT 06013

Re: Second Enforcement Order: 142R & 186 Case Street, West Granby, CT 06090
(MBLU: I-20/66/37 & H-20/66/31)
Conducting a Regulated Activity without a valid IWWC Permit/Determination

Dear Mr. Reale:

On October 1, 2025, an Enforcement Order (EO) was issued regarding regulated activities that were conducted without a valid IWWC Permit at 142R and 186 Case Street. The Town of Granby was notified that activities conducted on said properties were beyond that determined by the RFR to be as-of-right activity on 5/8/24 by the Town of Granby Inland Wetland and Watercourses Commission. The RFR request that was determined on 5/8/24 was for the thinning out of weak or dying trees and one (1) temporary stream crossing associated with creation of timber access roads as shown on the RFR aerial sketch with harvesting boundary, and as also included on the Notification of Timber Harvest to the CT DEEP. The work completed was far more extensive and is not included in the existing determination for the properties as documented during the 9/12/25 and 9/17/25 site visits. As directed in the 10/1/25 EO and at the 10/8/25 Show Cause Hearing, you were to cease all on-site activity. A 10/24/25 site visit conducted by the Wetlands Agent and drive by inspections on 10/29/25 and 10/30/25 by the Zoning Enforcement Officer show that you are still conducting regulated activities.

The following regulated activities were conducted on the properties without a valid permit/determination, as outlined in the October 1, 2025, EO:

1. Clearing of timber outside of the approved harvest boundary area. The clearing area extends throughout the mapped wetland area based on the GIS map and also includes likely unmapped wetland resource areas. While the area has not been totally clear-cut as some trees remain, based on aerial photos of the property prior to tree removal, the portion of trees removed appears to be many more than those that remain.
2. The creation of an access road when only a skid trail was approved.
3. Skid trails are not in approved locations.
4. The extensive excavation, diversion, and filling of a watercourse and wetlands to create a pond and driveway crossing.
 - a. This includes impacts to the downstream wetland and watercourse from sedimentation from earth work and tree removal activities, potentially beyond the property boundary.
5. Woody debris/fill has been placed within wetlands and watercourses in locations beyond the watercourse crossing described in Item 4.

Since the EO was issued on October 1, 2025, the following activities were observed without a valid permit/determination:

1. Stockpiling of fill on-site.
2. The creation of a dam and pouring of concrete.

In accordance with the Town of Granby Inland Wetland and Watercourses Regulations, the work that occurred is considered a regulated activity as defined in said regulations and requires a permit application be filed and an approval letter or determination to be issued before commencing such activities in accordance with Section 6 of the regulations. These regulations can be viewed at the Granby Town Hall in the Office of Community Development or online at: <https://www.granby-ct.gov/DocumentCenter/View/387/Wetlands-Regulations-PDF>

No approval for this work has been granted and therefore, is in violation of the regulations. In accordance with Section 14 of the IWWR, this Enforcement Order (EO) is issued and a hearing on this matter will be held on November 12, 2025, which you may have the opportunity to be heard and show cause why the order should not remain in effect. The following actions are required to be completed for this EO to be withdrawn.

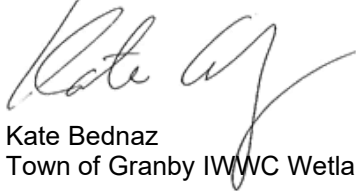
1. All work within the regulated wetland area or the upland review area (URA), which is 100 feet from a wetland or 200 feet from a watercourse, shall cease except for the following:
 - a. Maintain and enhance the erosion control barrier so that no sediment may leave the disturbed area.
 - i. Erosion controls shall be inspected by a qualified and approved designee within 24-hours of a rain event of .5" or more of rainfall in a 24-hour period. Within 48-hours of the inspection, a report including the inspection findings and photos must be submitted to the Office of Community Development or emailed to wetlandsagent@granby-ct.gov.
 - b. Exposed soil shall be stabilized and seeded with a quick germinating seed mixture, mulch and other soil stabilizing methods shall be implemented to prevent the migration of soil/sediment into the resource areas. Stabilization shall be considered successful when 70% of the area is established with 90% permanent vegetative cover.
 - c. The wetland boundary on the entire properties shall be delineated by a Soil Scientist to determine the impact areas and effective mitigation measures. The delineation shall be documented for evaluation of impacts to the wetland resource areas and their associated URAs.
 - d. The following materials shall be submitted by December 3, 2025, for review at the IWWC regular meeting on December 10, 2025.
 - i. A site plan shall be submitted that defines the following: boundaries of wetlands and watercourses; aerial estimation of disturbed wetland and watercourse boundaries; calculation of disturbed areas to wetlands, watercourses, bank, and URA; the location of existing roads and trails; the limit of clearing; property boundaries and any required zoning setbacks associated with completed activities.
 - ii. A timeline for the professionals doing the work shall be provided, along with the name(s) of professional(s) retained.
 - iii. A wetland/soil scientist shall submit an accompanying report that defines, quantifies quantities, and details adequate mitigation for impacts to the wetland resource areas for review and approval by the IWWC.
 - a) This evaluation shall include an investigation to determine the extent of sediment migration beyond the property boundaries.
 - b) It shall also include an estimation of change in cover for the wetland resource areas and their URAs as it relates to the protection of the functions and values of the wetland resource areas.
 - c) In addition, it shall include a narrative about how the activities have changed the ecological communities and functions of the wetlands or watercourses involved in and adjacent to the disturbed area.
 - d) A detailed planting plan shall be provided for all disturbed wetland resources to restore to the maximum extent feasible, pre-disturbance cover conditions that maintain the functions and values of the existing wetland resource areas, in pre-disturbance conditions.
 - e) A timeline for mitigation activities shall also be submitted for approval by the IWWC.
2. All structures and material shall be removed, and the site shall be restored to its pre-existing conditions.

The EO process shall address any activities already completed, and an application shall be submitted for any activities that are proposed to be completed. These reviews will be conducted separately, but concurrently by the IWWC and documents for each process, even if duplicate, shall be submitted separately for the record for both EO items and permit requests. Please submit one (1) original and one (1) electronic copy of all materials.

You shall reimburse the Town of Granby for all payments made to the Town Wetlands Officer for monitoring compliance with the provisions of this Enforcement Order at a rate of \$100 per hour. The sum of \$3,000.00 shall be deposited to cover these costs. Should the costs exceed this amount, then you will be billed for the difference. Any funds not used will be remitted once the EO is closed out. As used in this context, the term "Town Wetlands Officer" includes any person or firm so designated by the Director of Community Development for the purposes of monitoring the activities to assure compliance with the provisions of this EO.

Please contact me through the Granby Office of Community Development at 860-844-5318 or at wetlandsagent@granby-ct.gov with any questions or comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kate Bednaz".

Kate Bednaz
Town of Granby IWWC Wetlands Agent



TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, www.granby-ct.gov

Application for Inland Wetlands & Watercourses Activity

Application For: ☒ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): _____
☐ Wetlands Map Amend. ☐ Request for Review ☐ Other: _____

Property Location and Nearest Intersection: 65 Cedar Mills
Size of Parcel: 2.28 Zone: FRD Map/Lot: D-30/23/239 Current Use: Single Family

Applicant's Name: Pool Boy Pools
Complete Address: 22 Ridge Rd
Daytime Phone: (860) 559-0035 Evening Phone: _____ Fax: _____
Email: ctpoolboy@yahoo.com

Owner's Name: William Perry
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 22 Ridge Rd
Phone Daytime Phone: (860) 559-0035 Evening Phone: _____ Fax: _____

Applicant's Representative: Nicholas Gossin
Complete Address: 10 Wedgewood Dr
Daytime Phone: (413) 626-6984 Evening Phone: _____ Fax: _____

*****PLEASE ATTACH ADDITIONAL SHEET IF NECESSARY*****

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.): New in-ground pool.

Is any portion of the property located within 500 feet of an adjoining municipality? No
Wetlands Located on Property (in square feet (sq. ft.)): N/A Wetlands to be impacted (sq. ft.): None
Watercourses Located on Property? Y Name or Type of Watercourse: Intermittent
Are Proposed Activities Located within the 100-Year Floodplain? No Floodway? No
Are there slopes with grades in excess of 15% located on the property? No
Do Proposed Activities Require Review by the PZC? _____

*****SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS*****

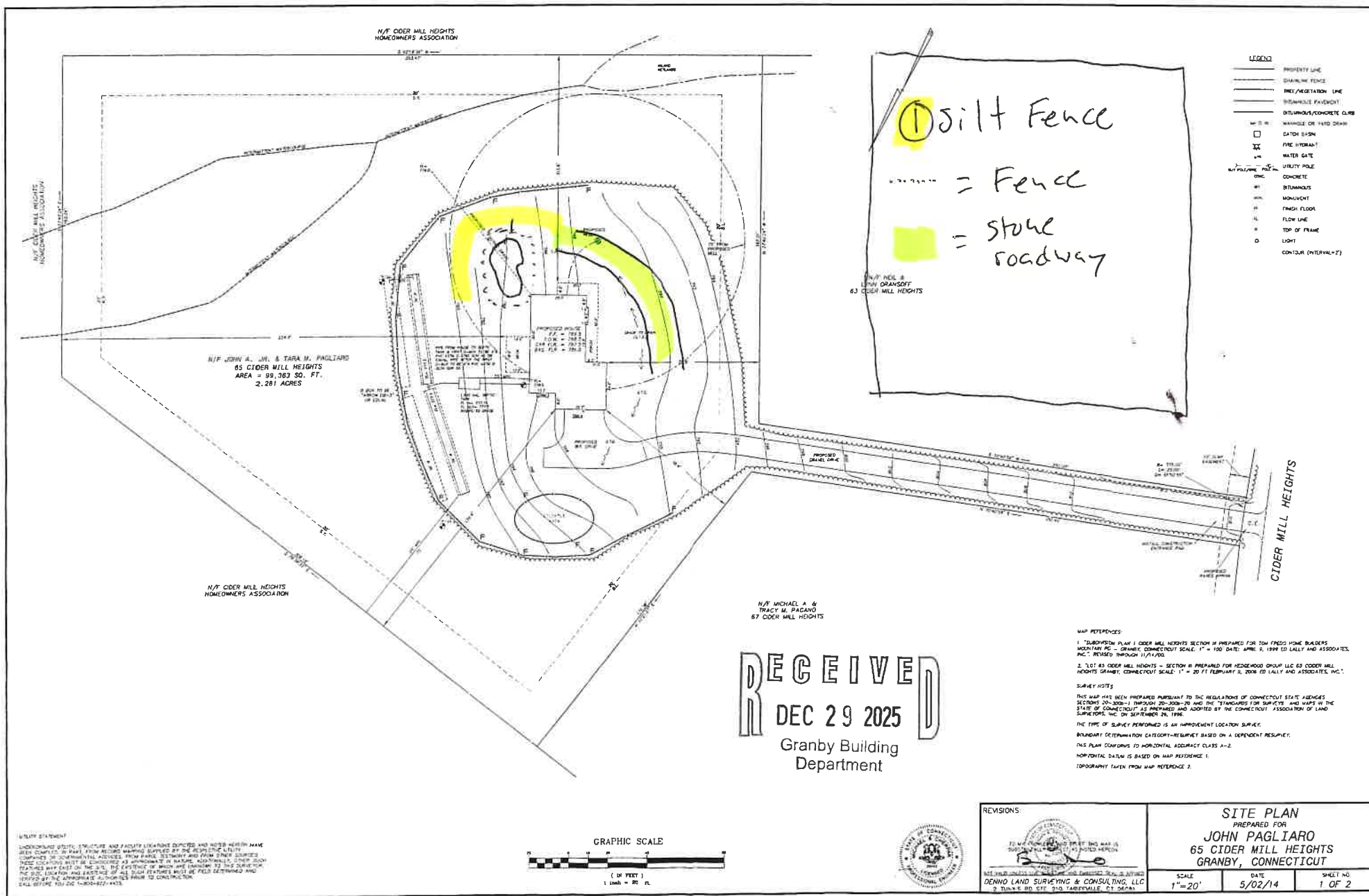
The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

Applicant's Signature: [Signature] Date: 11/21/25
Owner's Signature: [Signature] Date: 11/21/25

FOR OFFICE USE

Application #:	Date Submitted:
Fee amt./Check or Cash:	Date of Receipt:
Agent Ruling:	Date Approved/Denied:

See Reverse Side for Conditions of Approval or Reason for Denial



Fw: 65 Cider Mill Heights - Pool Application

From Nicholas Goggin <gogginnicholas@yahoo.com>
Date Mon 1/5/2026 1:05 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, December 29, 2025, 1:12 PM, Nicholas Goggin <gogginnicholas@yahoo.com> wrote:

1) silt fence and stone road way 2) silt fence 3) they'll be a fence and concrete patio around the pool landscape will be grass 4) excess materials will be trucked off site to shop or placed within 10' of pool

[Sent from Yahoo Mail for iPhone](#)

On Thursday, December 4, 2025, 2:23 PM, Granby Wetlands Agent <wetlandsagent@granby-ct.gov> wrote:

Hi Nick,

Thank you for your application. If you would, kindly add the following information to the application.

1. How are you going to contain sediment migration from the work area, especially during heavy rain events?
2. Method to stabilize exposed soils?
3. Is there going to be a walkway, landscaping, fence, or any other features as part of this project?
4. Where will excess materials be deposited?

Please feel free to update your aerial plans and provide a brief narrative with any remaining details to Renn and I.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT



KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

From: Renee Deltenre <RDeltenre@granby-ct.gov>
Sent: Wednesday, December 3, 2025 10:42 AM



Results:

Parcel ID 100994

Location 65 CIDER MILL
HEIGHTS

[View Assessor website](#)

View: [Report](#) | [Google Maps](#)

21' x 35' Right Mountain Pond w/ Nexus Stair

Perimeter	94'-3"	28.73 m	page	
Surface Area	547.3 SF	50.8 m ²		
Volume	18550 gal	70200 L	1 of 3	
Liner Sq. Ft.	575.0000 SF			

ITEM #	PART DESCRIPTION	Nexus Stair
42111	8' RADIUS PANEL	22
42116S	VERSA-FLEX SKIMMER PANEL	1
42115	VERSA-FLEX PANEL	7
86200S	8' RADIUS PANEL STRAP	
86166S	10' REVERSE RADIUS STRAP SET	2
88963S	8'RR to 8'R STRAP SET	1
88964S	8'R to 8'RR STRAP SET	1
88965S	8'RR to 8'R STRAP SET	1
88966S	8'R to 8'RR STRAP SET	1
88967S	10'RR to 8'R STRAP SET	1
88968S	8'R to 10'RR STRAP SET	1
09115	PUSH NUTS	208
42146	BRACE SYSTEM COMPLETE	30
N55003	8' RADIUS NEXUS STAIR	1
86151	CHANNEL-LOC SONOTUBE	
42116L	VERSA-FLEX STANDARD LIGHT PANEL	

This configuration is only available with 8' Radius Nexus Stair.

DIVING PERMITTED ONLY FROM DESIGNATED DIVING AREA.
The bottom configuration shown conforms with current ISPS & ANSI / APSP / ICC suggested minimum standards for pools approved for use with manufactured diving equipment.

WARNING: Swimming pools can be dangerous if used improperly. Consult your dealer for information on safe use. It's the responsibility of town officials, builders and homeowners to follow safety recommendations of APSP/ANSI, local ordinances & equipment manufacturers.

- All work not specifically shown here is to be done in accordance with the requirements of the 2024 INTERNATIONAL SWIMMING POOL & SPA CODE, APSP/ANSI/ICC-5 2011 STANDARDS FOR RESIDENTIAL INGROUND SWIMMING POOLS, and all other local building codes.
- Construction Drawing: Different methods and precautions may be dictated by various ground conditions. This is to be determined by and is the responsibility of the contractor who is not an agent of the manufacturer of the component parts.
- Depth and shape of the pool must meet minimum standards of the 2024 INTERNATIONAL SWIMMING POOL & SPA CODE and the APSP/ANSI/ICC-5 2011 STANDARDS FOR RESIDENTIAL INGROUND SWIMMING POOLS.
- A means of entry & exit for the deep & shallow end of the pool must be provided in accordance with 2024 INTERNATIONAL SWIMMING POOL & SPA CODE, section 809.
- Equipotential bonding must be provided in accordance with the NEC CODE, NFPA 70.
- All braces are to be contained within an 8' thick continuous poured concrete (2500 psi) perimeter collar.
- Backfill with clean earth, free of roots and debris.
- Finished bottom is to be 2" minimum of suitable material or undisturbed earth.
- 3" wide, 3" thick concrete deck is to be poured at a slope of 1/4" to 1" away from the pool.
- NO DIVING labels are to be installed around the perimeter of the pool.
- A safety line, with buoys, is to be permanently attached 10' to the shallow side of the point of first slope change.
- Suction entrapment avoidance to be installed in accordance with APSP/ANSI/ICC-7

1 - A	9'-3 1/2"	2 - A	28'-6 1/4"	3 - A	32'-4 1/2"	4 - A	17'-11"	G - A	12'-8 1/2"	H - A	24'-6 1/4"
1 - B	12'-1 1/2"	2 - B	28'-4 3/4"	3 - B	29'-11 1/2"	4 - B	15'-5 1/4"	G - B	10'-10 3/4"	H - B	23'-7 1/2"
1 - C	19'-9 1/4"	2 - C	29'-10 1/4"	3 - C	25'-4 1/4"	4 - C	11'-11 1/4"	G - C	10'-9 1/2"	H - C	23'-7"
1 - D	23'-3 3/4"	2 - D	31'-2 1/2"	3 - D	23'-11 3/4"	4 - D	12'-0 1/4"	G - D	12'-7 3/4"	H - D	24'-5 3/4"
1 - E	21'-2 1/2"	2 - E	14'-9"	3 - E	25'-1 3/4"	4 - E	29'-4 3/4"	G - E	25'-5 1/4"	H - E	12'-6 1/4"
1 - F	34'	2 - F	22'-10 3/4"	3 - F	9'-2"	4 - F	26'-9 1/4"	G - F	27'-1 1/4"	H - F	15'-7 1/2"
1 - G	15'-2 1/4"	2 - G	38'-9"	3 - G	36'-1 1/2"	4 - G	5'-10 3/4"	G - H	33'-2 3/4"	H - G	33'-2 3/4"
1 - H	32'-11 1/2"	2 - H	7'-4"	3 - H	15'-1 1/2"	4 - H	35'-6"	G - I	25'-2 3/4"	H - I	8'
1 - I	30'-10"	2 - I	15'-3 3/4"	3 - I	11'-3 3/4"	4 - I	29'-0 3/4"	G - J	8'	H - J	25'-2 3/4"
1 - J	15'-3 3/4"	2 - J	30'-10"	3 - J	29'-0 3/4"	4 - J	11'-3 3/4"	G - K	14'-5 1/2"	H - K	14'-5 1/2"
1 - K	19'-8"	2 - K	19'-8"	3 - K	22'-2 1/2"	4 - K	22'-2 1/2"	G - L	33'-3 3/4"	H - L	33'-3 3/4"
1 - L	33'-3 3/4"	2 - L	33'-3 3/4"	3 - L	19'-3 1/4"	4 - L	19'-3 1/4"	G - M	27'-8 1/2"	H - M	9'-6 3/4"
1 - M	29'-10 1/2"	2 - M	6'-9 3/4"	3 - M	24'-8 1/4"	4 - M	38'-1 3/4"	G - N	9'-6 3/4"	H - N	27'-8 1/2"
1 - N	6'-9 3/4"	2 - N	29'-10 1/2"	3 - N	38'-1 3/4"	4 - N	24'-8 1/4"	G - O	21'-1 1/2"	H - O	28'-6 1/2"
1 - O	33'-6 1/4"	2 - O	35'-10"	3 - O	21'-11"	4 - O	17'-10 3/4"				

