

MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, July 12, 2023 at 7:00 pm

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

ABSENT: Nicholas Dethlefsen and 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 7:02 p.m.

2. Action on the minutes of June 14, 2023

F. Jones noted the need to insert a comma after the word removal within the first sentence on the top of page 3.

ON A MOTION by V. Dirienzo seconded by F. Jones, the Commission voted 5-0-0 to approve the June 14, 2023 minutes as amended.

3. Permit Requests

- a. **186 Case Street – M. Reale – Permit application seeking a 2-lot subdivision with the construction of one single-family home and associated improvements within a regulated area.**

Applicant Matt Reale of Brookview Developers was present to discuss the application and answer any questions the Commission had. He is looking to subdivide a 20.07-acre piece of land into two parcels, in which 14.62 acres would continue for agricultural use only and a new single-family home would be constructed on the remaining 5.45-acre piece. Soil Scientist James McManus of JMM Wetland Consulting Services, LLC was retained to conduct a field survey and delineate the wetland boundaries. According to the soils report, there are no wetlands within 100 feet of the boundaries of the proposed 5.45-acre parcel.

K. Bednaz provided an overview of the Commission’s role regarding subdivision approval, as well as comments from her plan review. It was noted that the soils report only incorporated the 5-acre study area, which should be amended to include the entire parcel to demonstrate that the proposed subdivision does not create the need for a wetland crossing on either parcel for access to the rear. It was also requested that the report speak to the frontage of the entire parcel. K. Bednaz stated that the application will most likely be reviewed for subdivision approval only and not the construction of the home based on the information presented.

ON A MOTION by A. Locke seconded by V. Dirienzo, the Commission voted 5-0-0 to delegate the application to the IWWC Agent for review and approval if determined by the soil scientist that all work is outside the regulated area, wetland or watercourse.

- b. **37 Hartford Avenue – Vessel RE Holdings, LLC – Permit application to construct a 48-unit apartment complex and associated improvements within a regulated area.**

Attorney Andrea Gomes of Hinckley Allen and Professional Engineer Seamus Moran of H+H Engineering Associate, LLC 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 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.

Due to the nature of the application, it was requested that a public hearing be scheduled for the next regular meeting. Soil Scientist James Sipperly was retained to conduct a field survey and delineate the wetland boundaries, in which no direct wetlands 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. 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 system for the new development, which will connect into an existing outfall that leads out to the rear of the property. 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 stated that she met with the project team six weeks ago to discuss the proposed development. She provided feedback regarding the proposed plans and noted that Town Engineer Kevin Clark will review the proposed stormwater plan in advance of the next meeting.

ON A MOTION by F. Jones seconded by V. Dirienzo, the Commission voted 5-0-0 to receive the application and schedule a public hearing for August 9, 2023 at 7:00 p.m. due to public interest based on the project's location, history and size.

c. **50 and 50A Edgerton Road – J. Mercandante – Permit application to construct a single-family home and associated improvements within a regulated area.**

K. Bednaz stated that she is waiting to receive revised documentation from Wetland Scientist Jennifer Beno and has been in contact with applicant representative, Mark Reynolds, P.E. At this time, no approval has been issued.

ON A MOTION by S. Okie seconded by A. Locke, the Commission voted 5-0-0 to continue the application as an IWWC Agent approval and remove this agenda item from the next regular meeting.

4. **Enforcement Order Hearing**

a. **45 and 45R Mechanicsville Road – E. Ducharme – Placement of compost, mafia blocks, trailer, and other fill materials in a regulated area without a valid IWWC Permit.**

K. Bednaz informed the Commission that the property owner is making progress and she will be conducting another site visit within a few weeks. E. Ducharme is currently putting together a Request for Review application.

ON A MOTION by S. Okie seconded by A. Locke, the Commission voted 5-0-0 to remove this agenda item from the next regular meeting.

5. **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.**

Property owner Andre Antropov 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. He purchased the property in 2019 and recently submitted an IWWC application for the construction of a new single-family home with associated improvements; however, withdrew per the guidance of Wetlands Agent Kate Bednaz after a site inspection on June 14, 2023. It was noted that material had been relocated closer to the wetland boundaries, exposed soils need to be stabilized and a 30' x 60' hoop house had been constructed. K. Bednaz discussed progress that has been made to date following a secondary site inspection on July 10th. It was requested that Soil Scientist George Logan verify and delineate the watercourse to the rear of the hoop house, as well as look into the driveway entrance for mitigation purposes due to its proximity to the wetland boundary. K. Bednaz also requested that the property owner remove and relocate the logs that were encased in the soil stockpile. Once these conditions are met, the Commission may release the Notice of Violation.

6. **Agent Report and Correspondence**

K. Bednaz provided an update regarding the cleanup at the small engine repair facility located at 371 North Granby Road. Improvements are slowly being made and many items have been pulled away from the wetlands. K. Bednaz will keep in contact with the business owner and follow up with Town Staff regarding next steps.

7. **Commissioner Reports and Correspondence**

None

8. **Adjourn**

ON A MOTION by F. Jones seconded by A. Locke, the Commission voted 5-0-0 to adjourn the meeting at 8:16 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator