INLAND WETLANDS/CONSERVATION COMMISSION
EAST GRANBY, CONNECTICUT

MINUTES

Wednesday, August 6, 2025
Regular/Hybrid Meeting
Town Hall Meeting Room
7:00 pm

1. **CALL TO ORDER ~** 7:04 pm meeting called to order. Members present when Chairperson Jennifer Frank called the meeting to order were: Lisa Griffin, Kenneth Fersch, Colby Laviana, Joel Strong & alternates John Erbland & Paula Saaf. Also present: Michael D'Amato from Tyche. Members absent: Jim Marquis & Ron Hunt.

2. **ALTERNATES ~** Chairperson Jennifer Frank seated alternate John Erbland in place of absent member for tonight's meeting.

3. **PUBLIC HEARING ~ CC# 25-04, SL 50-58 Rainbow Road, LLC, 50-58 Rainbow Road, Construction of 2 Warehouse Buildings and Associated Site Improvements in the Upland Review Area and 2 Access Drive crossings. Map 17, Lot 11**
Chairperson Jennifer Frank continued the public hearing.

Attorney for the applicant, Evan Seeman, introduced himself on behalf of his client, he introduced engineer Timothy Houle and wetlands scientist Tianna Preeni. The project is for 2 warehouses and as presented at the last meeting will have minimal impact to wetlands and Upland Review Areas.

Timothy Houle reviewed the specifics of the updates that have been made per the comments from the town engineer, Tom Grimaldi. The team has addressed all the concerns and Tom Grimaldi's third review states all comments and concerns have been addressed. Robin Newton's staff memo has outlined detailed conditions that the applicant must abide by to approve the permit requested.

Chairperson Frank shared that Robin Newton's revised staff report conditions did include the installation of a lighter roof to help with heat, a UV coating on sections of the asphalt and annual storm drain testing; to name a few.

The applicant was asked if this would be a 2-stage project. Holden Sabato, for the applicant, responded that phases have yet to be determined, but a good chance of two.

Commission members had some concerns about the timeline of the condition presented for testing for hydrocarbons and DPMs. That condition was amended to say:
All drainage outfalls that discharge from each Stormwater Management Basin shall be tested annually following the issuance of a certificate of occupancy for no less than five years following the completion of building 1. If the project is not completed prior to 2028 such testing shall be provided for an additional 2 years following the issuance of a certificate of occupancy for building 2 by an Independent Third-Party Laboratory, to determine if Hydrocarbons and Diesel Particulate Matter (DPM) are present. The test results shall be forwarded to the Director of Planning & Economic Development and the Town Engineer for review and to confirm such limits are deemed acceptable per CT DEEP's guidelines.

Also discussed and amended was the condition regarding the report from a soil scientist regarding the wetland enhancement area. It will read:
The applicant shall provide a report from a registered soil scientist one year and 3 years following the completion of the wetlands enhancement area to confirm the enhancement area is stabilized and functioning as proposed.

John Erbland asked how we would find out if conditions are being met. Chairperson Frank and Mike D'Amato both explained that the Wetlands agent will inspect as the project progresses and will provide Wetlands Agent Reports which will be shared at commission meetings and posted in the minutes as they are received so the public will have

access to also see this progress online.

Members of the public were asked if they had comments ~ NONE

John Erbland made a motion to close the public hearing; Ken Fersch seconded the motion. Votes in favor were unanimous motion passed.

Mike D'Amato stated for the record we have 5 members and 2 alternates here tonight, the alternates will be seated to vote in place of both absent members. If the members present have reviewed and feel comfortable voting on this application, all 7 present may vote. All 7 members present and voting indicated that they had reviewed the application and public hearing record and were comfortable voting on the application.

Ken Fersch made a motion to approve **CC# 25-04, SL 50-58 Rainbow Road, LLC, 50-58 Rainbow Road, Construction of 2 Warehouse Buildings and Associated Site Improvements in the Upland Review Area and 2 Access Drive crossings. Map 17, Lot 11 with special conditions as outlined by the town engineer and town planner with amendments made tonight.**
Colby Laviana seconded the motion. Votes in favor were: Chairperson Jennifer Frank, Lisa Griffin, Paula Saaf, Ken Fersch, Joel Strong, Colby Laviana & John Erbland. Votes against were none. Application approved.

4. **MINUTES ~** Ken Fersch made a motion to accept the July meeting minutes as written, Lisa Griffin seconded the motion, votes in favor were unanimous motion passed.

5. **COMMUNICATIONS** ~ received a resignation letter from long time member, John Rusnock; Joel Strong has been appointed as a member in his place.

6. **OLD BUSINESS** ~ 37 Hatchet Hill Rd- Robin has reached out on status of their permit, will keep us updated**.**
The fine ordinance has been received by the Board of Selectmen and reviewed by the town attorney. He would like the commission to propose a fine schedule as well; to be worked on at next meeting.
Michele has sent all members the training link from UConn to take the DEEP Course for Inland Wetlands Agency members. It would be beneficial to take it. It is a free course, 8 modules with quizzes at the end of each.

7. **REPORTS & OTHER BUSINESS ~** Robin wants to make sure all members have been reading the staff comments/memos she provides. They are most helpful along with Tom Grimaldi's review when considering any applications.

8. **NEW BUSINESS ~** The Plan of Conservation and Development (POCD) is being worked on by Robin and several members from Tyche Planning. They are requesting input from commissions in town. As the Conservation Commission it would be prudent for us to look at Open Space. We will put it on a future agenda to discuss as a group.

9. **ADJOURNMENT** ~ 8:11 pm ~ Lisa Griffin made a motion to adjourn; Ken Fersch seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted on this 7th day of August 2025,
Michele Leadbeater
East Granby Building & Land Use Administrative Assistant