MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, January 14, 2026, at 7:00 pm

PRESENT: Nick Dethlefsen, Dave Tolli, Sue Okie, John Laudati, Fred Jones, and Aurelle Locke
PRESENT VIA ZOOM: Vickie Dirienzo
ALSO PRESENT: IWWC Agent Kate Bednaz, Director of Community Development Abby Kenyon

1. **Call to Order**
   Chair Laudati called the meeting to order at 7:01 p.m.

2. **Action on the minutes of December 10, 2025**

   ON A MOTION by A. Locke, seconded by F. Jones, the Commission voted 6-0-0 to approve the December 10, 2025, minutes as presented.

3. **Town Attorney Presentation re: Land Use Commission Training**
   Attorneys Rich Roberts and Ken Slater presented to the Commission. The presentation included an overview of the Inland Wetlands and Watercourses Act, Commission jurisdiction, and enforcement procedures. An overview of meeting and hearing procedures was also provided, including when a public hearing is required, procedures for site visits, and information about ex-parte communication. The presentation included information about feasible and prudent alternatives and the basis for Commission decisions. The presentation was followed by Commissioner questions and answers.

4. **Enforcement Order**
   a. **<u>142R and 186 Case Street</u> – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.**

   K. Bednaz reported that at the last meeting, the property owner's attorney cited the Wray case, noting that the IWWC enforcement is put on hold while DEEP determines their jurisdiction over the dam. The Town Attorney was consulted, and a memo included in the meeting packet. Per the Town Attorney's memo, the IWWC can maintain jurisdiction over the activities conducted on the property, with the exception of the dam, while DEEP considers that. It was staff's recommendation that the Enforcement Order be modified to remove reference to the dam, so the IWWC can continue enforcement activities on the other site activities that have occurred.

   The Commission reviewed the November 5, 2025 Enforcement Order and discussed items #1 and #2 in detail. It was decided to modify item #1 to exclude items related to the dam construction that may be under DEEP's jurisdiction and to put item #2 on hold pending DEEP's determination of jurisdiction. For item #1, the following language was suggested to be added, "Evaluations associated with the earthen dam and associated water control structure, including any directly adjacent resource areas may be addressed upon DEEP's pending review of the dam structure and its jurisdiction. If the dam is deemed by DEEP to be subject to municipal review, all information as outlined in item #1 of this enforcement order must be submitted within 30 days of the notification of DEEP's decision."

   ON A MOTION by S. Okie, seconded by A. Locke, the Commission voted 5-0-1 to modify item #1 in the Enforcement Order issued November 5, 2025 to add the revised language as discussed. D. Tolli abstained.

   ON A MOTION by S. Okie, seconded by F. Jones, the Commission voted 6-0-0 to put a stay on item #2 in the Enforcement Order issued November 5, 2025 pending DEEP's review of jurisdiction.

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.

K. Bednaz reported that an application to construct an inground pool was approved for 65 Cider Mill Heights. The approval includes a patio around the pool, fence, and other associated pool equipment. She reported that the proposed pool is located to the rear of the house in an area that is currently lawn. The location is in the upland review area. K. Bednaz reported that there will be E&S measures in place. In response to questions, K. Bednaz explained that a concern with pools in the upland review area can be the discharge/emptying of the pool and impact of chlorine and pool chemicals on the resource area. It was noted in this case this could be done to the front of the house and the pool water could infiltrate the soil. In response to a question about chemical storage, it was noted that the property owner will most likely store these inside a structure and they won't be exposed to the elements.

K. Bednaz reported that she visited Station 280, 280 Salmon Brook Street, site in December. Debris and garbage had been removed. Another site walk will be schedule for the spring to close out the project.

K. Bednaz reported that a potential applicant met informally with the Planning and Zoning Commission to discuss potential development plans for 37 Hartford Avenue. K. Bednaz has been in contact with the potential applicant and referred them to the application file to review previous submissions. K. Bednaz reported that the potential applicant asked about an informal discuss with the Commission. It was noted that an informal discussion may be held once more concrete plans are developed and the effluent information from the septic system is determined.

6. **Commissioner Reports and Correspondence**

N. Defthlefsen noted that he read an article about the solar project on the Monrovia property and plans for horizontal drilling. In response to a question, A. Kenyon noted that project will be submitted to the Siting Council and the Town will have an opportunity to review the plans. No plans have been submitted at this time.

7. **Adjourn**

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted 6-0-0 to adjourn the meeting at 8:32 p.m.

Respectfully submitted,

Abby Kenyon
Director of Community Development