MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, March 11, 2026, at 7:00 pm

PRESENT: David Tolli, Susan Okie, John Laudati, Fred Jones, and Vickie Dirienzo
ALSO PRESENT: IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre

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

2. **Action on the minutes of February 11, 2026**

   ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 5-0-0 to approve the February 11, 2026, minutes as amended.

3. **Public Hearings**
   a. **<u>Simsbury Road Bridge</u> – Town of Granby – Permit request for the proposed Simsbury Road Bridge replacement over the West Branch of Salmon Brook within a regulated area.**
   Engineer John Wengell of CHA Solutions was present on behalf of the town to discuss the application. The Town of Granby is seeking to replace the existing two-span, 111-foot bridge, which was built in 1956. The current bridge has a curb-to-curb width of 22 feet, carries bi-directional traffic in a northerly/southerly direction, and the width of the existing bank is 56 feet. J. Wengell ran through existing conditions and the proposed replacement. The new structure will be comprised of 48.5-inch-deep steel beams with a concrete deck, two, 10-foot travel lanes, and two, 5-foot shoulders. Curb-to-curb width will be 30 feet and overall length will be 105 feet with a 43-degree skew. J. Wengell noted that the existing center abutment will be removed, riprap will be placed along the substructure and toe boulders will be placed at the embankments.

   A plan overview was presented for the proposed traffic detour, water handling and site restoration, including total temporary and permanent wetland and watercourse impacts. The anticipated start date is spring of 2027, and selected trees must be cut prior to April 14th due to ecological concerns. Approximately 10 trees will be removed, and 11 trees will be planted prior to project completion. Excavated soils will be hauled off-site to a stockpile location for testing, and the location has not been determined at this time. K. Bednaz ran through her review comments and requested additional information pertaining to invasive species management and possible expansion of the temporary construction easement boundaries.

   <u>Public Comment</u>
   Maureen Eberly of 37 Silkey Road questioned who would be in charge of monitoring the removal of invasive species and stated that a two-year maintenance period is not enough.

   Rick Orluk of 106 Higley Road and President of the Granby Land Trust expressed concerns regarding the proposed width and reconfiguration of the bridge, and how it may impact pedestrian safety.

Katherine Dunnington of 142 Simsbury Road had questions regarding the project timeline, which trees would be removed, and what management practices would be utilized to control invasives.

Reinhard Maier of 138 Day Street expressed concerns regarding the detour route as it relates to the intersection of Barn Door Hills Road and Route 20. Due to line-of-sight issues, it was recommended that the CT Department of Transportation be involved with the project.

Mike from Stonewall Drive had questions regarding the staging of equipment, penalties if project completion is delayed, herbicides used for invasives management, soil testing, notification to emergency services, and more.

Philip Marshall of 45 Bushy Hill Road and member of the Salmon Brook Historical Society expressed interest in working with the Commission on invasive species management.

The public hearing was closed at 8:02 p.m.

4. **Permit Requests**
   a. **<u>54 Lakeside Drive</u> – M. Courtney – Permit request to construct a 16'x32' addition within a regulated area.**
   Applicant and property owner Michael Courtney was present to discuss the application. He and his wife recently purchased both 54 Lakeside Drive, which has one single-family house on it and 56 Lakeside Drive, which is a vacant lot. The two properties have since been merged into one, known as 54 Lakeside Drive and consists of 0.36 acres in total within the R30 Zone. The applicant is seeking to construct a two-story, 512 square foot addition on the southern side of the existing home, inclusive of a full dormer to the rear of the house. Due to the location of the septic system, well, topography and waterbody located to the rear of the home, the proposed location of the addition is the most ideal. K. Bednaz provided feedback based on her review of the application, as well as a drive by inspection. She indicated that additional erosion and sedimentation control measures shall be installed, expressed concerns regarding the grade of the proposed driveway, and asked if the applicant would consider a planting plan. As the proposed activities are within the upland review area, it was recommended that the application be delegated to the agent for review and approval.

   ON A MOTION by S. Okie seconded by V. Dirienzo, the Commission voted 5-0-0 to delegate the application to the IWWC Agent for review and approval.

   b. **<u>7 Fielding Woods</u> – S. Bizon – Permit request to install a 24'x16' prefabricated accessory structure on crushed stone within a regulated area.**
   Applicant and property owner Steven Bizon was present to discuss the application and answer any questions the Commission had. He is seeking permission to place a 384 square foot, prefabricated shed on crushed stone in a grass area adjacent to the driveway with underground electrical. The structure will be used for personal use as a pottery studio and golf simulator. As the proposed activities are within the upland review area, it was recommended that the application be delegated to the agent for review and approval.

   ON A MOTION by S. Okie seconded by V. Dirienzo, the Commission voted 5-0-0 to delegate the application to the IWWC Agent for review and approval.

c. **<u>83 Barkhamsted Road</u> – A. Licenji – Permit request to demolish an existing cabin and construct a new 24'x34' single-family home on piers within a regulated area.**
Applicant and property owner Albano Licenji was present to discuss the application, along with Professional Engineer Joseph Green of Robert Green Associates, LLC. The property owner is seeking to demolish the existing 656 square foot cabin to construct a new 816 square foot, year-round single-family home. The house will consist of two bedrooms and the site will be accessed via the existing gravel driveway. The home requires the installation of a new septic system and well and will be constructed on a pier foundation due to its close proximity to the brook and the presence of alluvial soils. K. Bednaz provided feedback based on her review of the application, as well as prior site visits. She recommended that additional erosion and sedimentation control measures be installed between the house and stream bank, and that bank stabilization efforts shall be made to enhance the bank where it bends toward the house. The submittal of a mitigation plan was requested, and town staff will conduct a site visit prior to the next meeting. The Commission discussed whether to hold a public hearing on the application.

ON A MOTION by S. Okie seconded by V. Dirienzo, the Commission voted 5-0-0 to receive the application and schedule a public hearing for the next regular meeting on April 8, 2026, at 7:00 p.m. due to significant impact.

5. **Request for Review**
   a. **<u>1 Broad Hill Road</u> – Granby Tennis Club – RFR to plant along slope area within a regulated area.**
   Christine Giannoni and Laura Fetridge of the Granby Tennis Club were present via Zoom to discuss the application. The club is seeking permission to install numerous plantings along a sloped area that once housed hemlock trees and has been layered with mulch for the past few years. In order to establish a more permanent solution to the erosion, the club has been working with a horticulturalist to develop a planting plan. K. Bednaz requested that only native plantings be used and stated that erosion and sedimentation measures shall be installed. Under the regulations, this project may be considered an as-of-right activity, and the Commission was asked to vote on this determination.

   ON A MOTION by S. Okie seconded by V. Dirienzo, the Commission voted 5-0-0 to approve the application as an As of Right Determination per the Inland Wetlands and Watercourses Commission Regulations, Section 4.2b; subject to the following conditions:
   1. Erosion and sedimentation measures shall be installed prior to planting; and
   2. Only native species shall be installed.

6. **Agent Report and Correspondence**
   a. **Update re: <u>142R and 186 Case Street</u> – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit. Dam Safety submission extended to 3/6/2026.**
   K. Bednaz indicated that the property owner has filed for an extension with DEEP and recommended that the deadline to submit documentation to the Commission per the Enforcement Order be extended to the April 8th regular meeting. J. Laudati stated for the record that he will recuse himself from this matter moving forward.

ON A MOTION by V. Dirienzo seconded by F. Jones, the Commission voted 4-0-1 to continue this agenda item to the next regular meeting. J. Laudati abstained.

7. **Commissioner Reports and Correspondence**
   None

ON A MOTION *by F. Jones seconded by S. Okie, the Commission voted 5-0-0 to amend the agenda to add Item#8: Public Session.*

8. **Public Session**
   Maureen Eberly of 37 Silkey Road spoke on behalf of the Farmington River Watershed Association (FRWA) and provided insight regarding grant funding and supporting local projects, such as the one presented by the Granby Tennis Club.

9. **Adjourn**

   ON A MOTION by V. Dirienzo seconded by F. Jones, the Commission voted 5-0-0 to adjourn the meeting at 9:10 p.m.

   Respectfully submitted,

   Renee Deltenre
   Land Use Coordinator