Town of Granby
Inland Wetlands and Watercourses Commission
Regular Meeting Agenda
Wednesday, April 8, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us02web.zoom.us/j/87541084839?pwd=s12LGtPZWNDABmvDdZYBF8VRMbjadI.1
Call In: 929-205-6099
Meeting ID: 875 4108 4839
Passcode: 498181

1. Call to Order

2. Action on the minutes of March 11, 2026

3. Public Hearings
   a. 83 Barkhamsted Road – A. Licenji – Permit request to demolish an existing cabin and construct a new 24'x34' single-family home on piers within a regulated area. (Received and continued from 3/11/26)

4. Permit Requests
   a. Simsbury Road Bridge – Town of Granby – Permit request for the proposed Simsbury Road Bridge replacement over the West Branch of Salmon Brook within a regulated area. (Public hearing opened and closed on 3/11/26)

5. Agent Report and Correspondence
   a. Update re: 142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – Conducting a Regulated Activity without a valid IWWC Permit.

   b. 54 Lakeside Drive – M. Courtney – Permit request to construct a 16'x32' addition within a regulated area.

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, 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

TOWN OF GRANBY
Public Hearing
Inland Wetlands and Watercourses Commission (IWWC)

There will be a public hearing conducted by the IWWC on Wednesday, April 8, 2026, at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following item:

83 Barkhamsted Road – A. Licenji – Permit request to demolish an existing cabin and construct a new 24'x34' single-family home on piers within a regulated area.

At the hearing interested persons may appear and written communications will be received. Copies of the proposal are on file in the Community Development Office.

3/27, 4/3/2026 **48674**

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CLICK HERE TO APPROVE THIS PROPOSAL ONLINE

Robert Green Associates L.L.C.
Surveyors and Engineers

6 Old Waterbury Rd. • Terryville, CT 06786
Telephone: (860) 589-0135 • Fax: (860) 589-1342
e-mail: green@rga-ct.com

April 6, 2026

Town of Granby
Inland Wetlands and Watercourses Commission
15 North Granby Road
Granby, CT. 06035

Re: 83 Barkhamsted Road

Dear Commission Members,

Back in the Fall of 2025, I walked the property with your Wetlands Enforcement Officer, Kate Bednaz. It was determined the most feasible spot to construct a cottage would be on the same footprint as the existing cottage.

Although the existing cottage is near Enders Brook, it is located on a high point. The remaining portion of the property consists of a very steep slope to Barkhamsted Road and an area within alluvial deposits.

I am in agreement with Ms. Bednaz, the most feasible spot to construct a cottage would be on the same footprint as the existing cottage.

Sincerely,

Joseph M. Green

Joseph M. Green, P.E.
Reg. No. 0026292

HOUSE CONSTRUCTION SCHEDULE:

ANTICIPATED START DATE-SPRING 2026
ANTICIPATED FINISH DATE-FALL 2026

1. INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND MAINTAIN THEM UNTIL THE DISTURBED AREAS ARE FULLY STABILIZED.

2. DEVELOPER'S SURVEYOR TO STAKE AND CLEARLY MARK THE EDGE OF VEGETATION TO REMAIN UNDISTURBED.

3. REMOVE TREES, BRUSH AND STUMPS IN AREAS TO BE CLEARED.

4. STRIP TOPSOIL IN AREAS TO BE CUT OR FILLED. STOCKPILE TOPSOIL, SEED AND MULCH OR COVER WITH NETTING.

5. CONSTRUCT DRIVEWAY TO HOUSE.

6. REMOVE UNACCEPTABLE SOIL AND BOULDERS LARGER THAN ONE CUBIC FOOT FROM THE HOUSE CONSTRUCTION AREA.

7. ROUGH GRADE HOUSE AREA.

8. EXCAVATE FOR HOUSE.

9. ERECT FOOTING FORMS FOR HOUSE AND POUR CONCRETE. ADD REBAR IF REQUIRED.

10. ERECT FOUNDATION WALL FORMS FOR HOUSE AND POUR CONCRETE. ADD REBAR IF REQUIRED.

11. BACKFILL FOUNDATION WALLS.

12. CONSTRUCT HOUSE.

13. INSTALL ALL UTILITIES.

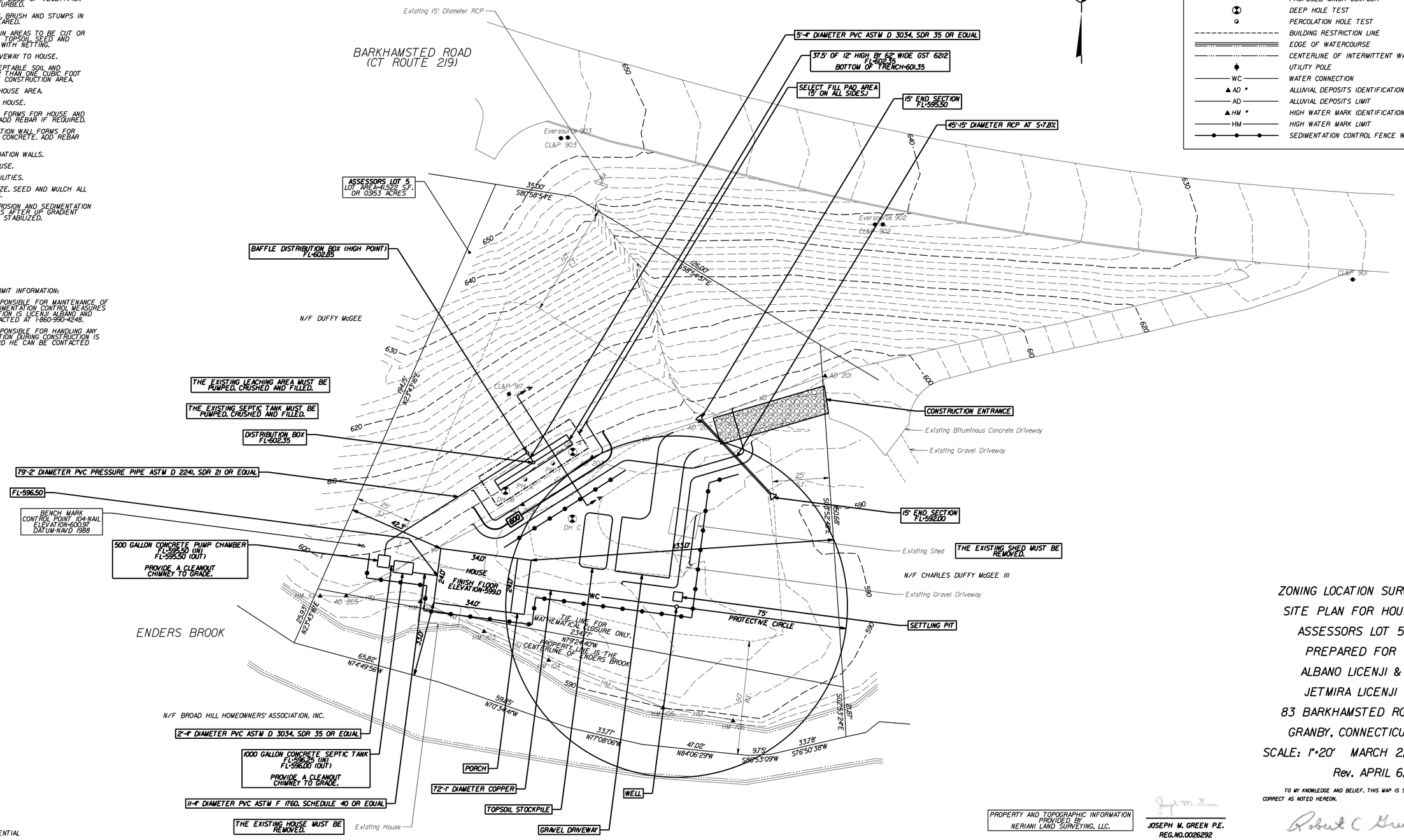
14. GRADE, STABILIZE, SEED AND MULCH ALL DISTURBED AREAS.

15. REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AFTER UP GRADIENT AREAS ARE FULLY STABILIZED.

CONTACT AND PERMIT INFORMATION:

THE PERSON RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION IS LICENJI ALBANO AND HE CAN BE CONTACTED AT 1-860-990-4248.

THE PERSON RESPONSIBLE FOR HANDLING ANY EMERGENCY SITUATION DURING CONSTRUCTION IS LICENJI ALBANO AND HE CAN BE CONTACTED AT 1-860-990-4248.



NOTES:

R2A RURAL RESIDENTIAL

ASSESSORS MAP G-20
ASSESSORS BLOCK 66
ASSESSORS LOT 5

THE CONTRACTOR MUST CONTACT CALL-BEFORE-YOU-DIG AT 811 PRIOR TO CONSTRUCTION.

ALLUVIAL DEPOSITS LIMIT AND HIGH WATER MARK LIMIT IDENTIFIED IN THE FIELD BY STANSFIELD ENVIRONMENTAL SERVICES.

SURVEYOR'S NOTES: THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

BOUNDARY DETERMINATION CATEGORY - RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

PROPERTY AND TOPOGRAPHIC INFORMATION PROVIDED BY NERIANI LAND SURVEYING, LLC.

SCALE IN FEET 20 0 20

JOSEPH M. GREEN P.E.
REG.NO.0026292

STATE OF CONNECTICUT JOSEPH M. GREEN No. 26292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN No. 12677 LICENSED LAND SURVEYOR

ZONING LOCATION SURVEY
SITE PLAN FOR HOUSE
ASSESSORS LOT 5
PREPARED FOR
ALBANO LICENJI &
JETMIRA LICENJI
83 BARKHAMSTED ROAD
GRANBY, CONNECTICUT

SCALE: 1"=20' MARCH 2, 2026
Rev. APRIL 6, 2026

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert C Green

Robert Green Associates L.L.C.
Surveyors and Engineers
6 OLD WATERBURY ROAD
TERRYVILLE, CONNECTICUT 06786
(860) 589-0135

SEPTIC NOTES

1. MINIMUM SEPARATION FROM WELL TO SEPTIC SYSTEM - 75'.

2. ALL MATERIAL NOT REQUIRED FOR GRADING WILL BE REMOVED.

3. THE CONSTRUCTION ENTRANCE PAD SHALL BE CONSTRUCTED AT THE DRIVEWAY LOCATION. NO OTHER AREA WILL BE ACCEPTABLE.

4. THE PROPOSED SEPTIC SYSTEM IS IN THE SAME GENERAL AREA OF THE TEST HOLES OBSERVED.

5. THERE ARE NO EXISTING WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM.

6. THERE ARE NO APPARENT SOURCES OF POLLUTION WITHIN 75' OF THE PROPOSED WELL ON ADJACENT LOTS.

7. CONTOURS IN THE AREA OF THE PROPOSED ACTIVITY WERE FIELD SURVEYED.

8. PROVIDE A CLEANOUT CHIMNEY FOR SEPTIC TANK TO APPROXIMATELY 12" BELOW GRADE.

9. THERE ARE NO HOUSES OR STRUCTURES WITHIN 15' OF THE PROPERTY.

10. ALL SEPTIC FILL MATERIAL USED SHALL BE CLEAN COARSE GRAVEL WITH LESS THAN 5% PASSING THE #200 SIEVE.

11. SYSTEM IS TO BE STAKED BY SURVEYOR OR ENGINEER BEFORE INSTALLATION.

12. INSTALL ONE ROW OF 37.5 FT OF 12" HIGH BY 62" WIDE GST 6212. SYSTEM TO BE INSTALLED LEVEL AT THE GRADES SHOWN. 37.5 FT OF 12" HIGH BY 62" WIDE GST 6212 AT 10.0 SF/FT = 375.0 SF.

RECOMMENDED CONSTRUCTION SEQUENCE FOR SEPTIC SYSTEM

1. REMOVE TREES, BRUSH, ROOTMAT AND TOPSOIL FROM AREA OF SYSTEM, BEING CAREFUL NOT TO COMPACT UNDERLYING SOIL.

2. SCARIFY SOIL IN SEPTIC AREA, CONTACT THE SANITARIAN FOR AN INSPECTION AND UPON APPROVAL, PLACE FILL AT 6" - 8" LIFTS TO GRADE.

3. INSTALL SEPTIC SYSTEM AND HAVE INSPECTED BY HEALTH DISTRICT PRIOR TO COVERING TRENCHES.

4. COVER WITH TOPSOIL, MULCH AND SEED.

FILL SPECIFICATION GUIDELINES

THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE INCHES.

UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. (THIS IS THE GRAVEL PORTION OF THE SAMPLE)

THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.

THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

PERCENT PASSING

SIEVE	WET SIEVE	DRY SIEVE
No.4	100	100
No.10	70-100	70-100
No.40	10-50 *	10-75
No.100	0-20	0-5
No.200	0-5	0-2.5

* PERCENT PASSING THE No. 40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE No. 100 SIEVE DOES NOT EXCEED 10% AND THE No. 200 SIEVE DOES NOT EXCEED 5%.

ASTM C-33 SAND SPECIFICATIONS

SIEVE	PERCENT PASSING
3/8"	100
No.4	95-100
No.8	80-100
No.16	50-85
No.30	25-60
No.50	5-30
No.100	0-10
No.200	0-5

MLSS DETERMINATION

HYDRAULIC GRADIENT = > 15.0%
RESTRICTIVE LAYER = 32"
HF = 18.0
FF = 1.0
PF = 1.0
MLSS = HF x FF x PF = 18.0 x 1.0 x 1.0 = 18.0
MLSS PROVIDED = 37.5

DESIGN DATA

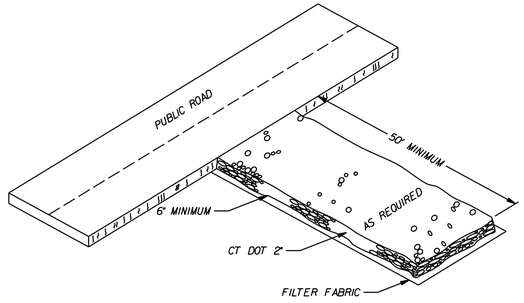
NUMBER OF BEDROOMS = 2
SEPTIC TANK = 1000 GALLON
LEACHING REQUIRED = 375.0 SF
LEACHING PROVIDED = 375.0 SF
FINISH FLOOR = 599.0
GARAGE FLOOR = N/A
CELLAR FLOOR = N/A

EROSION AND SEDIMENTATION CONTROL CHECKLIST

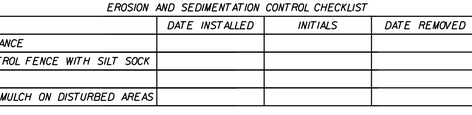
WORK DESCRIPTION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
CONSTRUCTION ENTRANCE				
SEDIMENTATION CONTROL FENCE WITH SILT SOCK				
TOPSOIL STOCKPILE				
TOPSOIL, SEED AND MULCH ON DISTURBED AREAS				

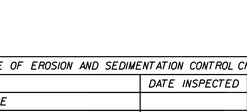
MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL CHECKLIST

WORK DESCRIPTION	DATE INSPECTED	INITIALS
CONSTRUCTION ENTRANCE		
SEDIMENTATION CONTROL FENCE WITH SILT SOCK		
TOPSOIL STOCKPILE		
TOPSOIL, SEED AND MULCH ON DISTURBED AREAS		

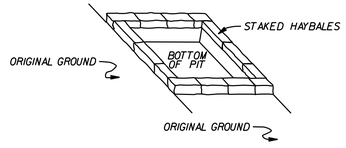


CONSTRUCTION ENTRANCE





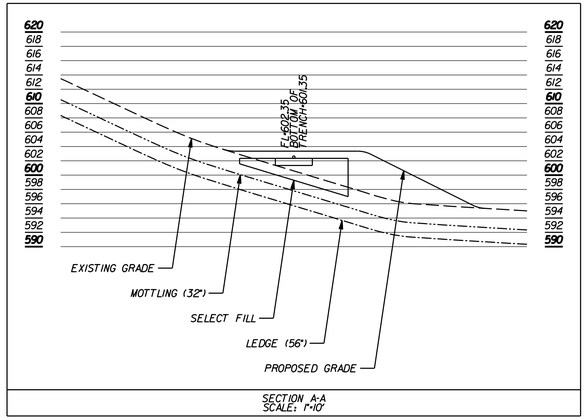
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



BOTTOM = 9' x 8'
DEPTH = 1½'
SIDE SLOPES = 1:1

VOLUME BASED ON SINGLE FLUSHING OF ENTIRE WELL CAVITY AT 100'. IF SETTLING PIT BECOMES FILLED WITH SLUDGE, DRILLING OPERATION SHALL CEASE AND PIT WILL BE CLEANED OR EXPANDED. AT NO TIME WILL WATER OR SLUDGE EXCEED A DEPTH OF 1½'.

SETTLING PIT



SECTION A-A
SCALE: 1"=10'

DEEP HOLE DATA
(3-26-24)

DEEP HOLE A	
0-14"	TOPSOIL AND FOREST LITTER
14-32"	ORANGE/BROWN FINE SANDY LOAM
32-70"	BROWN SAND AND GRAVEL
MOTTLING AT 32"	
WATER AT 46"	
NO LEDGE	
ROOTS TO 32"	

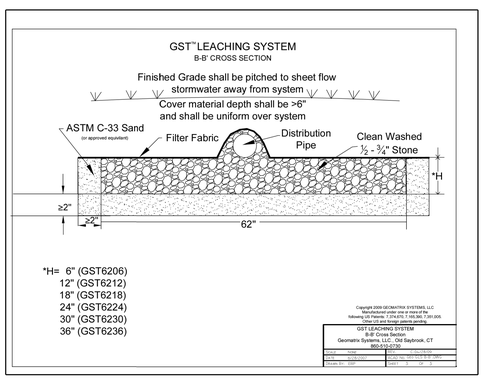
DEEP HOLE B	
0-15"	TOPSOIL AND FOREST LITTER
15-33"	ORANGE/BROWN FINE SANDY LOAM
33-56"	BROWN SAND AND GRAVEL
MOTTLING AT 33"	
WATER AT 36"	
LEDGE AT 56"	
ROOTS TO 33"	

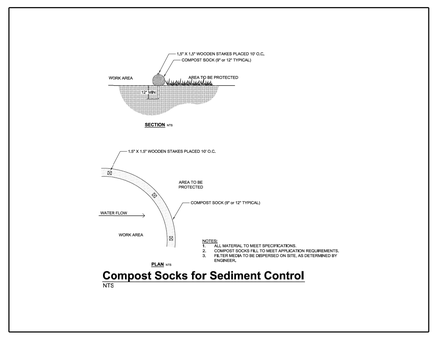
DEEP HOLE C
LEACHING TRENCH

PERCOLATION HOLE DATA
(3-26-24)

DEPTH=16"	
PERCOLATION HOLE 1	
11:15	2½"
11:25	7¾"
11:35	9½"
11:45	DRY
PERCOLATION RATE=	
0-10.0 MINUTES/INCH	

DEPTH=16"	
PERCOLATION HOLE 2	
11:17	3"
11:27	8¼"
11:37	11"
11:47	DRY
PERCOLATION RATE=	
0-10.0 MINUTES/INCH	





Compost Socks for Sediment Control
NTS

MISCELLANEOUS NOTES & DETAILS FOR SITE PLAN FOR HOUSE ASSESSORS LOT 5 PREPARED FOR ALBANO LICENJI & JETMIRA LICENJI 83 BARKHAMSTED ROAD GRANBY, CONNECTICUT

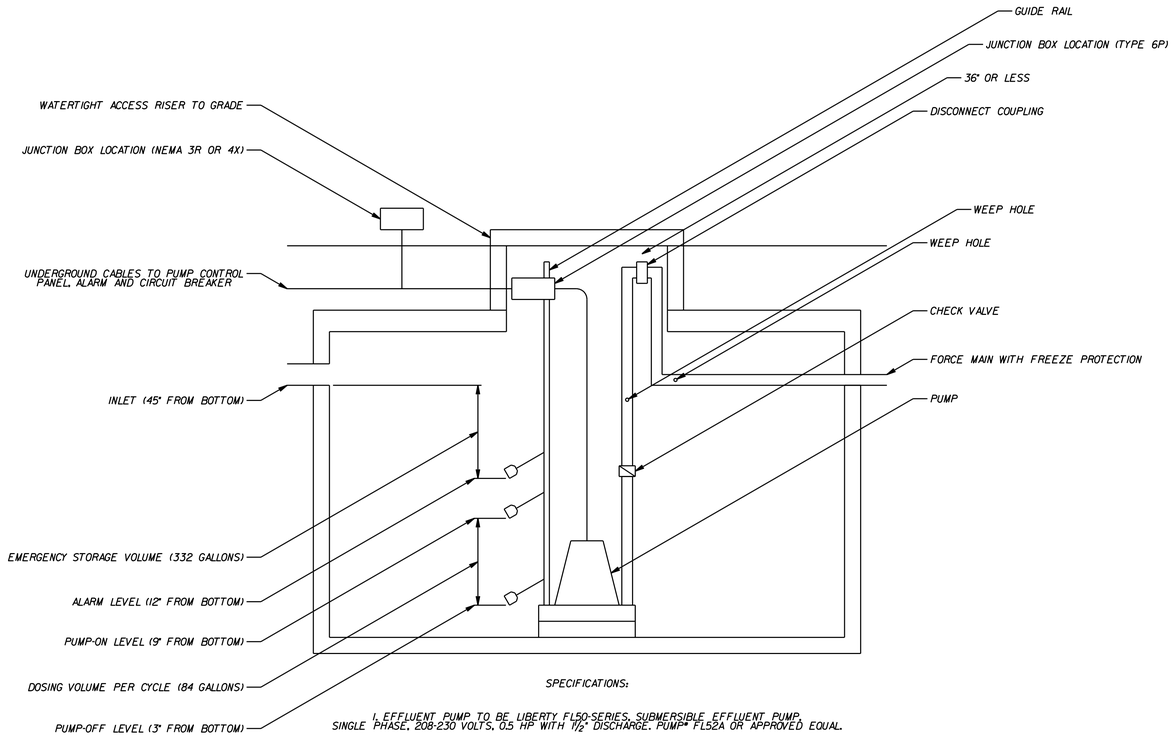
SCALES: AS NOTED MARCH 2, 2026
Rev. APRIL 6, 2026

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
REG.NO.0026292

ROBERT C. GREEN L.S.
REG.NO.12877

Robert Green Associates L.L.C.
Surveyors and Engineers
6 OLD WATERBURY ROAD
TERRYVILLE, CONNECTICUT 06786
(860) 589-0135



SPECIFICATIONS:

1. EFFLUENT PUMP TO BE LIBERTY FL50 SERIES, SUBMERSIBLE EFFLUENT PUMP, SINGLE PHASE, 208-230 VOLTS, 0.5 HP WITH 1½" DISCHARGE. PUMP= FL52A OR APPROVED EQUAL.

PUMP INSTALLATION

MISCELLANEOUS NOTES & DETAILS
FOR
SITE PLAN FOR HOUSE
ASSESSORS LOT 5
PREPARED FOR
ALBANO LICENJI &
JETMIRA LICENJI
83 BARKHAMSTED ROAD
GRANBY, CONNECTICUT
SCALES: AS NOTED MARCH 2, 2026
Rev. APRIL 6, 2026

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
REG.NO.0026292

Robert Green Associates L.L.C.
Surveyors and Engineers
6 OLD WATERBURY ROAD
TERRYVILLE, CONNECTICUT 06786
(860) 589-0135

TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

April 8, 2026

Joseph Green, P.E.
Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, CT 06286

RE: 83 Barkhamsted Road – A. Licenji – Permit request to demolish an existing cabin and construct a new 24'x34' single-family home on piers within a regulated area.

Dear Mr. Green:

Please be advised that on April 8, 2026, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified:
   a. At least 48 hours prior to the start of any activities and when barrier erosion controls have been installed prior to earth disturbance activities.
   b. Upon completion of any invasive species management efforts.
   c. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

2. Prior to the start of work the applicant shall reimburse the Town of Granby for all payments made to the Town Wetlands Officer for monitoring the development for compliance with this approval. The applicant will reimburse the Town at a rate of $100 per hour for the services of the Town Wetlands Officer. The applicant shall deposit with the Town of Granby the sum of $600.00 to be applied to the costs as described herein. Should the costs exceed this amount the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this condition, the term Town Wetlands Officer includes any person or firm so designated by the Director of Community Development for the purposes of monitoring the development activities to assure compliance with this approval and the IWWC Regulations.

3. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

4. No materials may be deposited outside of the work area, on the project site without written approval from the IWWC or their designated Agent.

5. Only those trees that are in such a condition or location that they may be a hazard to safely utilizing the property are permitted to be removed. Any live trees to be removed shall be marked in the field and shall be reviewed and approved by the Granby Wetlands Agent or IWWC designee prior to removal.

6. Deck expansion to 24' x 16' has been approved.

7. Mitigation plantings are permitted to be installed as described in the March 30, 2026, Stansfield

DRAFT

Environmental Services “Planting recommendations 83 Barkhamsted Road, Granby, Ct.” report as submitted as part of the application. The location and density of the plantings to be installed reviewed and approved by the Granby Wetlands Agent or IWWC designee prior to their installation. Post installation, documentation of their installation shall be submitted to the Granby Office of Community Development. This mitigation effort shall be deemed successful when 90% or more of the plantings are viable after 2 full growing seasons. The applicant/owner shall notify the IWWC for inspection when success is achieved.

8. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.

9. Excavated soil shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.

10. Only clean fill, free of invasive species, shall be brought on-site. Utilizing on-site fill will reduce, if not eliminate the potential for the introduction and potential colonization of new invasive species into this area of the watershed.

11. This permit is valid for a period of 5 years from the date of issuance.

12. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

DRAFT

STANSFIELD ENVIRONMENTAL SERVICES

95 West Side Road, Goshen, Ct. 06756
860-733-3621
stansfieldenvironmental@gmail.com

PROJECT NARRATIVE

Joseph Green PE
Robert Green and Associates
6 Old Waterbury Road
Terryville, Ct. 06786

Project: Planting recommendations 83 Barkhamsted Road, Granby, Ct.

March 30, 2026

Joe,

You have asked for a suggested planting scheme for the above referenced property, specifically at the outlet of the proposed 15 inch RCP and to the west of the proposed house. The purpose of the scheme is to provide rooted stabilization. Secondary benefits are wildlife food source, nesting opportunity and visual appeal. Alluvial soils, such as those on this site, can be variable relative to available water. They tend to be well to very well drained but seasonally susceptible to inundation or high water tables. The plants selected are expected to sustain themselves in this environment but will need care during the first year to establish themselves. The plant suggestions are not intended to replace sound engineering practices such as erosion control measures, naturalistic armoring and energy dissipation of the drainage outlet and common sense during the excavation of the proposed septic tanks. I suggest on-site collected stone be judiciously placed to maintain the site's appeal at the outlet of the pipe rather than imported crushed rip rap.

The area is currently vegetated by hemlock and mountain laurel and other understory species. These species are always encouraged and can be replicated but are typically slow to establish and their success rate is tied to seasonal planting requirements. The list below is a suggested plant selection based on planting success, benefit goals and availability. Each plant can be encountered in Connecticut as a naturally occurring genus, although some species may be more suitable or available in local nurseries. I recommend plants either be purchased as commercially bare root specimens to be planted during the wettest months of the year, such as very early spring or later fall, or in two gallon or larger pots. These larger potted plants are more established and can be planted whenever the ground is workable, but will require maintenance throughout the year to ensure they acclimate to the new location. Smaller sized plants available in one gallon pots may be used to enhance or fill site specific plantings in these rocky and variable conditions.

Each of the suggested plants should be grouped in threes when possible to enhance visual appeal but more importantly to allow for some inevitable losses which can occur in these types of plantings. Bare root plants, if chosen, can be

STANSFIELD ENVIRONMENTAL SERVICES

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grouped in threes in each hole and then in groups of three as suggested for the potted plants. A professional nurserymen familiar with these plants and site conditions should be consulted for suggested soil amendments and timing to ensure the best outcome.

Plant list:

Common Name	Genus/species	Container
Shadblow	Amelanchier canadensis	Root ball/2 gallon
River Birch	Betula nigra	root ball/2 gallon
Pussy willow	Salix discolor	bare root/potted
Silky Dogwood	Cornus amomum	bare root/potted
Spicebush	Linden benzoin	bare root/potted
Viburnum	Viburnum denotatum	bare root/potted
Sweet pepperbush	Clethra alnifolia	bare root/potted
Speckled Alder	Alnus incana	bare rood/potted

In lieu of a specific planting diagram, it is suggested that insightful site-specific placement of the plants within each area of interest be supervised by a professional nurserymen to accomplish the objectives and enhance viability of each planting. This is not an exclusive listing of potential plantings but meant as a guide.

Thank you for consulting with Stansfield Environmental Services,

Thomas Stansfield MPH R.S.
Professional Soil Scientist
Registered Sanitarian

TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

April 8, 2026

Mike Walsh, Town Manager
Town of Granby
15 North Granby Road
Granby, CT 06035

Re: Simsbury Road Bridge – Town of Granby – Permit request for the proposed Simsbury Road Bridge replacement over the West Branch of Salmon Brook within a regulated area.

Dear Mr. Walsh:

Please be advised that on April 8, 2026, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified:
   a. At least 48 hours prior to the start of any activities and when barrier erosion controls have been installed prior to earth disturbance activities.
   b. Upon completion of any invasive species management efforts.
   c. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

2. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby IWWC or their designated Agent.

3. Prior to the start of construction, the following shall be included in the final, engineered/survey stamped permitting plans and submitted for review and written approval by the IWWC or their designated Agent:
   a. The modification of the URA to be depicted from the small watercourse to the east of the bridge crossing.
   b. A note is added that details the invasive species control plan and location of the treatment area.
   c. The location of all dewatering basins and any associated outfalls.
   d. Any other revisions required by other permitting authorities as part of their review process. Any significant deviations in the project plans from those reviewed by the IWWC for this approval will require subsequent review through the permit modification process.

4. Prior to the start of construction, a copy of the Stormwater Pollution Prevention Plan (SWPPP), or similar plan as may be required by the CT General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, shall be submitted to the Office of Community Development. In addition, any permits received by other permitting authorities shall be submitted and included in the project file prior to the start of construction.

5. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The Granby Office of Community Development shall be notified in writing at least 48 hours in advance of erosion controls being removed.

DRAFT

6. Excavated soil shall not be brought off property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.

7. Only clean fill, free of invasive species, shall be brought on-site. Utilizing on-site fill will reduce, if not eliminate the potential for the introduction and potential colonization of new invasive species into this area of the watershed.

8. The applicant or their designee shall notify the Salmon Brook Historical Society, Inc. of the timing of any invasive species removal efforts associated with the permitted project. The intent is to provide enough time for a joint invasive species removal effort adjacent to the project to aid in enhancing the potential for long-term abolishment of invasive species, and maintenance of native species within and adjacent to the project area.

9. The CT DOT Invasive Species Removal Plan (IVRP) as supplied shall be utilized in the removal of invasive species within the project area/easement.

10. The site shall remain free of invasive vegetative species throughout 2-full growing seasons to ensure re-establishment from invasive seed stock or plant parts does not occur. A final inspection shall be required by the IWWC or their designee upon completion of the monitoring period. At this time, no invasive species shall remain in the treatment area.

11. The site development contractor shall supply the Town of Granby Office of Community Development, via hard copy or electronic, copies of their weekly site inspection reports.

12. This permit is valid for a period of 5 years from the date of issuance.

If you have any questions, please call the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

DRAFT

Outlook

FW: 142R & 186 Case Street - IWWC Violation and Potential Non-Consumptive Diversion

From Abigail Kenyon <akenyon@granby-ct.gov>
Date Wed 4/1/2026 1:22 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>

For the file please and packet.

From: DEEP WaterDiversion <DEEP.WaterDiversion@ct.gov>
Sent: Monday, March 30, 2026 8:30 AM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>; DEEP WaterDiversion <DEEP.WaterDiversion@ct.gov>; cori.m.rose@usace.army.mil; Winther, Darcy <Darcy.Winther@ct.gov>; Afzaal, Lariab <Lariab.Afzaal@ct.gov>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Mike Walsh <mwalsh@granby-ct.gov>; John Laudati <jlaudati@mlkrlaw.com>; Kevin Clark <townengineer@granby-ct.gov>
Subject: RE: 142R & 186 Case Street - IWWC Violation and Potential Non-Consumptive Diversion

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.

Good morning Kate,

I apologize for the delay. The Consumptive Water Diversion Program has not been contacted by the owner of this property, and there does not appear to be any open (or closed) permits or applications for our program at the address provided.

I hope that helps,
Ali

Alexandria (Ali) Hibbard **she/her**
Environmental Analyst
Water Planning and Management Division
Connecticut Department of Energy & Environmental Protection
79 Elm Street, Hartford, CT 06106-5127

Connecticut
Department of Energy &
Environmental Protection

From: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Sent: Tuesday, March 24, 2026 6:51 PM
To: DEEP WaterDiversion <DEEP.WaterDiversion@ct.gov>; cori.m.rose@usace.army.mil; Winther, Darcy <Darcy.Winther@ct.gov>; Afzaal, Lariab <Lariab.Afzaal@ct.gov>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Mike Walsh <mwalsh@granby-ct.gov>; John Laudati <jlaudati@mlkrlaw.com>; Kevin Clark <townengineer@granby-ct.gov>
Subject: 142R & 186 Case Street - IWWC Violation and Potential Non-Consumptive Diversion
Importance: High

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

Good afternoon,

I work as the Granby IWWC Agent and have been assisting in a IWWR violation/Enforcement Order at the property known as 142R (Mblu H-20/66/31) & 186 Case Street (Mblu I-20/66/37), Granby CT, a total of 139.16 acres owned by SCOTTINAFLEECE LLC, 98 Daniel Trace, Burlington, CT 06013, owner Matt Reale (860-463-9614). We are looking to confirm if the owner has contacted you to initiate any review under your governing regulations, if required. Below I have included some rough impact numbers, activities, and links to our site photographs and videos with the property owner. Inspections were completed on September 12th, 17th, and October 24th of 2025.

Case Street Share Files – If you can't open this, please let me know and I can share files directly. TY

The property owner has initiated activities on the above referenced property without the property approvals from the Town of Granby. I have attached a copy of the initial Enforcement Order which details the violations as well as the necessary steps of action for remediation.

In synopsis, the activities completed on-site include: a heavy forestry operation (as seen on Google earth 9/2025) not completed per IWWC approvals (Request for Review documents attached); permanent roadway constructed of crushed concrete and sand; wetland clearing, excavation, fill all within a watercourse and wetland; and construction of what may be considered a dam and dike.

We are in the process of issuing a subsequent EO for the continued construction of the dam inlet and the deposition of additional construction fill debris on the property without the required determinations or approvals with IWWC and PZC regulations. These materials were brought to the site the evening after the owner was informed that an RFR would be required with sign off from a wetlands specialist that they would not be in jurisdictional wetlands, as there is a cease and desist on the property per the attached EO. It appears to be a willful violation of the EO and the IWWR. It should be noted that we have a very active community regarding this property, and maybe you have already been contacted by concerned residents.

To give a quick perspective, the following are some basic calculations that we have taken from Google Earth images of potential areas of disturbance/activity. ALL calculations are ESTIMATES and have NOT BEEN CONFIRMED through survey or on-site measurements. Confirmation of disturbance must be completed.

Fill brought onto property: 800 cy + additional fill recently stockpiled
Pond/Wetland Area Regulated Disturbance: 0.8 acres + unexcavated cleared/material pile or unidentified road areas
Watercourse Disturbance: 700 lf, which includes 250 lf of disturbance where topsoil remains but heavily disturbed

All work is said to be done under the intentions of both forestry and the farming of cows. The owner has stated that they have a similar operation in Burlington, CT. No plan for the farming operation has been presented, and the forestry operation layout varies significantly from what was approved/determined. We have been trying to work with the owner, but now that they have violated the IWWR on a 3rd occasion, 2 after notification.

Therefore, Granby is reaching out to our Connecticut team to aid in bring these properties into compliance where appropriate. Please feel free to reach out to myself or Abby Kenyon, Granby Director of Community Development akenyon@granby-ct.gov with any questions or comments. Hopefully, Mr. Reale has obtained or is in the process of obtaining all necessary permits. If not, it is our goal to work as a team towards responsible mitigation and compliance regarding this property. Thank you for your time in this matter.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT
KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

TOWN OF GRANBY

Incorporated 1786

15 North Granby Road
Granby, Connecticut 06035-2102
860-844-5318

John L. Laudati
Chair, Inland Wetlands & Watercourses Commission

March 27, 2026

Attorney Timothy Furey
Furey Donovan Cooney & Dyer PC
43 Bellevue Ave.
P.O. Box 670
Bristol, CT 06011-0670

Dear Attorney Furey:

At the February 11, 2026 regular meeting of the Granby Inland Wetland and Water courses Commission you objected to my continued involvement in the Notice of Violation at 142R and 186 Case Street regarding your client Matt Reale c/o Scottinaleece, LLC. Although I firmly believe that no conflict of interest existed or does exist, I will recuse myself from further deliberations in this matter.

I am willing as a courtesy to the Commission to continue chairing the meetings regarding this matter but only if your client consents.

Very truly yours,

John L. Laudati

cc. Kate Bednaz – Inland Wetlands Official
Abby Kenyon – Director of Development

Outlook

Re: 142R & 186 Case Street, Granby, CT - Inspection Email Chain

From Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Date Wed 3/25/2026 11:50 AM
To Matt <Rec6671@comcast.net>
Cc Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>; tfurey@fureydonovan.com <tfurey@fureydonovan.com>

3 attachments (2 MB)
Matt Photographs3.jpg; Matt Photographs2.jpg; Matt Photographs.jpg;

Matt,

Thank you for your response, I am not implying that you are not complying. At the time of the email, items were outstanding. In terms of reporting, the season is just beginning, and you are up to date (we do need something more organized going forward, see below), I received your texted photographs which are attached. Would you kindly add the date and location of each photograph for future reference? Going forward, as you are aware, please convey this information in the future via email as required in the EO.

As the reporting season begins, I wanted to provide a reminder of what we are looking to achieve with the reporting process. Please always submit a full report to convey date, time, site conditions, and inspection reports/photos should at a minimum include photographs of the dam, up and downstream of the dam, and water levels in any holding areas. As discussed regarding past reports, it would be helpful to have each photograph location numbered/staked in the field with a corresponding reference sheet showing the location. Doing this would let us know where the photo was taken and the date with a written description/email would give the rest of the detail. This level of detail and routine reporting will aid us in reducing on-site inspections, provide a record of conditions for documentation of compliance, and aid in understanding the site hydrology for design review. As you are aware, we are working with you to not require the inspection and reporting effort to be completed by a qualified erosion control professional. Your pictures, updates, and site visits have been helpful. Please submit a more comprehensive report with dated photographs going forward. If someone but me picked these reports/photos up, they wouldn't know what they were looking at.

However, you choose to convey the information, as long as what is submitted fully documents the condition all disturbed areas of the site and any mitigation efforts completed to maintain compliance. Please keep keeping us up to date on site conditions and any mitigation design progress.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT
KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

From: Matt <Rec6671@comcast.net>
Sent: Tuesday, March 24, 2026 10:15 PM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>; tfurey@fureydonovan.com <tfurey@fureydonovan.com>
Subject: Re: 142R & 186 Case Street, Granby, CT - Inspection Email Chain

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.

Hi Kate you expressed that you wanted to come out to the property after the rain on 3-17. You came out 3-19 in the morning. You also expressed due to the amount of snow melt you were concerned and that was another reason why you wanted to do a site visit. So after the major snow melt and a major rain event you came out to the site on 3-19. You were able to see that the erosion control methods were working very well. You were also able to determine that there was no compromise in our erosion control






TARGET
TARGET
TARGET

Outlook

Re: 142R & 186 Case Street, Granby, CT - Inspection Email Chain

From Matt <Rec6671@comcast.net>
Date Tue 3/24/2026 10:15 PM
To Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Cc Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>; tfurey@fureydonovan.com <tfurey@fureydonovan.com>

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.

Hi Kate you expressed that you wanted to come out to the property after the rain on 3-17. You came out 3-19 in the morning. You also expressed due to the amount of snow melt you were concerned and that was another reason why you wanted to do a site visit. So after the major snow melt and a major rain event you came out to the site on 3-19. You were able to see that the erosion control methods were working very well. You were also able to determine that there was no compromise in our erosion control methods. As I explained to you how these erosion control methods are working, you expressed that I should explain that to the commission. On our way out you mentioned that your ankle was not doing too well so I suggested that I could take some pictures down at the property line. I saw the weather forecast and that heavy rain was due in a couple days. So after that rainstorm within 15 hours I took pictures down at the property line and sent them to you. Maybe I am missing something but I don't think so. Implying that I am not following what you are looking for is flat out wrong!

On Mar 24, 2026 4:03 PM, Granby Wetlands Agent <wetlandsagent@granby-ct.gov> wrote:

> ...and with photos.
>
> SINCERELY,
> THE GRANBY INLAND WETLANDS AGENT
>
> ---
>
> **From:** Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
> **Sent:** Tuesday, March 24, 2026 3:59 PM
> **To:** rec6671 <rec6671@comcast.net>
> **Cc:** Abigail Kenyon <akenyon@granby-ct.gov>; Renee Deltenre <RDeltenre@granby-ct.gov>; tfurey@fureydonovan.com <tfurey@fureydonovan.com>
> **Subject:** 142R & 186 Case Street, Granby, CT - Inspection Email Chain
>
> Hello Matt,
>
> Thank you for taking the time to walk the property with me on Thursday 3/19. Please note the attached rainfall data with rainfall on 3/16 = 1.47", 3/22 = .52", & 3/23 = .54" , all warranting an inspection report as required to maintain compliance with the existing Enforcement Orders (EO's) as issued by the IWWC.
>
> Please note section 1.a.i. of the EO's issued for your property, the most recent EO is attached, which states that ... *"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."*
>
> I have pictures from the top of the dam from 3/19, but not of the area downstream, to the adjacent property line. If you would kindly forward those as well as the report for the most recent rainfall, it would be greatly appreciated. Please also include a copy of all slumping silt fence, or displaced erosion controls being installed correctly.

During my inspection, I noted rills that continue to form and create sediment deposition delta at the base of the slopes, especially to the southwest, northeast of the dam. The contributing soils to these locations remain exposed. Temporary seeding of these areas is strongly recommended to aid in temporary stabilization as it appears that final stabilization would not occur for months. I was not able to access wooded areas of the site due to a temporary physical constraint. These areas will be inspected in detail during the next site inspection, when conditions warrant.

Myself and the IWWC look forward to reviewing yoru EC report as discussed above. Please keep us updated on progress as, or before it occurs.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT

Climatological Data for Hartford Area, CT (ThreadEx) - March 2026

Date	Temperature				HDD	CDD	Precipitation	New Snow	Snow Depth
	Maximum	Minimum	Average	Departure					
2026-03-01	37	23	30.0	-3.2	35	0	T	T	9
2026-03-02	29	11	20.0	-13.4	45	0	0.00	0.0	9
2026-03-03	30	12	21.0	-12.7	44	0	0.37	0.4	9
2026-03-04	50	28	39.0	5.0	26	0	0.07	0.0	9
2026-03-05	40	25	32.5	-1.8	32	0	0.71	0.0	8
2026-03-06	35	32	33.5	-1.1	31	0	0.18	0.0	7
2026-03-07	43	32	37.5	2.6	27	0	T	0.0	6
2026-03-08	58	35	46.5	11.4	18	0	0.02	0.0	5
2026-03-09	70	28	49.0	13.6	16	0	0.00	0.0	2
2026-03-10	79	31	55.0	19.3	10	0	0.00	0.0	M
2026-03-11	74	42	58.0	22.0	7	0	0.26	0.0	0
2026-03-12	58	31	44.5	8.2	20	0	0.27	0.0	0
2026-03-13	42	27	34.5	-2.1	30	0	0.00	0.0	0
2026-03-14	47	32	39.5	2.6	25	0	T	0.0	0
2026-03-15	45	27	36.0	-1.3	29	0	0.00	0.0	0
2026-03-16	62	39	50.5	12.9	14	0	1.47	M	M
2026-03-17	59	25	42.0	4.1	23	0	0.05	0.0	M
2026-03-18	37	21	29.0	-9.2	36	0	0.00	0.0	0
2026-03-19	39	26	32.5	-6.1	32	0	0.00	0.0	0
2026-03-20	55	25	40.0	1.1	25	0	0.03	0.0	0
2026-03-21	52	38	45.0	5.8	20	0	0.00	0.0	0
2026-03-22	47	37	42.0	2.4	23	0	0.52	0.0	0
2026-03-23	45	32	38.5	-1.4	26	0	0.54	T	0
2026-03-24	M	M	M	M	M	M	M	M	M
2026-03-25	M	M	M	M	M	M	M	M	M
2026-03-26	M	M	M	M	M	M	M	M	M
2026-03-27	M	M	M	M	M	M	M	M	M
2026-03-28	M	M	M	M	M	M	M	M	M
2026-03-29	M	M	M	M	M	M	M	M	M
2026-03-30	M	M	M	M	M	M	M	M	M
2026-03-31	M	M	M	M	M	M	M	M	M
Sum	1133	659	-	-	594	0	4.49	0.4	-
Average	49.3	28.7	39.0	2.6	-	-	-	-	3.2
Normal	45.8	27.0	36.4	-	658	0	2.87	8.1	-

Above Normals represent the month through 2026-03-23.

Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).
Max Temperature : midnight
Min Temperature : midnight
Precipitation : midnight
Snowfall : midnight
Snow Depth : 7am

TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

January 20, 2026

Certified Mailing #9489 0090 0027 6650 0480 30

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) – <u>Temporary Modifications Pending DEEP Review</u>
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 showed that you were still conducting regulated activities. As a result a second Enforcement Order was issued on 11/5/25. This EO was upheld by the Commission at the Show Cause Hearing on 11/12/24.

At the December 12, 2025 IWWC meeting, information was presented that the IWWC enforcement is to be put on hold while DEEP determines its jurisdiction over the dam and associated improvements. The Town Attorney was consulted. After reviewing the opinion by the Town Attorney, at its meeting on January 14, 2026, the IWWC voted to maintain its jurisdiction over the activities, with the exception of activities pertaining to the dam, while DEEP determines its jurisdiction. Please refer to the following modifications shown in bold underline to items #1 and #2 of the November 5, 2025 Enforcement Order.

The following regulated activities were conducted on the properties without a valid permit/determination, 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.

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.

2. All structures and material shall be removed, and the site shall be restored to its pre-existing conditions. – **On hold pending DEEP's determination of jurisdiction.**

The next Commission meeting is scheduled for February 11, 2026 at 7 PM in the Town Hall Meeting Room, 15 North Granby Road. Please submit requested materials as outlined in #1 above a week prior to the meeting.

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,

Kate Bednaz
Town of Granby IWWC Wetlands Agent




TARGET
TARGET









