MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, April 8, 2026, at 7:00 pm

PRESENT: Nick Dethlefsen, David Tolli, Barbara Schmitt, Susan Okie, John Laudati, Fred Jones, and Vickie Dirienzo
ALSO PRESENT: IWWC Agent Kate Bednaz and Land Use Coordinator Renee Deltenre (Zoom)

1. **Call to Order**
   Chair Laudati called the meeting to order at 7:00 p.m.

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

   ON A MOTION by F. Jones seconded by S. Okie, the Commission voted 5-0-2 to approve the March 11, 2026, minutes as presented. N. Dethlefsen and B. Schmitt abstained.

3. **Public Hearings**
   a. **<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. At the last meeting, 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, and a mitigation plan be submitted. Since then, the applicant has revised the site plans to address staff concerns and obtained a planting plan from Soil Scientist Thomas Stansfield. K. Bednaz contacted CTDOT regarding the failing outfall at the road and they will be able to install a scour hole at the headwall to slow the velocity of the water before it continues down the embankment. There was no public comment, and the public hearing closed at 7:12 p.m. A draft approval letter was provided to the Commission for review and consideration.

   ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 7-0-0 to approve the application and draft approval letter as presented.

4. **Permit Requests**
   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 answer any questions the Commission had. The public hearing on this application closed at the last meeting, and staff indicated no concerns. A draft approval letter was provided to the Commission for review and consideration.

ON A MOTION by V. Dirienzo seconded by S. Okie, the Commission voted 7-0-0 to approve the application and draft approval letter as presented.

5. **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.** J. Laudati stated for the record that he will recuse himself on this matter moving forward and submitted a letter to Attorney Furey. K. Bednaz provided an overview of her findings from a recent site inspection and ran through the photo documentation provided. An update from the property owner was received via email earlier in the day and was distributed to the Commission for review. The property owner has since retained a different engineer, who plans to be on-site within the next two weeks and provide mapping by April 23rd. NRCS is wrapping up their review and delineation on the property, and documentation should be submitted prior to the next meeting.

   ON A MOTION by F. Jones seconded by V. Dirienzo, the Commission voted 6-0-0 to extend the deadline to submit documentation to the Commission per the Enforcement Order to the May 13th regular meeting.

   b. **<u>54 Lakeside Drive</u> – M. Courtney – Permit request to construct a 16'x32' addition within a regulated area.**
   At the last meeting, the Commission voted to delegate this application to the Authorized Agent for review and approval pending no request for a public hearing within 14 days of receipt of the application by the Commission. No request for a public hearing was received; however, concerns regarding the proposed driveway were submitted via email from an abutting property owner. K. Bednaz has been in contact with the property owners, and it was recommended to amend the application to remove the proposed driveway at this time and utilize the existing easement over the HOA property. The property owners are in contact with the HOA to discuss a possible amendment to the existing easement for the establishment of a new driveway in a different location, at which time, a new application will be submitted to the Commission for review and consideration.

6. **Commissioner Reports and Correspondence**
   K. Bednaz encouraged the Commission and the public to subscribe online on the Town Website for meeting notifications, so residents can stay informed of upcoming land use applications.

7. **Adjourn**

   ON A MOTION by F. Jones seconded by S. Okie, the Commission voted 7-0-0 to adjourn the meeting at 7:39 p.m.

   Respectfully submitted,

   Renee Deltenre
   Land Use Coordinator