MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, May 13, 2026, at 7:00 pm

PRESENT: Nick Dethlefsen, Barbara Schmitt, Susan Okie, John Laudati, Fred Jones, and Vickie Dirienzo (Zoom)
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 April 8, 2026**

   ON A MOTION by S. Okie seconded by F. Jones, the Commission voted 6-0-0 to approve the April 8, 2026, minutes as presented.

3. **Permit Requests**
   a. **<u>199 Broad Hill Road</u> – T. Kurnicki – Permit request to construct a single-family home with associated site improvements within a regulated area.**
   Applicant and property owner Thomas Kurnicki attended via Zoom to present the application and answer any questions the Commission had. He recently purchased the property and is looking to construct a single-family home so that he and his family can relocate from California. The 3.04-acre site consists of a challenging terrain with an intermittent watercourse, wetlands soils, a storm drainage ROW in favor of the Town of Granby and is located within the Salmon Brook upland review area. J. Laudati ran through the review comments provided by the Town Engineer and had concerns regarding potential impacts to the site and adjacent Salmon Brook.

   Questions were raised regarding how the mapped wetlands were determined, as no delineation was performed by a soil scientist. T. Kurnicki indicated that one more test pit is required by Farmington Valley Health District as part of the septic approval process. In order to move forward with their request, a Request for Review (RFR) was submitted specific to the removal of some minor trees to conduct soil testing. After further discussion by the Commission, it was determined that a wetland's delineation is required, and a public hearing will be scheduled for the next regular meeting.

   ON A MOTION by F. Jones seconded by B. Schmitt, the Commission voted 6-0-0 to receive the application and schedule a public hearing for the next regular meeting on June 10, 2026, at 7:00 p.m. due to significant impact.

4. **CT DEEP Division of Forestry: New Timber Harvest Notification Form**
   The CT DEEP Division of Forestry issued and distributed a revised Timber Harvest Notification Form on April 22, 2026. A copy of the form was provided for reference.

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 recused himself on this matter at 7:27 p.m. Property owner Matt Reale was in attendance to provide an update and indicated that documentation should be provided in advance of the next meeting. At this time, NRCS is finalizing the wetland delineation of the cattle field and Soil Scientist David Lorde is finalizing the wetland delineation around/within the dam area. An additional engineer has been retained to design the dam and submit documentation to DEEP, which should occur within the next few weeks. It is the property owner's intent to wrap up this matter within two to three months.

   ON A MOTION by N. Dethlefsen seconded by F. Jones, the Commission voted 5-0-0 to extend the deadline to submit documentation to the Commission per the Enforcement Order to the June 10th regular meeting.

   b. **<u>147 Loomis Street</u> – S. Okie – Permit request to modify an existing permit to demolish an existing 36' x 24' agricultural barn and rebuild a new 40' x 36' agricultural barn within a regulated area, to keep the existing barn and construct a 24' x 12' deck.** Authorized Agent approval 4/9/26.

   c. **<u>111 Wells Road</u> – N. Silkey – Permit request to construct a 12'x21' detached carport and gravel driveway extension within a regulated area.** Authorized Agent approval 4/20/26.

   d. **<u>54 Lakeside Drive</u> – M. Courtney – Permit request to construct a 16'x32' addition within a regulated area.** Authorized Agent approval 4/20/26.

   e. **<u>10 Meeting House Road</u> – A. Ziegler c/o Kencore Construction, Inc. – Permit request to construct an inground swimming pool inclusive of patio and associated site improvements within a regulated area.** Authorized Agent approval 4/20/26.

6. **Commissioner Reports and Correspondence**
   None

7. **Adjourn**

   ON A MOTION by N. Dethlefsen seconded by F. Jones, the Commission voted 6-0-0 to adjourn the meeting at 7:39 p.m.

   Respectfully submitted,

   Renee Deltenre
   Land Use Coordinator