MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, June 10, 2026, at 7:00 pm

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

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

2. **Action on the May 13, 2026, Meeting Minutes**

   ON A MOTION by V. Dirienzo seconded by F. Jones, the Commission voted 5-0-1 to approve the May 13, 2026, minutes as presented. D. Tolli abstained.

3. **Public Hearings**
   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.**
   The opening of this hearing has been postponed to the next regular meeting on 7/8/26.

4. **Permit Requests**
   a. **<u>94 Quarry Road</u> – J. Fort – Permit request to place a 12' x 28' prefabricated garage on crushed stone within a regulated area.**
   Applicant and property owner James Fort was present to discuss the application. He is seeking permission to place a 12'x28' prefabricated garage on a 14'x30' crushed stone base with underground electrical within an existing lawn area. The permit request also includes the removal of an existing shed, and K. Bednaz met with the applicant on-site to discuss the project. Since the entire property is a mapped wetland, revisions were made to the application to increase erosion and sedimentation control measures and address some minor changes/recommendations. The application was received and continued to the next regular meeting.

   b. **<u>37 Hartford Avenue</u> – F. Devine – Permit application for regulated activities in connection with the development of a 16-unit apartment building and associated site improvements.**
   Applicant Forrest Devine and Professional Engineer Rebecca Li were present to discuss the application. The applicant is seeking to construct a 16-unit apartment complex on the existing foundation, which will consist of four 1-bedroom units and twelve 2-bedroom units. The subject property is approximately 111,198 square feet and located within the 100-foot wetland upland review area and 200-foot watercourse upland review area (Salmon Brook tributary). Site improvements include, but are not limited to, parking, utilities, stormwater management, site grading, landscaping, and lighting. Proposed disturbance within the 200-foot upland review area is 10,145 square feet and proposed disturbance within the 100-foot upland review area is 4,642 square feet. R. Li provided an overview of the plans, including erosion and sedimentation control measures, site grading and drainage, septic design, etc.

   Perk testing has been conducted, and the proposed GST septic system servicing approximately 3,700 GPD will be located in front of the building, parallel to Hartford

Avenue. F. Devine provided background pertaining to the availability and potential of installing a sewer lateral, which is not a feasible alternative. The Commission discussed the proposed septic system, requested documentation pertaining to feasible and prudent alternatives, had recommendations to the planting plan, etc.

ON A MOTION by V. Dirienzo seconded by D. Tolli, the Commission voted 6-0-0 to receive the application and schedule a public hearing for the next regular meeting on 7/8/26 at 7:00 p.m. due to public interest and impact.

c. **86 Case Street – J. Vosburgh – Permit request to construct a single-family home with associated site improvements within a regulated area.**
Applicant Jonathan Vosburgh and Professional Engineer Guy Hesketh were present to discuss the application. The applicant is seeking to construct a new single-family home, approximately 2,500 square feet in size with an attached garage, pool and patio. There is an existing man-made pond that was constructed over 30 years ago, and majority of the site is located within the 200-foot upland review area. Soil Scientist Ian Cole was hired to conduct a wetland delineation, and his report has been provided. G. Hesketh provided a thorough overview of the plans, including erosion and sedimentation control measures, site grading and drainage, septic design, etc. Perk testing has been conducted, and the proposed septic system will be located within the northeast corner of the site utilizing a pre-cast concrete pump station. J. Vosburgh provided a brief history of the site, explaining how the wetlands have changed over time and where fill was deposited during the creation of the farm pond. K. Bednaz expressed concerns with hydrology and the wetland delineation due to the placement of fill overtime and will meet Soil Scientist Ian Cole on site tomorrow to learn how the delineation was conducted.

ON A MOTION by V. Dirienzo seconded by B. Schmitt, the Commission voted 6-0-0 to delegate the application to the IWWC Agent for review and approval, as long as the wetland delineation is found to be the same during a site inspection on 6/11/26 by the IWWC Agent.

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.**
   Property owner Matt Reale was in attendance to provide an update. Soil Scientist David Lord has finalized the wetland delineation around/within the dam area; however, the design of the dam is not complete. No documentation has been provided to the Commission to date and K. Bednaz noted that civil action will be brought against the property owner if no progress is made.

   ON A MOTION by F. Jones seconded by V. Dirienzo, the Commission voted 6-0-0 to require the submittal of the existing conditions plan for the entire site to be submitted in advance of the next meeting.

   b. **9 Laurel Drive – V. Rich – RFR to install a ground-mount solar array within a regulated area (retroactive request).** Nonregulated Use Determination 5-21-26.

K. Bednaz informed the Commission of a recent violation at 7 Laurel Drive, which includes the placement of a prefabricated shed, split rail fencing and underground drainage piping within a regulated area. An Enforcement Order will be issued in advance of the next regular meeting.

A Notice of Violation was issued on 5/28/26 to the owner of 65, 79 and 87 Barkhamsted Road for the stockpiling of vehicles and various materials within the upland review area of the West Branch of Salmon Brook. K. Bednaz also informed the Commission of a request from Station 280 to reduce the required understory plantings by twenty-five percent.

6. **Commissioner Reports and Correspondence**
   None

7. **Adjourn**

   ON A MOTION by V. Dirienzo seconded by F. Jones, the Commission voted 6-0-0 to adjourn the meeting at 8:16 p.m.

   Respectfully submitted,

   Renee Deltenre
   Land Use Coordinator