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

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

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

2. **Action on the June 10, 2026, Meeting Minutes**

   ON A MOTION by F. Jones seconded by D. Tolli, the Commission voted 5-0-1 to approve the June 10, 2026, minutes as presented. J. Laudati abstained.

3. **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.**
   This application was received and continued from last month's meeting. The property owner 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 the application has been updated to accommodate staff comments. A draft approval letter was provided to the Commission for review and consideration.

   ON A MOTION by S. Okie seconded by B. Schmitt, the Commission voted 6-0-0 to approve the application and draft approval letter as presented.

J. Laudati recused himself at 7:05 p.m.

   b. **<u>86 Case Street</u> – J. Vosburgh – Permit request to construct a single-family home with associated site improvements within a regulated area.**
   This application was received and continued from last month's meeting. Applicant Jonathan Vosburgh was present to discuss the application and revisions that were made based on a site inspection conducted by Soil Scientist Ian Cole and Granby's Wetlands Agent Kate Bednaz. Due to staff concerns regarding hydrology and the wetland delineation due to the placement of fill overtime, both staff and the applicant's Soil Scientist found common ground with a revised wetland delineation. The orientation of the home has shifted slightly to the west, and a front walkway was added. The Commission discussed whether or not a full wetlands delineation should be required, and if not, outlined additional conditions of approval.

ON A MOTION by B. Schmitt seconded by F. Jones, the Commission voted 5-0-0 to approve the application and draft approval letter as amended to include the following conditions:

1. A Mylar copy of the approved plans shall be filed on the Land Records in the Office of the Town Clerk, prior to the issuance of a building permit.
2. A Mylar copy of the final As-Built Drawing shall be filed on the Land Records in the Office of the Town Clerk, prior to the issuance of a Certificate of Occupancy.
3. The wetland's delineation as shown are "General Limits", and any additional proposed activities will require the submittal of a new wetland delineation.

J. Laudati was reseated at 7:37 p.m.

c. **<u>5 Godard Road</u> – H. Werner and S. Werner – Permit request to construct a single-family home and detached garage with associated site improvements within a regulated area.**

Property owners Harry and Susan Werner, as well as Professional Engineer Guy Hesketh were present to discuss the application. The owners are seeking permission to construct a 3-bedroom single-story home with a detached garage, gravel driveway, paver walkway, front porch, rear deck and rear patio within a regulated area. Soil Scientist William Jackson conducted a wetlands delineation, and his report has been submitted as part of the application. There is an existing farm pond on the property, along with a narrow watercourse that flows towards the north as part of the East Branch of the Salmon Brook. All proposed activities are located within the 200-foot upland review area of the pond and 80% within the 100-foot upland review area of the wetlands. 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. Questions were raised regarding tree clearing limits and whether or not the house could be shifted to the west, farther away from the wetland's boundary. At this time, the closest area of disturbance is approximately ten feet from the closest wetlands boundary; Wetlands Flag #A-16. S. Werner informed the Commission of their intent to establish a Conservation Easement over a large portion of the property, similar to their abutting properties to preserve land in its natural state. K. Bednaz will conduct a site visit and requested that the limits of clearing be better defined on the Site Plan and consideration be given to shifting the location of the house.

ON A MOTION by D. Tolli seconded by S. Okie, the Commission voted 6-0-0 to receive and continue the application to the next regular meeting.

J. Laudati recused himself at 8:15 p.m.

d. **<u>63 Harmony Hill Road</u> – Roswell Development, LLC. – Permit request for an 8-lot single family residential subdivision and associated site work within a regulated area.**

Applicant Jonathan Vosburgh of Roswell Development, LLC was present to discuss the application. He is seeking permission to create eight additional lots as part of a re-subdivision of an existing 6.45-acre parcel known as 63 Harmony Hill Road. Plans have been submitted to the Farmington Valley Heath District for review, and the applicant presents to the Planning and Zoning Commission next week. Soil Scientist Ian Cole conducted a wetlands delineation, and his report has been submitted as part of the application. Based on his findings, there are no wetlands or watercourses on the subject site, and there are no alluvial soils within 100' of the property line. The brook located on the adjacent parcel known as 290 North Granby Road has clearly defined alluvial soils and is located more than 200 feet from the proposed activities.

ON A MOTION by B. Schmitt seconded by N. Dethlefsen, the Commission voted 5-0-0 to delegate the application to the IWWC Agent for review and approval.

J. Laudati was reseated at 8:29 p.m.

e. **<u>215 Salmon Brook Street</u> – Town of Granby – Permit request to construct a gazebo on a concrete pad within a regulated area.**
The Town of Granby is seeking permission to construct a 24' x 12' gazebo on a concrete pad just southeast of the dog park, parking lot located within the existing lawn area. The application also includes the installation of eight benches throughout the park along the walking trail. The benches will be anchored to an 8' x 12' concrete pad, allowing additional space for a wheelchair. Six inches of soil will be excavated, crushed stone will be added and compacted, and then the concrete pad will be poured.

ON A MOTION by S. Okie seconded by F. Jones, the Commission voted 6-0-0 to receive and continue the application to the next regular meeting.

4. **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.**
   Applicant and property owner Thomas Kurnicki was present to discuss the application, which was received and discussed on May 13, 2026, and scheduled for a public hearing this evening. He is seeking permission 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. After discussion by the Commission at the May meeting, it was determined that a wetland delineation was required and the applicant has provided revised drawings, as well as a wetland/watercourse delineation report.

   A memorandum from Professional Engineer TJ Barresi was provided to the Commission, outlining responses to staff comments and concerns. T. Kurnicki ran through the revisions and noted that he is still waiting on approval from the Farmington Valley Health District. Concerns were raised regarding the limits of clearing, proposed grading and lack of a Landscaping Plan. TJ Barresi joined via Zoom to explain the design of the

driveway and the grading necessary to meet the standards required as part of the Subdivision Regulations. A stone swale is proposed along the driveway to collect water as it runs down the hill, and the final proposed grades will have less slope than existing conditions. K. Bednaz recommended that the hearing remain open and requested that the applicant provide a Landscaping Plan, modify the construction sequence, enhance E&S control measures, utilize seed mixes for steep slopes, and prepare an invasive species management plan. There was no public comment.

ON A MOTION by B. Schmitt seconded by S. Okie, the Commission voted 6-0-0 to continue the public hearing 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.**
Professional Engineer Rebecca Li was present to discuss the application, which was received and discussed on June 10, 2026, and scheduled for a public hearing this evening. The applicant is seeking to construct a 16-unit apartment complex on the existing foundation, which will consist of five 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, lighting, pavilion and dumpster enclosure. 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 will be located in front of the building, parallel to Hartford Avenue. Plans have been submitted to the Farmington Valley Health District and State of CT Department of Health for review. In response to Commissioner comments, a nitrogen dilution evaluation and sewer extension feasibility analysis were provided. An invasive species management plan will be provided, and additional plantings will be added at the top of the slope. R. Li requested that the hearing remain open so that revised plans may be presented to address staff comments at the next meeting.

<u>Public Comment</u>
Reinhard Maier, 138 Day Street, expressed concern and referenced the prior application from Vessel RE Holdings, LLC.

Robert Flanigan, 24 Woodcliff Drive, expressed concerns regarding the potential impact of the development on the adjacent wetlands and watercourse.

Attorney George Schober, Enfield, CT, spoke on behalf of his client Peter Voskowsky, who is an abutting property owner. His client is concerned with the potential for effluent to seep onto his property and requests a third-party independent review of the application.

ON A MOTION by N. Dethlefsen seconded by F. Jones, the Commission voted 6-0-0 to continue the public hearing to the next regular meeting.

J. Laudati recused himself at 9:25 p.m.

5. **Show Cause Hearing**
   a. **<u>7 Laurel Drive</u> – C. Fontaine and R. Weiner – Conducting a Regulated Activity without a valid IWWC Permit.**
   K. Bednaz stated that an Enforcement Order was issued on 7/2/26 to the owners of 7 Laurel Drive, for the placement of a prefabricated shed, split rail fencing and underground drainage piping within a regulated area without a permit. Owners Colleen Fontaine and Ross Weiner were present to discuss the situation and noted that they have retained Attorney Kari Olson to assist with this matter and are engaging with a Soil Scientist. K. Bednaz conducted a site visit on 6/5/26 and provided background information on the property, including the prior Enforcement Order. At this time, erosion and sedimentation control measures have been installed at the request of staff and the property owners plan to have an application submitted in advance of the August meeting.

   ON A MOTION by F. Jones seconded by D. Tolli, the Commission voted 5-0-0 to uphold the Enforcement Order and continue to the next regular meeting.

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.**
   Attorney Timothy Furey was present on behalf of the property owner to provide updates. At this time, mapping has been completed by Robert Green Associates, LLC and Soil Scientist David Lord has flagged the property. The property owner has been working with the USDA on his proposed farming activities, and Attorney Furey anticipates that documentation will be provided within the next month. At the last meeting, the Commission made a motion requiring the submittal of the existing conditions plan for the entire site by the next meeting; however, this was not provided.

   ON A MOTION by J. Laudati seconded by B. Schmitt, the Commission voted 5-0-0 to continue this agenda item to the next regular meeting.

J. Laudati was reseated at 9:44 p.m.

   b. **<u>138 Day Street</u> – Reinhard Maier c/o The Reinhard W. Maier Living Trust – Permit request to construct a 11.5' x 26' single-story rear addition within a regulated area.** Authorized Agent approval 6/15/26.

   c. **<u>65 Cider Mill Heights</u> – C. Jensen – Permit request to place a 12'x16' prefabricated shed on a 14'x18' crushed stone base with future underground electrical conduit within a regulated area.** Authorized Agent approval 6/24/26.

d. **<u>65, 79 and 87 Barkhamsted Road</u> – C. McGee – Conducting a Regulated Activity without a valid IWWC Permit.**
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 spoke with the property owner this afternoon regarding his property and regulated activities. Mr. McGee will be working with staff to address the matter, and updates will be provided as necessary.

K. Bednaz also informed the Commission that the owners of the Station 280 Apartment Complex will install the excess scheduled plantings to the area where trash debris has been an issue.

7. **Commissioner Reports and Correspondence**
None

8. **Other Correspondence**
The Commission received email correspondence from Maureen Eberly in their meeting packet regarding weather patterns in Connecticut.

9. **Adjourn**

ON A MOTION by N. Dethlefsen seconded by J. Laudati, the Commission voted 6-0-0 to adjourn the meeting at 9:55 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator