MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, August 12, 2026, at 7:00 p.m.

PRESENT: Nick Dethlefsen, Vickie Dirienzo, Fred Jones, Barbara Schmitt, and David Tolli
ALSO PRESENT: IWWC Agent Kate Bednaz

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

2. **Action on the July 8, 2026, Meeting Minutes**

   ON A MOTION by D. Tolli, seconded by B. Scmitt, the Commission voted 4-0-1 to approve the July 8, 2026, minutes as presented. V. Dirienzo abstained.

3. **Permit Requests**
   a. **<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.**
   S. Werner, 5 Godard Road, reported she has been in touch with the Wetlands Agent, and all outstanding items have been addressed and are reflected in the revised plans. K. Bednaz provided an overview of the plans, explaining the changes. S. Werner noted that Farmington Valley Health District approved the septic system design. A draft approval letter was provided to the Commission for review. K. Bednaz stated for the record the proposed conditions of approval, which include the regulated area that will be marked on site; pond maintenance and repair will be addressed as part of the house construction; a mylar of the as-built will be filed; and a bond will be submitted.

   ON A MOTION by F. Jones, seconded by N. Dethlefsen, the Commission voted 5-0-0 to approve the application and approval letter as presented.

   b. **<u>215 Salmon Brook Street</u> – Town of Granby – Permit request to construct a gazebo on a concrete pad within a regulated area.**
   K. Bednaz provided an overview of the application, noting this was received at the Commission's July meeting. The project includes the installation of a concrete pad and construction of a gazebo. It was also noted the project includes the installation of eight concrete pads adjacent to the walking path to accommodate benches. The Commission reviewed the draft approval letter with the standard conditions of approval.

   ON A MOTION by F. Jones, seconded by B. Schmitt, the Commission voted 5-0-0 to approve the application and approval letter as presented.

4. **Request for Review**
   a. **<u>90 Salmon Brook Street and 35 Floydville</u> – J. Gravel c/o Broadleaf Solar – RFR to address pre-existing soil/erosion concerns and establish a vegetative cover.**

J. Gravel, representing Broadleaf Solar, presented to the Commission. He explained the site had some erosion issues so they thought it would be best to establish a cover crop to help stabilize the site. Working with Kevin Sullivan, sorghum was planted, which in addition to stabilizing the area, helps add nutrients. Silt fence and waddles were also installed to help control erosion. In response to a question, it was noted that the crop may be mowed down and left as a thatch or it may be mowed down then folded back into the soil to establish another crop. Both approaches would prevent erosion. K. Bednaz provided information about the site visit and further explained the request for review. It was also noted while on site, the breach of erosion controls was observed. The applicant will work on a plan to address and correct this. In response to a question, J. Gravel provided an overview of the siting council process to date.

ON A MOTION by B. Schmitt, seconded by D. Tolli, the Commission voted 5-0-0 that the proposed activity is as of right under the farming provision in Section 4.1a.

5. **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. (Hearing opened and continued from 7/8/26)**
   T. Kurnicki presented to the Commission. He explained that there were changes to the plans in response to the comments, including the protection of the steep slope. The slope will remain as is and only those areas in proximity to the house and septic would be disturbed. A planting schedule with native plants and shrubs was included to limit potential erosion around the driveway and other disturbed areas. Removal of invasive species will be included as part of the project as well. In response to a question, it was explained that there is an existing driveway that will be regarded to access the property. The Commission noted that the proposed size of the trees may be problematic in terms of the root ball and disturbed area; it was suggested that smaller trees be planted.
   There were no comments from the public.

   The Commission reviewed the draft approval letter that was revised after the packet was posted. Changes include an increase in the bond amount to $2,000. It was also noted that there may be an eastern box turtle habitat on the property, which is reflected in the draft approval letter. The Commission discussed invasive species. It was agreed that condition 14 should be added to the letter, which states, “Invasive species within the wetland resource area shall be removed without soil disturbance.” It was noted that on Sheet 9, the note about invasive species shall be changed to include removal of species within the wetland area. The public hearing was closed.

   ON A MOTION by F. Jones, seconded by N. Dethlefsen, the Commission voted 5-0-0- to approve the application and approval letter as revised with the 14 conditions.

   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. Since the last meeting in July, the plan set was revised to reflect staff comments. It was noted that Sean Merrigan with CT Department of Public Health was unable to review the revisions before leaving for vacation. However, the revised plans were submitted to town staff for review. R. Li went through the response memo, noting how all staff comments were addressed on the revised plan set, starting with the Town Engineer comments. It was noted the Town Engineer confirmed the plan set addresses his comments. R. Li the continued with the Wetlands Agent comments.

The Commission questioned the requirement for nitrogen dilution calculations for the septic system. R. Li noted that this assessment is not required under the technical standards for a system this size but given the history of this site, the information was submitted and the calculations show the project is under the 10 milligrams per liter for the drinking water standard. She also stated that the septic system has been moved as close to the road as possible. The Commission questioned the proposed trees on the slope and at the bottom of the slope. Plantings along the parking lot were also discussed and pruning practices were questioned. The Commission also discussed invasive species management on the site and the proposed methods to address them.

Public Comment

Attorney George Schober, Enfield, spoke on behalf of his client Peter Voskowsky, who is an abutting property owner. He also introduced Steve Trinkaus, Professional Engineer. He explained his client is concerned with the potential for effluent to seep onto his property and submitted a petition for intervention, stating they are able to cross examine and rebut what is presented. A letter from S. Trinkaus was also provided. Attorney Schober raised concerns regarding feasible and prudent alternatives

S. Trinkaus provided information about his background and expertise. He noted two major issues with the subject application, the septic system and the stormwater system. It was stated that with a site like this, there is fast moving water through the gravel, so it takes a large distance for bacteria and viruses in the effluent to die off. According to his calculations, it was stated it results in 35 milligrams per liter, over three times the recommended 10 milligrams per liter. He stated his calculations also show a distance of 332 feet are needed but the system is 54 feet from the road, so it is his opinion there will be groundwater pollution. For the stormwater system, the proposed system will not remove nitrogen, and it will run downhill, entering the wetland boundary. He further explained the necessary process to remove nitrogen and then discussed concerns regarding surface treatment during the winter months and potential pollutants. There is not enough data to determine groundwater levels and direction of flow.

Peter Voskowsky, 53 Windmill Drive, is an abutting property owner and discussed the site conditions of his property at 39R Hartford Avenue, including existing seeps, wetland characteristics, high groundwater levels, etc.

K. Bednaz requested that the applicant consult with NDDB due to the proximity of the proposed development to existing habitats and provided clarification regarding the septic

design and difficulties/feasibility of connecting to public sewer. She noted that the adjacent properties are functioning properly off septic systems and surrounding wetlands are healthy.

Reinhard Maier, 138 Day Street, questioned the design of the proposed septic and leaching system, stating comparisons between the prior Vessel application and what is currently proposed.

Robert Flanigan, 24 Woodcliff Drive, expressed concerns regarding potential wetlands contamination on the abutting property and questioned the connection to public sewer.

R. Li requested a continuance of the public hearing to the next regular meeting on September 9, 2026.

ON A MOTION by B. Schmitt, seconded by N. Dethlefsen, the Commission voted 5-0-0 to continue the public hearing to the next regular meeting.

ON A MOTION *by B. Schmitt, seconded by N. Dethlefsen, the Commission voted 5-0-0 to take a 5-minute recess at 9:10 p.m.*

6. **Show Cause Hearing**
   a. **<u>7 Laurel Drive</u> – C. Fontaine and R. Weiner – Conducting a Regulated Activity without a valid IWWC Permit.**
   Property owner Colleen Fontaine was present to provide updates and noted that a site walk with K. Bednaz was conducted on 8/7/26 to verify that the required plantings from the prior Enforcement Order were installed and surviving. At this time, the owners are working with TJ Barresi to develop a mitigation plan that will address drainage concerns while maintaining the wetlands resource area. The Enforcement Order was upheld and continued to the next regular meeting.

7. **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.**
   Soil Scientist David Lord was present to discuss the wetlands delineation and noted that the limits of the wetland delineation relative to the proposed pond has been the focus of his efforts to this point. The wetland delineation of the corridor where the pond is proposed extends from the northern boundary to the southern boundary. He provided an overview of the delineation, soil types, flagged locations, etc. The property owner is looking to create a 2.5-acre pond with surrounding pasture areas for livestock. Two small wetlands along the northern property boundary off case street were identified; however not flagged, as there are no proposed activities within that area. K. Bednaz had concerns regarding pre-existing conditions, as no delineation or mapping has been provided to indicate site conditions prior to site disturbance by the property owner. At this point, the Commission has not received the necessary documentation as outlined within the Enforcement Order, and majority of focus has been placed on the pond/dam area.

A mitigation plan must be provided for the area beyond the pond, as the remainder of the site has not been addressed. It was also noted that legal council will be sought if no progress is made. K. Bednaz stated that an existing conditions plan shall be submitted within the next two weeks, detailing impact areas, what materials will be removed and/or deposited, corrective measures and timeline, handling of slash, etc. Property owner Matt Reale questioned the keeping of livestock within a wetland area, to which staff stated her opinion that cows should be located outside of any wetland resource area. K. Bednaz also stated that the proposed farming activities are a separate matter, and the Enforcement Order needs to be addressed first. M. Reale requested clarification on the items outlined within the Enforcement Order and indicated that working with NRCS has made his project more stringent.

b. **55 Northwoods Road – M. Fusick – Permit request to construct a 32' x 24' detached garage with underground electrical within a regulated area.** Authorized Agent approval 07.16.26

c. **17 Farmview Lane – S. Bernabucci c/o Juliano's Pools – Permit request to install an 18' x 36' inground swimming pool inclusive of patio and associated site improvements within a regulated area.** Authorized Agent approval 07.17.26

d. **13 & 14 Evangeline Place – Town of Granby – Permit request to install a storm drainage system as part of re-paving project.** Authorized Agent approval 07.21.26

K. Bednaz stated that she conducted a site visit at the Station 280 Apartment Complex to confirm the location of the excess scheduled plantings to the area where trash debris has been an issue.

8. **Commissioner Reports and Correspondence**
   None

9. **Other Correspondence**
   None

10. **Adjourn**

ON A MOTION by F. Jones seconded by N. Dethlefsen, the Commission voted 5-0-0 to adjourn the meeting at 9:51p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator