MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, September 9, 2026, at 7:00 p.m.

PRESENT: Nick Dethlefsen, David Tolli, Sue Okie, John Laudati, Barbara Schmitt, and Fred Jones (via Zoom)
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 7:00 p.m.

2. **Action on the August 12, 2026, Meeting Minutes**

   ON A MOTION by D. Tolli, seconded by S. Okie, the Commission voted 4-0-0 to approve the August 12, 2026, minutes as presented. J. Laudati and S. Okie abstained.

3. **Public Hearings**
   a. **<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 August, septic approval was received from the CT Department of Public Health and Farmington Valley Health District. R. Li provided additional application material, which consisted of a project timeline and map of the project area indicating septic system locations for the abutting properties. K. Bednaz provided her latest review comments, indicating that all concerns have been addressed and it is her opinion that the functions and values of the existing wetlands system will not be impacted by this development.

   <u>Public Comment</u>
   Attorney George Schober spoke on behalf of his client Peter Voskowsky, who is an abutting property owner. He requested a continuance of the public hearing so that Professional Engineer Steve Trinkaus may have time to review the newly submitted material. Attorney Schober proposed feasible and prudent alternatives, such as connecting to public sewer or reducing the unit count and expressed concerns regarding hydrology and contamination.

   Reinhard Maier, 138 Day Street, had concerns regarding the proposed septic and leaching system as it pertains to nitrogen dilution and groundwater pollution.

   Robert Flanigan, 24 Woodcliff Drive, expressed concerns regarding potential wetlands contamination due to seepage of effluent, as well as surface treatment of the parking lot during the winter months.

Maureen Eberly, 37 Silkey Road, questioned the legitimacy of the test pit results, invasive species located on site and stated that the development shall connect to public sewer.

Ron Levesque of R Levesque Associates, Inc. spoke on behalf of the project and submitted a formal request to continue the public hearing to the next regular meeting on October 14, 2026.

ON A MOTION by S. Okie seconded by B. Schmitt, the Commission voted 6-0-0 to continue the public hearing to the next regular meeting.

4. **Show Cause Hearing**
   a. **<u>7 Laurel Drive</u> – C. Fontaine and R. Weiner – Conducting a Regulated Activity without a valid IWWC Permit.**
   Professional Engineer TJ Barresi, as well as property owners Colleen Fontaine and Ross Weiner were present to discuss their application, which was submitted in response to the Enforcement Order issued on 7/2/26. The property owners are seeking permission to install an 18" drainage pipe, re-establish a grass line swale, remove six pine trees, place a prefabricated shed, install a split-rail fence and restore the existing lawn within a regulated area. Discussion ensued regarding the Enforcement Order from the prior owners and how the situation was resolved prior to the sale of the home. K. Bednaz provided feedback on the application, requesting that the elevations be checked and the mitigation plan consist of a 1:1 wetland restoration ratio.

   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.

5. **Request for Review**
   a. **<u>12 Northwoods Road</u> – N. Kimball and M. Nasshan – RFR to conduct pond maintenance.**
   Applicants/property owners Nicholas Kimball and Marissa Nasshan were present to discuss their request for review. They are seeking permission to remove sediment and overgrown vegetation from an existing fire pond on their property. Over the summer large volumes of rainwater and sediment have accumulated, thus encouraging the rapid growth of vegetation that is hindering stream flow and potential backup at the existing culvert. The subject area is approximately 40 square feet, and an excavator would be utilized from the driveway to remove the material. K. Bednaz provided feedback on the application, noting that additional information is required. The applicants were directed to calculate the total volume of disturbed area, which will determine if an IWWC permit is required, consider a pumping and diversion plan, and locate a suitable location to stockpile or spread the sediment onsite.

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

b. **<u>90 Salmon Brook and 35 Floydville Road</u> – J. Gravel c/o Broadleaf Solar – RFR for mitigation and site stabilization within a regulated area.**
Aaron Svedlow of Greenfield Development and Kevin Sullivan were present on behalf of Broadleaf Solar to discuss the application. K. Sullivan explained that sorghum was planted to establish a cover cop that would address erosion issues and stabilize the area. In due time, the existing crop will either be mowed and left as a thatch, or it may be mowed down and tilled into the soil to establish another crop. K. Bednaz provided a brief overview of the project, noting a failure among the erosion and sedimentation controls last month. 218 acres were tilled and planted, and silt fence and waddles were also installed to help control erosion. K. Bednaz indicated that an IWWC Permit is required to address the aftermath of the erosion, detailing how much sediment was removed, where it was deposited, how it will be removed, a mitigation plan, and timeline.

ON A MOTION by S. Okie seconded by D. Tolli, the Commission voted 6-0-0 that the proposed activity is As of Right under the farming provision in Section 4.1a.

6. **Permit Requests**
   a. **<u>53 West Granby Road and 215 Salmon Brook Street</u> – Town of Granby – Permit application to construct a walking path and associated improvements within a regulated area.**
   K. Bednaz presented the application on behalf of the Town of Granby, which was received by the Commission this evening. The proposal consists of constructing a pedestrian walking path from the parking lot located at 53 West Granby Road to the soccer fields located at 215 Salmon Brook Street (Salmon Brook Park). The path will be constructed in the same location of the existing woods trail and consists of a series of stairs to address the steep slope. The total project area is approximately 25,580 square feet and will have a five-foot wide, 1,514-foot bituminous concrete path within the existing grass area and a six-foot wide, 630-foot stone dust path with stairs within the woods. Approximately 1,600 feet of bituminous walk will be located in wetland (floodplain) soils, and the reconstructed woods path will cover approximately 2,722 square feet of wetlands/regulated area. In addition, a total of 15,000 square feet of wetland (floodplain) area will be disturbed; of which 9,960 square feet will be temporary.

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

J. Laudati left the meeting at 9:15 p.m.

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.**
   Attorney Timothy Furey was present on behalf of the property owner to provide updates, along with Soil Scientist David Lord who addressed comments raised at the prior meeting. Attorney Furey noted that revised drawings were recently submitted to DEEP from Professional Engineer Karl Acimovic and Robert Green Associates, LLC. D.

Lord discussed existing conditions related to soil erosion and sedimentation, as well as existing wetlands in the paddock areas. K. Bednaz reiterated that an existing conditions and comprehensive mitigation plan for the areas outside of DEEP's jurisdiction has not been submitted. Since no mapped wetlands delineation has been provided, she requested a meeting on-site to view and discuss the flagged wetlands in order to move things forward. In advance of the next meeting, the property owner was directed to provide the boundaries of disturbance, along with a wetland delineation and mitigation plan for the entire site.

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

F. Jones left the meeting at 9:54 p.m.

b. **<u>54 Hartford Avenue</u> – B. Richard – Permit request to construct a 14'x24' prefabricated shed on crushed stone within a regulated area.** Authorized Agent approval 9/4/26.

K. Bednaz provided an update regarding the bridge installation at 15 Peck Orchard Road, stating that everything was in good order.

8. **Commissioner Reports and Correspondence**
None

9. **Adjourn**

ON A MOTION by N. Dethlefsen seconded by B. Schmitt, the Commission voted 4-0-0 to adjourn the meeting at 9:58p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator