MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Wednesday, October 14, 2026, at 7:00 p.m.

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

1. **Call to Order**
   Chair J. Laudati called the meeting to order at 7:00 p.m.

2. **Action on the September 9, 2026, Meeting Minutes**

   ON A MOTION by S. Okie seconded by B. Schmitt, the Commission voted 6-0-0 to approve the September 9, 2026, meeting minutes as amended to reflect the following changes:
   a. Top of page 2, change "shall connect" to "should connect".
   b. Middle of page 4, convert sentence starting with "K. Bednaz…" into item #7c.

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, along with applicant Forrest Devine and Attorney Rachel Fancy. R. Li ran through the application timeline and documentation submitted to date, noting that a thorough and good faith effort has been made to address all comments/concerns. F. Devine submitted three documents that contain findings and supporting documentation related to the intervenor's Professional Engineer Steve Trinkaus and read his letter into the record.

   <u>Public Comment</u>
   Attorney George Schober, representative for abutting property owner Peter Voskowsky, spoke in defense of Professional Engineer Steve Trinkaus and claims that F. Devine's letter and comments are irrelevant. Attorney Schober claims that the application is incomplete and no documentation regarding the impact of stormwater/effluent has been provided. It was stated that feasible and prudent alternatives consist of connecting to public sewer or reducing the unit count.

   Professional Engineer Steve Trinkaus responded to comments and documentation provided by Forrest Devine. He noted that no groundwater water monitoring has been conducted, so there is not enough data to determine groundwater levels and direction of flow. Only a small portion of the site is available for nitrogen dilution and a pollutant loading analysis was not provided.

   Jack LaReau of the Salmon Brook Water District expressed concerns regarding potential nitrogen levels and groundwater pollution. He provided information regarding the existing aquifers in the area and is opposed to any waiver or compromise of the IWWC Regulations.

Reinhard Maier, 138 Day Street, stated that he is not against development, just concerned with pollution. He stated concerns regarding the proposed septic and leaching system and noted that a third option was never considered by the applicant, which is a high-reduction nitrogen, low-discharge system.

Robert Flanigan, 24 Woodcliff Drive, spoke in opposition to the project citing concerns of potential wetlands contamination due to seepage of effluent, as well as surface treatment of the parking lot.

Maureen Eberly, 37 Silkey Road, stated that the developer should conduct a market analysis and urged the Commission to reject the proposal.

R. Li reminded the Commission that a sewer extension feasibility analysis was provided on 7/8/26 and has no further comments.

ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 6-0-0 to close the public hearing at 7:46 p.m. and continue the application to the next regular meeting.

ON A MOTION *by D. Tolli seconded by N. Dethlefsen, the Commission voted 6-0-0 to amend the agenda to discuss Item#4a and Item#6B simultaneously.*

J. Laudati was recused at 7:49 p.m.

4. **Show Cause Hearing**
   a. **<u>7 Laurel Drive</u> – C. Fontaine and R. Weiner – Conducting a Regulated Activity without a valid IWWC Permit.**
   This agenda item was discussed as part of agenda item #6b.

J. Laudati was seated at 8:22 p.m.

5. **Request for Review**
   a. **<u>12 Northwoods Road</u> – N. Kimball and M. Nasshan – RFR to conduct pond maintenance within a regulated area.**
   Applicants/property owners Nicholas Kimball and Marissa Nasshan submitted a request for continuance prior to the meeting.

   ON A MOTION by F. Jones seconded by S. Okie, the Commission voted 6-0-0 to grant the request and continue the Request for Review to the next regular meeting.

   b. **<u>199 Barn Door Hills Road</u> – J. Lambert c/o Lambert's Lawn Care – RFR to conduct pond and culvert maintenance, plantings, and invasive species management within a regulated area.**
   Applicant Joseph Lambert of Lambert's Lawn Care was present to discuss the application. He is seeking permission to restore an existing pond on-site that is suffering from low water levels due to the overgrowth of invasive species, the accumulation of excess sediment, and erosion of the pond's boundaries. Proposed maintenance includes clearing all obstructions from the culvert to the pond, removing invasives, adding rock formations and silt fencing to stabilize the borders of the pond, and applying all-natural "Muckout" to introduce healthy

bacteria and enzymes back into the water. In order to aerate and oxygenate the water, a fountain is proposed in the center of the pond, which would require the installation of underground electrical conduit and a water line.

The homeowner would also like to improve other areas of the property by removing dead/diseased trees, removing invasives, eliminating raised garden beds, etc. J. Lambert noted that establishment of the pond coincides with the development of the Kettle Pond Lane subdivision. J. Laudati questioned whether the proposed activities are permitted under an RFR or would require a permit. K. Bednaz and the Commission deliberated on the scope of work and determined that stabilization of the site, invasives removal, drainage, and boulder placement were permitted under the RFR. The installation of underground electrical conduit and water line for a water fountain requires the submittal of a permit application.

ON A MOTION by J. Laudati seconded by S. Okie, the Commission voted 6-0-0 to approve the application as an As of Right Determination per the Inland Wetlands and Watercourses Commission Regulations, Section 4.1.d, limited to the stabilization of the site, invasives removal, drainage, and boulder placement.

c. **<u>45 Barkhamsted Road</u> – N. Higley – RFR to excavate and remove debris from front yard and reestablish lawn area within a regulated area.**
Applicant Nicholas Higley was present to discuss the application. He is seeking permission to clean up the property by excavating and removing debris that was buried throughout the yard. He plans to excavate 2 feet down to capture all the debris, save 3-4" of soil, bring in additional soil for a new base, and then spread 18-20" of topsoil. Erosion and sedimentation control measures will be installed and once graded, grass seed and mulch will be applied. In addition, the construction of a stone wall is proposed. All work is within the 200-foot upland review area of Salmon Brook.

ON A MOTION by J. Laudati seconded by S. Okie, the Commission voted 6-0-0 to approve the application as an As of Right Determination per the Inland Wetlands and Watercourses Commission Regulations, Section 4.1.d.

Agenda item#6A was discussed after agenda item#8.

6. **Permit Requests**
   b. **<u>7 Laurel Drive</u> – C. Fontaine and R. Weiner – Permit request to place a prefabricated shed on crushed stone, install drainage piping, remove pine trees, install a split-rail fence and restore lawn within a regulated area.**
   Professional Engineer TJ Barresi, as well as property owners Colleen Fontaine and Ross Weiner were present to discuss their application, which was received and continued from the prior meeting. Revised plans were submitted today that reflect changes in location for the shed, yard drain and drainage swale, and address staff comments regarding elevations and a mitigation plan. K. Bednaz provided background information on the property, as well as observations made during various site inspections. Although some plants required as part of the prior Enforcement Order have not survived, she noted that other vegetation has naturally taken over.

Alternative planting locations were recommended, and a draft approval letter was provided for review and consideration by the Commission. Attorney Kari Olson and Soil Scientist Thomas Stansfield were present via zoom. T. Stansfield stated that the improvements shown on the revised plans were sufficient and would not have an adverse impact on the site. K. Olson requested specificity on the alternative plantings and C. Fontaine questioned the plantings that were required as part of the prior Enforcement Order. K. Bednaz provided clarification, and the Commission reviewed the draft approval letter.

ON A MOTION by B. Schmitt seconded by N. Dethlefsen, the Commission voted 4-1-0 to approve the application and draft approval letter as amended. D. Tolli opposed.

c. **<u>90 Salmon Brook and 35 Floydville Road</u> – J. Gravel c/o Broadleaf Solar – RFR for site evaluation and stabilization of erosion and sedimentation issues within a regulated area.** Kevin Sullivan and John Gravel (via zoom) were present to discuss the application. In response to staff comments at the last meeting, an application was submitted to address the aftermath of erosion that occurred on site. K. Bednaz stated that documentation must be submitted detailing how much sediment was removed, where it was deposited, how it will be removed, a mitigation plan, and timeline. K. Sullivan noted that soil samples were taken and they were able to narrow the erosion down to two scours. The plan is to remove the sedimentation then put down a native seed mix. Cultivation of the site has begun, and no further erosion has occurred since the installation of additional erosion and sedimentation control measures. K. Bednaz noted that the application is listed as an RFR and needs to be a permit request with submittal of the corresponding fee. The application was received and continued to the next regular meeting.

J. Laudati was recused at 9:21 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. Based on conversation with Town Attorney Richard Roberts, Attorney Furey will work directly with Attorney Roberts on addressing the Enforcement Order, which will then be directed to IWWC Agent Kate Bednaz, and finally, the Commission. At this time, no updates have been provided from DEEP regarding review of the engineered plans for the dam. Attorney Furey provided documentation from Nick Zito of the CT DEEP Forestry Division, stating that they have no concerns with respect to the forestry operation on the subject property. Logging contractor Matthew Yard spoke in regard to the logging operation he conducted on the property, noting that 75 acres were approved for clearing; however, only 50% was completed. K. Bednaz provided clarification regarding issues surrounding the RFR as some of the activities conducted have impacted existing wetlands. She notified the Commission that a demand letter has been issued by Town Attorney Richard Roberts and stated that all wetland boundaries must be shown on a plan for the cattle RFR to be considered.

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

8. **Request for Review**
   a. **<u>142R and 186 Case Street</u> – M. Reale c/o Scottinaleece, LLC – RFR to establish a cattle farm with paddocks, run-in sheds, underground electrical conduit, etc.**
   This agenda item was tabled per the request of applicant representative Attorney Furey.

J. Laudati was re-seated at 9:43 p.m.
The Commission took a 4-minute recess at 9:43 p.m.

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.**
   Since the application was received and discussed at the prior meeting, revised plans have been submitted to address all outstanding items. IWWC Agent Kate Bednaz and the Commission had no questions or concerns.

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

9. **Commissioner Reports and Correspondence**
   None

10. **Adjourn**

    ON A MOTION by S. Okie seconded by N. Dethlefsen, the Commission voted 6-0-0 to adjourn the meeting at 9:50 p.m.

    Respectfully submitted,

    Renee Deltenre
    Land Use Coordinator