Town of Granby
Inland Wetlands and Watercourses Commission
Regular Meeting Agenda
Thursday, November 12, 2026, at 7:00 pm
Town Hall Meeting Room

Zoom: https://us06web.zoom.us/j/89806793152?pwd=yIRgs7C1LEmLMJG0xeUsg5ecQJeXlD.1
Call In: 929-205-6099
Meeting ID: 898 0679 3152
Passcode: 590656

1. Call to Order

2. Action on the October 14, 2026, Meeting Minutes

3. Request for Review
   a. 12 Northwoods Road – N. Kimball and M. Nasshan – RFR to conduct pond maintenance within a regulated area. (Received/continued from 9/9/26)

4. Permit Requests
   a. 90 Salmon Brook and 35 Floydville Road – J. Gravel c/o Broadleaf Solar – RFR for site evaluation and stabilization of erosion and sedimentation issues within a regulated area. (Received/continued from 10/14/26)

   b. 37 Hartford Avenue – F. Devine – Permit application for regulated activities in connection with the development of a 16-unit apartment building and associated site improvements. (Public hearing closed on 10/14/26; Commission Discussion/Possible Action)

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.

6. Request for Review
   a. 142R and 186 Case Street – M. Reale c/o Scottinaleece, LLC – RFR to establish a cattle farm with paddocks, run-in sheds, underground electrical conduit, etc.

7. Request for Review Sign Off Authority Discussion

8. Commissioner Reports and Correspondence

9. Adjourn

Please note: Any person who wishes to provide materials for display on the video monitors at an IWWC meeting where such monitors are being used to video conference the meetings must email the materials no later than 10 AM on the day of the meeting. All materials must be contained in a single attachment to the email. Materials received after the 10 AM deadline will not be accepted for display. Display of the materials is subject to all other rules and procedures of the IWWC. Zip drive, memory sticks and other data storage devices will not be accepted.

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

APPLICATION FOR INLAND WETLANDS & WATERCOURSES ACTIVITY

REQUEST FOR REVIEW

For submission from Nicholas Kimball & Marissa Nasshan

12 Northwoods Rd, North Granby, CT 06060

Submission topic- removing sediment from pond



OVERVIEW MAP

12 Northwoods- applicant & owner address/home pictured top left.

Subject pond in middle of screen. Red circle depicting the area shown in following slides.

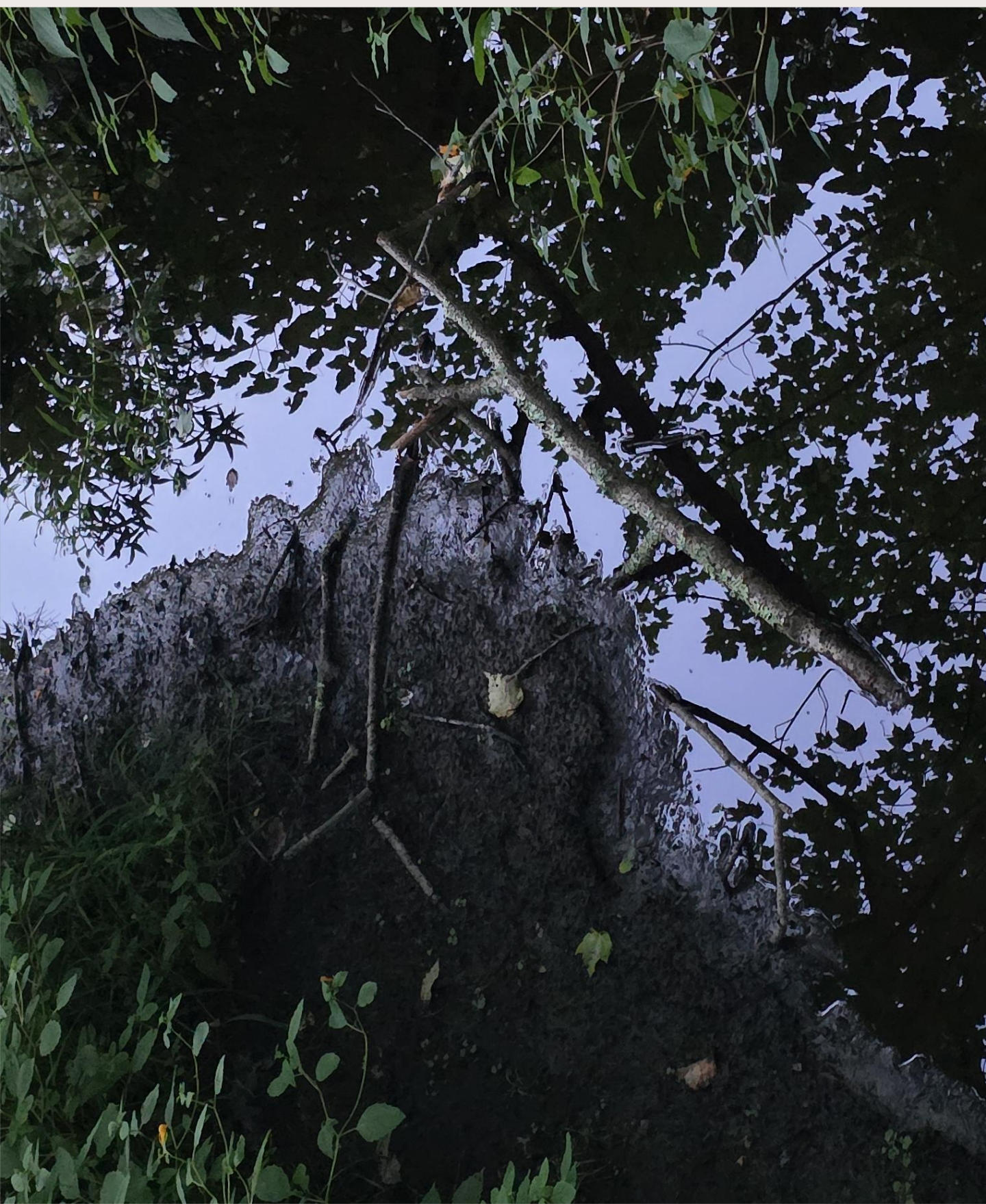


VEGETATION CONSUMING AREA AROUND CULVERT

This past summer with large volumes of rain water from the storms, a quite large volume of sediment has accumulated which then allowed vegetation to thrive. It is further slowing the normal stream flow and could cause a back up around the culvert with a significant storm.



SIDE ANGLE OF SUBJECT AREA





THE TASK

We'd like to remove the sediment depicted inside the red circle of this photo. We want to have an excavator come in and remove the sediment just enough to remove vegetation and to allow natural flow from the culvert at the bottom of the photo.



CURRENT STATE



INLET AREA TO BE BLOCKED



PROPERTY OVERVIEW

Red boundary line indicates approximate property line

Green highlighted section is the wetlands represented by GIS map.

PRECAUTIONS

We don’t want to hurt wildlife in the pond. Any excavation will be strictly inside the depicted circle and of minimal depth in order to remove vegetation and elevated levels of sediment.

The excavator provider is equipped with a spill kit to prevent any potential leak run offs.

All work will follow “working in the dry” guidance.

We will be mindful to avoid stormy weather patterns.

We will have the dikes and digging operations proceed as fast as possible to minimize impact of water diversion.

ACTIONS/PROCESS

We will remove no more than 5 cubic yards of material.

Process

- We will be inquiring with the fire department to see if they can participate in the lowering of the pond water by approximately 2ft. This will aid in digging safety and operations. Water will be pumped downstream.
- We will sandbag with clean sand and burlap sandbags a dike surrounding the immediate worksite.
- We will then pump out the water from within the diked area into the rest of the pond.
- We will block with sandbags, the natural inlet for the pond, and pump accumulations of water as needed into the main portion of the pond.
- All removed sediment will be placed temporarily placed away from waterways to dry out. Once dry, it will be spread in the existing garden and in small quantities, placed to level out spots in the lawn with grass planted.

FINAL NOTES

Thank you,

This is in conjunction with a Request for review document submitted 8/27/2026 to the Town of Granby, CT.

This is in regards to the property of

Nicholas Kimball & Marissa Nasshan

12 Northwoods Rd, North Granby, CT 06060

860-803-2061 cell (Nicholas Kimball)

Email: kimballni@gmail.com

TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

November 12, 2026

Jonathan Gravel
c/o Broadleaf Solar, LLC
575 Fifth Avenue, 24th Floor
New York, NY 10017

RE: 90 Salmon Brook and 35 Floydville Road – J. Gravel c/o Broadleaf Solar – RFR for site evaluation and stabilization of erosion and sedimentation issues within a regulated area.

Dear Ms. Fontaine and Mr. Weiner:

Please be advised that on November 12, 2026, the Inland Wetlands and Watercourses Commission (IWWC) approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. The Office of Community Development shall be notified at least 48 hours prior to the start of any construction activities.

2. Town staff shall inspect installed erosion controls prior to the start of any work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.

3. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

4. No materials may be deposited outside of the work area, on the project site, without written approval from the IWWC or their designated Agent.

5. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.

6. Excavated soil shall not be brought off-property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.

7. This permit is valid for a period of 5 years from the date of issuance.

8. Upon completion of construction and site stabilization, the IWWC shall be notified in writing that work is complete, and a final inspection may be completed at that time.

If you have any questions, please call the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

DRAFT

TOWN OF GRANBY
Office of Community Development, Inland Wetlands and Watercourses Commission
Telephone: (860) 844-5318, www.granby-ct.gov

Application for Inland Wetlands & Watercourses Activity

Application Fo ☒ Permit ☐ Extension ☐ Modification (Existing Permit/Application #): _____
☐ Wetlands Map Amend. equest for Review ☐ Other: _____

Property Location and Nearest Intersection: East/northeast of Salmon Brook St (Rt. 10) & Floydville Rd intersection
Size of Parcel: 215.36 ac. Zone: I Map/Lot: 53/78/28 Current Use: Nursery

Applicant's Name: Broadleaf Solar, LLC
Complete Address: 575 Fifth Ave., 24th Fl., New York, NY 10017
Daytime Phone: (212) 478-0000 Evening Phone: _____ Fax: _____
Email: jon.gravel@desri.com

Owner's Name: Broadleaf Solar, LLC
If the owner is a corporation, or other non-individual entity, include the primary contact information
Complete Address: 575 Fifth Ave., 24th Fl., New York, NY 10017
Phone Daytime Phone: (212) 478-0000 Evening Phone: _____ Fax: _____

Applicant's Representative: Jonathan Gravel
Complete Address: 575 Fifth Ave., 24th Fl., New York, NY 10017
Daytime Phone: 207-239-8782 Evening Phone: 207-239-8782 Fax: _____

Project Name and Brief Description (i.e. residential, agricultural, commercial, number of lots, etc.):
Following the erosion and sedimentation control work previously presented to the IWWC, Broadleaf Solar conducted a field survey using transects to identify sediment deposits within wetlands and adjacent uplands; this was presented on the October 2026 IWWC meeting. Approximately 2,200 SF of sediment deposits were identified within the wetlands. Broadleaf proposes to remove the sediment by hand, using shovels an 5-gallon buckets, with spoils placed in stable, vegetated upland areas not subject to runoff. Existing erosion controls will be maintained, and disturbed areas will be allowed to revegetate naturally. Refer to the enclosed mapping and mitigation recommendations previously provided to the IWWC in October 2026.

Wetlands Located on Property (in square feet (sq. ft.)): 1 Mil +/- Wetlands to be impacted (sq. ft.): ~~2,200 SF~~ ok
Watercourses Located on Property? Yes Name or Type of Watercourse: Unnamed tributaries t
Are Proposed Activities Located within the 100-Year Floodplain? No Floodway? No
Are there slopes with grades in excess of 15% located on the property? Yes, but not subject to proposed work
Do Proposed Activities Require Review by the PZC? No

*********SEE APPLICATION CHECKLIST ON BACK for MINIMUM APPLICATION REQUIREMENTS**********

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Granby, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit.

☞ Applicant's Signature: _____ Date: 29 Oct 2026
Owner's Signature: _____ Date: 29 Oct 2026

FOR OFFICE USE

Application #:	*Date Submitted:*
Fee amt./Check or Cash:	*Date of Receipt:*
Agent Ruling:	*Date Approved/Denied:*

See Reverse Side for Conditions of Approval or Reason for Denial

0000009208

TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

November 12, 2026

Forrest Devine
129 Lovers Lane
Granville, MA 01034

RE: 37 Hartford Avenue – F. Devine – Permit application for regulated activities in connection with the development of a 16-unit apartment building and associated site improvements.

Dear Mr. Devine:

Please be advised that on November 12, 2026, the Inland Wetlands and Watercourses Commission (IWWC) Agent approved the subject application in accordance with the application and supporting documentation received to date.

The following are the conditions of this approval.

1. Notification Requirements
   a. The Office of Community Development shall be notified at least 48 hours prior to the start of any activities.
   b. When barrier erosion controls have been installed prior to earth disturbance activities.
   c. When invasive species have been removed.
   d. When plantings have been installed.
   e. Upon completion of project activities.
   f. Prior to the removal of erosion controls

2. Municipal Inspection
   a. Town staff shall inspect installed erosion controls prior to the start of work that results in earth disturbance activities, this includes, but is not limited to, grubbing and stump removal.
   b. Standard inspections of the approved improvements shall be made throughout active construction and upon final stabilization of exposed soils to ensure regulatory compliance and protection of wetland resource areas.
   c. A site inspection shall be completed to witness that invasive species have been adequately removed, please refer to sheet D-6 “Compliance Notes” revised to 8/25/26 for additional invasive species control details.
   d. A site inspection shall be completed to document successful installation and survivability of proposed plantings.

3. Prior to the start of work, the applicant shall submit a bond in the amount of $5,000 to the Town of Granby for payments made to the Town Wetlands Officer for monitoring the development for compliance with this approval. Should the costs exceed this amount the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this condition, the term Town Wetlands Officer includes any person or firm designated by the Director of Community Development for the purposes of monitoring the development activities to assure compliance with this approval and the IWWC Regulations.

4. A Mylar copy of the approved plans signed by the IWWC Chair shall be filed on the Land Records in the Office of the Town Clerk, prior to the issuance of a building permit.

DRAFT

5. All work shall be in conformance with the approval and application materials as submitted for this Permit Approval. Any modifications to the approved plans must be reviewed and approved by the Granby Inland Wetlands and Watercourses Commission or their designated Agent.

6. Erosion controls shall be maintained until the site has achieved permanent stabilization. Permanent stabilization is defined as 70% permanent vegetation covering over 90% of the area. A stockpile of erosion controls shall remain on site to prepare controls as necessary. The IWWC shall be notified in writing at least 48 hours in advance of erosion controls being removed.

7. Excavated soil shall not be brought off property without the notification and approval of the Office of Community Development. The applicant shall supply the destination in writing for any excavated soil removed from the property.

8. Only clean fill, free of invasive species, shall be brought on-site. Utilizing on-site fill will reduce, if not eliminate the potential for the introduction and potential colonization of new invasive species into this area of the watershed.

9. A Mylar copy of the final As-Built Drawing, depicting the approved wetland boundary and limit of vegetative clearing; shall be filed on the Land Records in the Office of the Town Clerk, prior to the issuance of a Certificate of Occupancy.

10. This permit is valid for a period of 5 years from the date of issuance.

If you have any questions, please call the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

DRAFT

TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

November 12, 2026

Forrest Devine
129 Lovers Lane
Granville, MA 01034

RE: 37 Hartford Avenue – F. Devine – Permit application for regulated activities in connection with the development of a 16-unit apartment building and associated site improvements

Dear Mr. Devine:

Please be advised that on November 12, 2026, the Inland Wetlands and Watercourses Commission (IWWC) voted to deny the permit application by Forrest Devine for regulated activities in connection with the development of a 16-unit apartment building and associated improvements for property located at 37 Hartford Avenue, Granby. Below are the following reasons for denial.

1. Failure to prove that the short and long-term impacts to the adjacent wetland and watercourse are being adequately mitigated.
    a. A wetland and watercourse are located at the base of a steep slope, the slope is comprised of primarily sandy soils.
    b. A groundwater seep is located at the base of the slope.
    c. The top of the slope contains a subsurface sewage disposal system with a design flow of approximately 2,450 gpd.
    d. The total nitrogen concentration on the site from the Subsurface Sewage Disposal System (SSDS) was determined by the applicant's Nitrogen Dilution Evaluation dated 7/8/26 to be 7.12 mg/L.
    e. Previous site testimony by Soil Scientist, Steven Danzer memorandums dated 1/5/24, 2/7/24, and 3/5/24, and his findings regarding the introduction of additional nitrogen into a wetland system.
    f. Insufficient testing has been submitted by the applicant to determine groundwater conditions as requested as it relates to the proposed SSDS nutrient discharge and potential adverse impacts to the adjacent wetlands and watercourse.
2. Feasible and prudent alternatives to the proposed regulated activity which would cause less or no environmental impact to wetlands or watercourses are available. This may include but not be limited to modified development density, utilization of alternative technologies, etc.

If you have any questions, please call the Office of Community Development at your earliest convenience.

Sincerely,

John Laudati
Granby IWWC Chairman

DRAFT

Outlook

Fw: 142R &186 Case Street Granby Ct. Your file 14501.0003

From Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Date Tue 11/10/2026 2:11 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>; Abigail Kenyon <akenyon@granby-ct.gov>

2 attachments (1 MB)

Pre-Application Meeting Summary-Scottinaleece LLC-Continued Construction of a Partially Built Dam & Outlet Structure on Farmland-186 Case St-Granby- 10/19/26-USACE Reference #- NAE-2025-02580 ; Supplement to Memorandum dated August 10, 2026.pdf;

In the spirit of sharing, please see the email below and attached documents as received by DEEP for inclusion in our record.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT

KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

From: Malinowski, Kathryn <Kathryn.Malinowski@ct.gov>
Sent: Tuesday, November 10, 2026 2:04 PM
To: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Subject: RE: 142R &186 Case Street Granby Ct. Your file 14501.0003

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Kate,

Thank you for sharing the submitted documents with us. I have attached to this email the pre-application summary email that was sent following the pre-app meeting and the supplemental memo from P.E. Karl Acimovic for the work completed thus far.

I will reach out if we have any new information to share.

Sincerely,

Kathryn Malinowski
Environmental Analyst II
Water Planning and Management Division

Supplement to Memorandum dated August 10, 2026 from Karl Acimovic to Kathryn Malinowski re: Case Street Dam

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Construction Completed to Date:

From information provided by Matt Reale (Owner) and from an inspection of the site, the following data include background and photos of the construction of the dam.

Construction of the dam embankment started with the excavation of a cutoff trench along the center base of the structure. As shown on the following photo, the cutoff trench is 5 ft. deep and the width is 8 ft. The trench was carried up into the embankment with clayey, till material from available onsite sources, compacted in 12-inch lifts.



Photo 1 – The cutoff trench looking westerly toward the abutment and access road area. Note that the cutoff trench was keyed into the abutment on each side.



Photo 2 – The cutoff trench looking easterly toward the abutment and, again, access road continuing easterly toward future pasture land.



Photo 3 – A close-up view of the cutoff trench, again looking easterly toward the abutment.



Photo 4 - The low level outlet was subsequently installed along the center base of the structure with a concrete cutoff or anti-seep collar located just downstream of the center of the embankment.



Photo 5 - The upstream inlet structure for the low level outlet showing a base slab and reinforcement rising for the upper section of the intake. The outlet pipe, a 42-inch HDPE with a corrugated exterior and smooth interior, is protected by an anti-seep collar situated just downstream of the half-way length of the pipe (see previous photo).

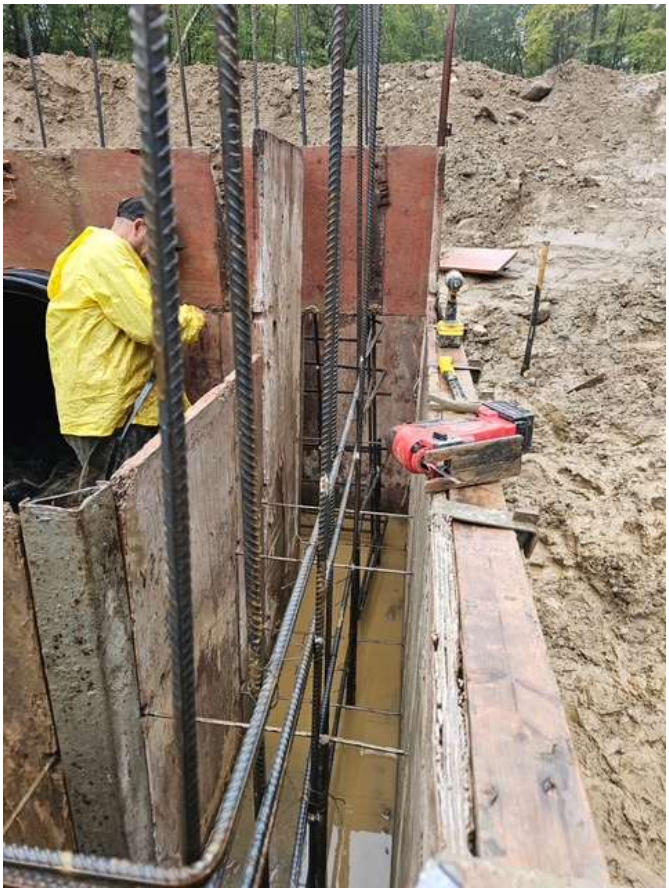


Photo 6 - Another view of the intake, showing continued installation of form-work and reinforcement throughout the height of the structure.



Photo 7 – The base interior of the drop inlet, looking in an upstream direction, with the drawdown drain for the pond on the upper wall and the low level 42-inch outlet pipe at the base of the photo.



Photo 8 – The current dam site looking easterly along the crest and downstream slope. The low level HDPE discharge pipe is at the right center of the photo.



Photo 9 – Another view of the current dam site looking easterly along the crest and upstream slope. The concrete drop inlet structure is at the left center of the photo. Slopes are currently stabilized with vegetated growth.



Photo 10 – The current dam site looking westerly along the crest and upstream slope. The concrete drop inlet structure is at the upper right side of the photo.

Subsequent to the base embankment construction, the drop inlet with incoming pond drawdown pipe and low level outlet pipe was constructed of reinforced concrete using rebar and 5,000 psi fiber-reinforced concrete. The embankment was subsequently raised to its current elevation, where its construction has currently stopped pending further design and regulatory permitting. It is the intention to raise the intake structure and dam embankment an additional 4.5 ft. to their intended height, working with a professional engineer familiar with the construction of dams. This will include additional zoned soil materials on both sides of the dam, with proper compaction, and to an eventual slope of 3H:1V seeded and stabilized with grass. In addition, the layout will include an emergency side bypass grassed spillway, similar to the concept of past Soil Conservation Service (now USDA) guidelines.

Outlook

FW: 142R &186 Case Street Granby Ct. Your file 14501.0003

From Abigail Kenyon <akenyon@granby-ct.gov>
Date Tue 11/10/2026 2:09 PM
To Renee Deltenre <RDeltenre@granby-ct.gov>

From: Granby Wetlands Agent <wetlandsagent@granby-ct.gov>
Sent: Tuesday, November 10, 2026 2:08 PM
To: T. Furey <tfurey@fureydonovan.com>; Richard P. Roberts <ROBERTS@halloransage.com>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Mike Walsh <mwalsh@granby-ct.gov>; John Laudati <jlaudati@mlkalaw.com>; Trent Kaisen <kaisen@halloransage.com>; Kenneth R. Slater, Jr. <Slater@halloransage.com>; Matt Reale <rec6671@comcast.net>; David Lord <dlordsrc@gmail.com>
Subject: Re: 142R &186 Case Street Granby Ct. Your file 14501.0003

Attorney Furey and Project Team,

Thank you for your submission, I have gone through the documents and will prepare a memo with any comments or questions. However, before I do, I want to make sure that there is not a wetland delineation pre and post disturbance plan with flag numbers as part of the submittal. I see that Mr. Lord has a couple of blank landscape PDF pages at the end of his documents, hoping that was the surveyed wetland delineation. He also speaks of wetland flagging in the field.

The USDA "Wetland Determination" indicates the boundaries define federal wetland boundaries only, not state or local. Local boundaries are likely to extend beyond federal boundaries due to the reduction in parameters required to be met to be determined to be a wetland. In regard to the USDAS's Wetland Determination, is there an associated report that describes what methods they used to delineate the wetlands beyond that described in the USDA October 19, 2026 letter? Details like if the flagging was completed in the field, is there associated flagging, when was the work completed, who did the delineation, how was it put onto the mapping (gps, survey, aerial interpretation, etc.?)?

I look forward to your presentation of this information at the IWWC meeting this Thursday.

SINCERELY,
THE GRANBY INLAND WETLANDS AGENT

KATE BEDNAZ, PWS #1906
FRESHWATER WETLAND SERVICES
Registered Soil Scientist | President
413.695.2195

From: T. Furey <tfurey@fureydonovan.com>
Sent: Monday, November 9, 2026 6:15 PM

10-21-2026

Town offices and Town Wetlands Commission Granby CT

15 North Granby RD

Granby, CT 06090

Dear Town of Granby:

Speaking for over 30% of the property held in owners in common, I have not given permission. I'm still executor for another week for the Estate Olga Hickox and we have not given permission for Brookview Developers LLC to put any kind of proposal together utilizing 200 Case Street or 204 Case Street. His logging Road on 186 Case Street encroaches on 200 Case Street. It does not stay on his property of 186 Case Street. I acknowledge that he is part owner tenants in common of 200 Case St and 204 Case Street, but he does not own the entire parcels.

He has not finished paying for 186 Case Street. It has to do with the building lot on 200 Case Street which I do not see in his plans with wetlands. I see a barn instead of a building lot and a house.

Attached is a text message from him on January 1st, 2024 where he states that he is building a barn and a pond at 186 Case Street and has no intention of approaching wetlands commission or delineating wetlands.

Stanley Kardys

201 Case Street

West Granby CT 06090

Also,

Stanley Kardys

Executor of the Estate of Olga Hickox.

sincerely,

Stanley Kardys

860-331-6322

RECEIVED
OCT 22 2026
Granby Building
Department

What I'm doing doesn't play a part in any of the other land I have tens of thousands of dollars invested into this. Also you have a family three little kids in school. I think if what you're trying to do is get another building lot back there this should have been discussed and you could have had my engineer look at that and you could have paid him that wouldn't have come out of my pocket it was never on the table.

Give me a call and we can talk so I can better understand what it is you're trying to accomplish so if I can help you.

Tuesday, December 19, 2023 · 8:58 AM

Will have to discuss in January after the holidays. Main points are the 20 percent open space and wether the town is going to tax a building lot.

I think we should have a conversation on the phone regarding this I don't know how they're going to tax it that would be between you and the tax department.

why do we have to discuss after New Year's why can't we discuss now?

Sunday, December 31, 2023 · 8:37 AM

8-10-23.pdf

185.4 KB

My family and I are working out some details regarding my December 16th text message to you. Attached you'll find our communication back from August 10th and I'd like to get that report that you said was available from your engineer regarding wetlands on the remaining 15 acres. Will be talking with our attorney within the next week or two and should be able to resolve our differences then

2nd 8-10-23.pdf
171 KB
2nd

11/24

Monday, Jan 1 · 7:37 AM

Just realized I didn't wish you a happy New Year or a Merry Christmas so please enjoy the new year. Based on what we discussed back in August and what the engineer did regarding wet lands access what would it cost for the engineer to delineate wetlands and show a footprint for a 40x80 foot barn 28 ft high near the end of the second field to the right on the flat area there?

Happy New Year to you also! So a couple things you're texts yesterday did not come through fully could you resend I did not get any of your language it just showed a PDF file. My initial thought is that we could show a Farm road going along the Stonewall on the right side and then showing a barn 40x80 in the area that you're referring to. As far as wetlands there's wetlands all over that area and in that flat area to the right that you're talking about I know we were in there with the soil scientists and he flagged a couple areas there. But here's my thoughts on that as far as farming you don't have to delineate wetlands. I plan on doing a barn and a farm pond but I won't be delineating wetlands or bringing wetlands into it. to delineate the 14 acre area with the wetlands could be costly there is so much wetland in there it would take a lot of time. the soil scientist would have to delineate he is a month or two out at best. his cost I would estimate at around $3000 to $5,000. then the engineer / surveyor would

have to plot all of his flags throughout that whole area that would probably be in the neighborhood of another $3000 to $5,000. Just something to keep in mind I didn't even have to delineate wetlands because it was far enough away from our disturbance and I have over $20,000 into soil scientists and engineering alone. That is just for the one lot five acre lot. Just to summarize if you're a farm as of right you should be able to put your Farm road and your barn in. And I believe you shouldn't have to delineate wetlands or show that detailed of a plan. again we could show a Farm road and a barn on this plan that we submitted if you like! I'm just not sure how that would be labeled I guess we could say future Farm road and future Barn! I was just giving you some rambling thoughts hopefully this helps you.

Tuesday, Jan 2 · 11:00 AM

Morning Matt this is Stanley I'm working with the family cuz as stated I want to buy the rest of that property but with the estate involved I was in agreement of a certain amount of money and he has fiduciary is supposed to pay the state of Connecticut. my family and I are not totally in agreement yet on the particulars but we are in agreement on a couple things and one is that we're only selling 5 acres of land looking at the wetlands meetings you have it up to 5.45 acres because of the piece in front that you know 100 ft by so many feet etc we have to reduce everything down to 5 acres cuz I need as much as I can for a farm easement so I need 15 acres and they have five acres. As the engineer does that please put that farm road along the edge of the property where there was one the overgrown road previous and place the barn 40 ft by 80 ft 28 ft high at the entrance at the end of the field basically the middle of the barn straight across from the entrance with the required setbacks somewhere in the middle of the property it would be horizontal to case st no lengthwise . But back at the end of the second lot to the right. The second thing that the family agrees on is there needs to be settlement of the 20% open space requirement. I believe you would be paying that cash to the town it would require an appraisal of the 20 acres times 6% for the cash amount to satisfy the 20%. Otherwise I'm willing to do a farmland easement which would satisfy the 20% by applying with the state of connecticut. Which I would apply for I'm not sure the particulars yet I'm still talking to the state of Connecticut

Wednesday, Jan 10 · 7:49 AM

What is your answer on the subdivision. Todd said he was going to call and talk to you not sure if he did. I believe the application to the state of Connecticut for the farmland easement will satisfy the town of the 20% open space and restrict the farmland that you wanted as stated in the sales agreement. simple language in the deed will not suffice according to the town the easement would.

Has the engineer changed the subdivision to be only 5 acres for you and 15 acres remaining?

Wednesday, Jan 10 · 7:43 PM

I asked Abby though she misunderstood she says s property line change would not have to go back to wetlands. See below. Hi Stanley, Based on town staff comments, to comply with the regulations, the lot square placement has to be parallel to the road, so that requires some changes to the property line by the road--the notched areas (see sketch attached). This change would not require another submission to the Wetlands Commission as it is just adjusting the property line--no other work is shown in that area. Let me know if you have any other questions. Abby

Monday, Jan 15 · 3:47 PM

Outlook

FW: 142R &186 Case Street Granby Ct. Your file 14501.0003

From Abigail Kenyon <akenyon@granby-ct.gov>
Date Tue 11/10/2026 8:49 AM
To Renee Deltenre <RDeltenre@granby-ct.gov>

7 attachments (8 MB)

Soil Resource David Lord letter re Granby USDA Determinations 11-5-26.pdf; Oct2026_letter_signed from NCRS re delineation.pdf; Oct 26 NRCS Wetland Determination_Map_ April 2026.pdf; David Lord Response Letter 9-8-26.pdf; CT_GrazingPlan_worksheet_Granby Site_7.2.26.pdf; Copy of CT_GrazingPlan_worksheet_Granby Site.xls; C.B. A. _Granby Site _ future infrastructure_UPDATE_N.Bak_7.2.26.pdf;

From: T. Furey <tfurey@fureydonovan.com>
Sent: Monday, November 9, 2026 6:15 PM
To: Richard P. Roberts <ROBERTS@halloransage.com>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Granby Wetlands Agent <wetlandsagent@granby-ct.gov>; Mike Walsh <mwalsh@granby-ct.gov>; John Laudati <jlaudati@mlkalaw.com>; Trent Kaisen <kaisen@halloransage.com>; Kenneth R. Slater, Jr. <Slater@halloransage.com>; Matt Reale <rec6671@comcast.net>; David Lord <dlordsrc@gmail.com>
Subject: RE: 142R &186 Case Street Granby Ct. Your file 14501.0003

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

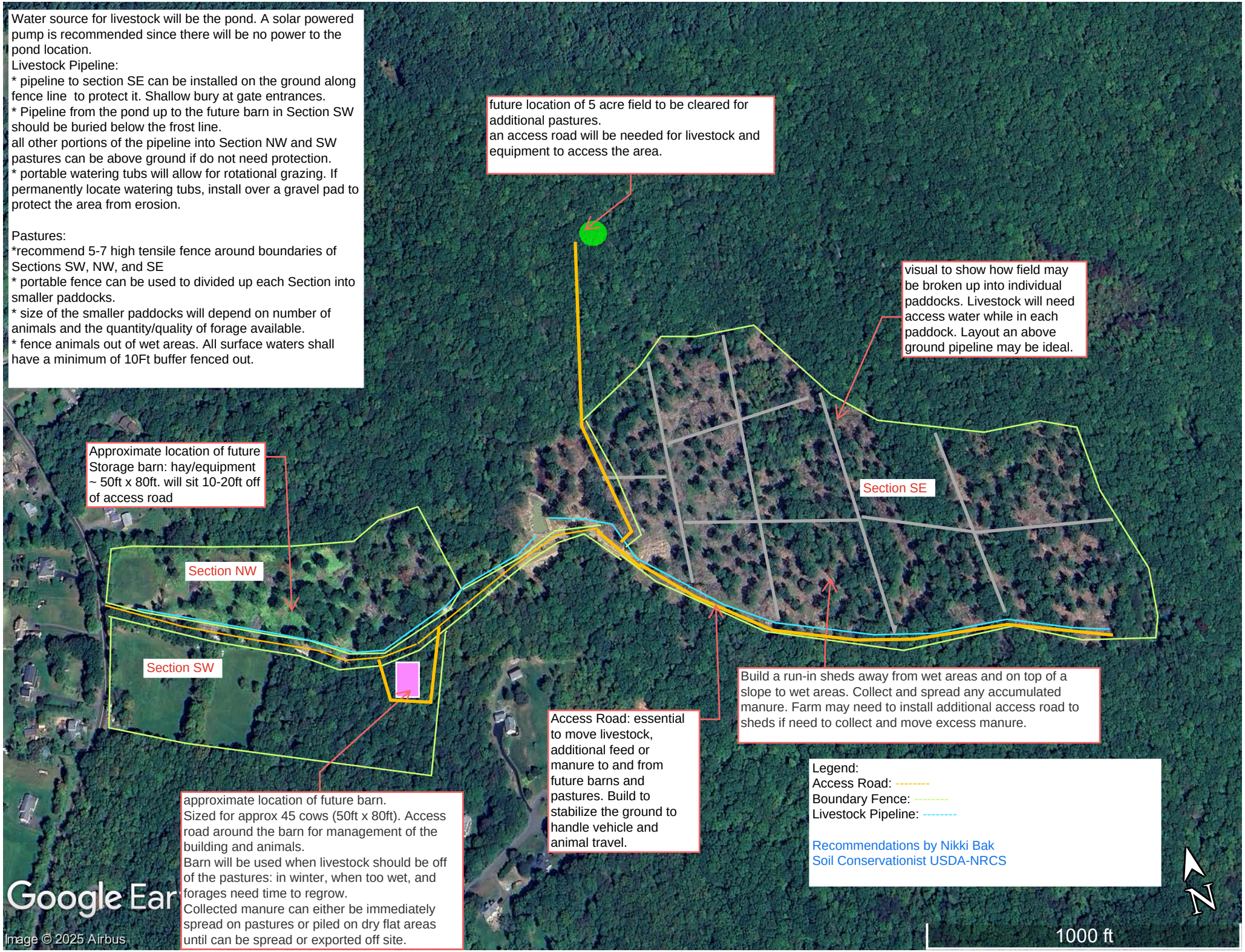
Attorney Roberts, Please find attached the following:

1. A report form David Lord of Soil Resource Consultants outlining his findings and verifying their consistency with those of the NRCS. The report speaks for itself but David verified the location of the wetlands, commented on the timber harvest and the fact it had no adverse impact on the wetlands, commented on the location of the access drive etc.
2. A letter from the NCRS dated October 19, 2026 outlining their findings, their process & goals and again indicating no adverse impacts to the wetlands resource.
3. A copy of the wetland's determination map developed by NRCS and confirmed by David Lord.
4. A letter of September 8, 2026 previously presented to the Wetland's Commission together with testimony from David Lord indicating the activities are appropriate and providing a detail of what the process will be to develop and maintain the paddock areas.
5. A copy of the farm plan developed in conjunction with NRCS which describes a phased development of paddocks and a responsible farming plan required by the NRCS goals and objectives. Please note we have made a part of the record that the area noted as Section SW is not included at this time. Although a limited liability company owned by the principal of Scotinleece owns 70% of that parcel we are not including it at this time.
6. A grazing plan worksheet developed by NRCS to provide guidance as paddocks are developed.

Please let me know if you have any other questions.

Timothy W. Furey
Furey, Donovan, Cooney & Dyer P.C.
43 Bellevue Ave
Bristol Ct 06010
(860) 589-4343

From: Richard P. Roberts <ROBERTS@halloransage.com>
Sent: Sunday, November 8, 2026 3:11 PM
To: T. Furey <tfurey@fureydonovan.com>
Cc: Abigail Kenyon <akenyon@granby-ct.gov>; Granby Wetlands Agent <wetlandsagent@granby-ct.gov>; Mike Walsh <mwalsh@granby-


Water source for livestock will be the pond. A solar powered pump is recommended since there will be no power to the pond location.
Livestock Pipeline:
* pipeline to section SE can be installed on the ground along fence line to protect it. Shallow bury at gate entrances.
* Pipeline from the pond up to the future barn in Section SW should be buried below the frost line.
all other portions of the pipeline into Section NW and SW pastures can be above ground if do not need protection.
* portable watering tubs will allow for rotational grazing. If permanently locate watering tubs, install over a gravel pad to protect the area from erosion.
Pastures:
*recommend 5-7 high tensile fence around boundaries of Sections SW, NW, and SE
* portable fence can be used to divided up each Section into smaller paddocks.
* size of the smaller paddocks will depend on number of animals and the quantity/quality of forage available.
* fence animals out of wet areas. All surface waters shall have a minimum of 10Ft buffer fenced out.
future location of 5 acre field to be cleared for additional pastures.
an access road will be needed for livestock and equipment to access the area.
visual to show how field may be broken up into individual paddocks. Livestock will need access water while in each paddock. Layout an above ground pipeline may be ideal.
Approximate location of future Storage barn: hay/equipment ~ 50ft x 80ft. will sit 10-20ft off of access road
Section NW
Section SW
Section SE
Build a run-in sheds away from wet areas and on top of a slope to wet areas. Collect and spread any accumulated manure. Farm may need to install additional access road to sheds if need to collect and move excess manure.
Access Road: essential to move livestock, additional feed or manure to and from future barns and pastures. Build to stabilize the ground to handle vehicle and animal travel.
approximate location of future barn.
Sized for approx 45 cows (50ft x 80ft). Access road around the barn for management of the building and animals.
Barn will be used when livestock should be off of the pastures: in winter, when too wet, and forages need time to regrow.
Collected manure can either be immediately spread on pastures or piled on dry flat areas until can be spread or exported off site.
Legend:
Access Road: --------
Boundary Fence: --------
Livestock Pipeline: --------
Recommendations by Nikki Bak
Soil Conservationist USDA-NRCS
Google Ear
Image © 2025 Airbus
N
1000 ft

Grazing Forage Balance and
Paddock Number Estimator Worksheet

Farm Name:	**Coal Black Angus**
Prepared By:	
Date:	





NRCS Natural Resources Conservation Service

5- Enter the type of grazing livestock:	Beef (Feeder)		
		Notes:	
6- Enter the Number of grazing livestock:	45		
		Notes:	
7- Enter total acres available and planned for grazing:	60.0	Acres	
		Notes:	

Dietary Data:

8- Enter average body weight of grazing livestock: (Table 1)	1,200	Pounds	
		Notes:	avg weight = 1500 for adults 900 for calves = 1200lbs
9- Enter estimated Dry Matter Intake (DMI) as a % of body weight): (Table 2)	2.5%	DMI	
		Notes:	used % for stocker and heifer cattle to get an average
10-Calculate Daily DMI for a single animal: (8) X (9)	30.0	Estimated Pounds of Dry Matter Intake Per Animal	
		Notes:	
11-Calculate Daily DMI for the herd: (6) X (10)	1350.0	Total Est. Pounds of Dry Matter Required / Day For The Herd	
		Notes:	

Grazing Data:

12-Enter length of desired grazing period in days: (Table 3)	7.0	Days	
		Notes:	
13-Enter estimated available forage dry matter in pounds per acre : (Table 4)	1,200	Pounds per acre per day	
		Notes:	go in at 8" and remove at 3" on avg density
14-Calculate estimated paddock size: [(11) / (13)] X (12)	**7.9**	Acres	
15a-Enter Estimated paddock recovery period days: (Table 5)	42	Days	
	Note: 42 days rest period is the default for September.		
15b-Calculate estimated number of paddocks needed: [(15a) / (12)] + 1	**7**	Estimated number of paddocks needed	
		Notes:	
16-Calculate total acres needed for grazing: (14) / (15b)	**55.1**	Total estimated acres needed for the grazing plan.	
		Notes:	

Estimates of Acres and Number of Paddocks Needed By Month

Paddock Acres = **7.9**

Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
April	***15***	**3**
		Estimated # of Acres Needed
		24.8
Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
May	***18***	**4**
		Estimated # of Acres Needed
		28.1
Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
June	***24***	**4**
		Estimated # of Acres Needed
		34.9
Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
July	***30***	**5**
		Estimated # of Acres Needed
		41.6
Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
August	***36***	**6**
		Estimated # of Acres Needed
		48.4
Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
September	***42***	**7**
		Estimated # of Acres Needed
		55.1

References: "Introduction To Management Intensive Grazing" By: Bill Murphy
"Greener Pastures on Your Side of the Fence" By: Bill Murphy
"Pasture Management" By: Sarah Flack
"Pasture Condition Score Sheet" By: Jim Cropper



Connecticut Rotational Grazing Plan

Cover Sheet

This Grazing Plan Has Been Developed For:

1- Farm Name:	**Coal Black Angus**
2- Grazing Manager:	Matt Reale
Farm Contact Address:	97 Daniel Trace Rd. Burlington, CT 06013
Telephone Number:	

Prepared By:

3- Planner Name:	Nikki Bak
Telephone:	
Email Address:	nikki.bak@usda.gov
4- Date:	July 2, 2026

CERTIFICATION OF PARTICIPANTS

United States Department of Agriculture
NRCS Natural Resources Conservation Service

_____ _____
Matt Reale Coal Black Angus DATE

Grazing Forage Balance and
Paddock Number Estimator Worksheet

Farm Name:	**Coal Black Angus**
Prepared By:	Nikki Bak
Date:	July 2, 2026





NRCS Natural Resources Conservation Service

5- Enter the type of grazing livestock:	Beef (Feeder)		
		Notes:	
6- Enter the Number of grazing livestock:	45		
		Notes:	
7- Enter total acres available and planned for grazing:	60.0	Acres	
		Notes:	

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8- Enter average body weight of grazing livestock: (Table 1)	1,200	Pounds	
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10-Calculate Daily DMI for a single animal: (8) X (9)	30.0	Estimated Pounds of Dry Matter Intake Per Animal	
		Notes:	
11-Calculate Daily DMI for the herd: (6) X (10)	1350.0	Total Est. Pounds of Dry Matter Required / Day For The Herd	
		Notes:	

Grazing Data:

12-Enter length of desired grazing period in days: (Table 3)	7.0	Days	
		Notes:	
13-Enter estimated available forage dry matter in pounds per acre : (Table 4)	1,200	Pounds per acre per day	
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14-Calculate estimated paddock size: [(11) / (13)] X (12)	**7.9**	Acres	
15a-Enter Estimated paddock recovery period days: (Table 5)	42	Days	
	Note: 42 days rest period is the default for September.		
15b-Calculate estimated number of paddocks needed: [(15a) / (12)] + 1	**7**	Estimated number of paddocks needed	
		Notes:	
16-Calculate total acres needed for grazing: (14) / (15b)	**55.1**	Total estimated acres needed for the grazing plan.	
		Notes:	

Estimates of Acres and Number of Paddocks Needed By Month

Paddock Acres = **7.9**

Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
April	***15***	**3**
		Estimated # of Acres Needed
		24.8
Month	*Estimated Rest Days*	*Estimated # of Paddocks Needed*
May	***18***	**4**

Grazing Forage Balance and
Paddock Number Estimator Worksheet

		Estimated # of Acres Needed **28.1**
Month ***June***	*Estimated Rest Days* ***24***	*Estimated # of Paddocks Needed* **4** *Estimated # of Acres Needed* **34.9**
Month ***July***	*Estimated Rest Days* ***30***	*Estimated # of Paddocks Needed* **5** *Estimated # of Acres Needed* **41.6**
Month ***August***	*Estimated Rest Days* ***36***	*Estimated # of Paddocks Needed* **6** *Estimated # of Acres Needed* **48.4**
Month ***September***	*Estimated Rest Days* ***42***	*Estimated # of Paddocks Needed* **7** *Estimated # of Acres Needed* **55.1**

References: "Introduction To Management Intensive Grazing" By: Bill Murphy
"Greener Pastures on Your Side of the Fence" By: Bill Murphy
"Pasture Management" By: Sarah Flack
"Pasture Condition Score Sheet" By: Jim Cropper

GRAZING PLAN

For:

Farm Name: Coal Black Angus
Grazing Manager: Matt Reale
Contact Address: 97 Daniel Trace Rd. Burlington, CT 06013

Planning Assistance Provided By: Nikki Bak

FARM GRAZING GOALS: The goal of the farm operation is to increase grass forage production and yield, forage quality and diversity and provide for grass-forage feeding with minimal effort and cost. This prescribed grazing plan will protect the soil and water and the farm's natural resources, improve forage production and herd health.

	LIVESTOCK GROUP 1
Number of Grazing Livestock:	**45**
Type of Grazing Livestock:	**Beef (Feeder)**
Grazing Livestock Average Weight:	**1200**
Pasture Acres Available Group 1:	**60.0**
Grazing Acres Needed (Group 1):	**55.1**

	LIVESTOCK GROUP 2
Number of Grazing Livestock:	
Type of Grazing Livestock:	
Grazing Livestock Average Weight:	
Pasture Acres Available Group 2:	
Grazing Acres Needed (Group 2):	

Total Acres Needed For The Grazing Plan:	**55.1 Acres Needed**

INVENTORY DATA

FARM INFRASTRUCTURE: Currently there is no infrastructure on the property. A 3 acre pond on site will to be used as a water source for cattle. The farm has plans to build a run-in shed on the western side of the property and build barns on the eastern side. Power will be brought to the site to the future barn. Access roads are essential to stablize the ground to bring livestock and equipment back and forth from the far pastures to the planned buildings. Fencing is needed along the access roadways to keep livestock along the roads during movement.

PADDOCK INVENTORY: The primary limitations of the soils in this grazing system include concerns with stoniness, areas of high runoff without adequate vegetative cover, and areas of bedrock with potential summer moisture deficiency.

FORAGE INVENTORY DATA: Land is currently being converted from a forest setting to pasture. After taking soil samples and applying the recommended soil amendments, seed new pastures with a forage mix.

GRAZING PLAN

For:

LIVESTOCK EXCLUSION REQUIREMENTS:	Livestock will not have access to flowing surface waters or standing water in wetlands or low areas anytime water is present unless it is by controlled access according to NRCS conservation practices. For low areas this is usually only during the early spring (March, April and May). This will help maintain these fields as productive pasture and prevent potential polluted runoff from reaching surface waters (streams) or groundwater. The livestock will only be allowed to access these fields when all surface water has drained away. This will improve water quality and improve animal health.
MANURE AND NUTRIENT MANAGEMENT:	Management of the manure and nutrients will be done primarily by the rotation of cattle and with proper placement of water tubs and supplied minerals. Soil test(s) will be taken to determine the economic threshold of applying fertilizer to increase production. The pH levels may also indicate lime is needed to neutralize the soil. Soil tests should be taken every three years. Apply nitrogen when needed to increase production for fall pasture. Implementation of the rotational grazing system will spread manure throughout the pasture. Sacrifice or winter paddocks will be seeded to a cover crop for summer pasture and to take up excess nutrients or will be excluded from grazing until the forage has completely recovered.
EXISTING OR PLANNED WATER SYSTEM:	The watering system will include new pond as the water source, with pump, pipeline, and movable water tubs with floats. Emergency Watering: In the case of an emergency, such as power failure, pump failure, etc. the livestock will be provided water by: a) providing open access to surface waters, however, access will immediately cease as soon as the emergency is over. b) hauling water from existing water sources to grazing animals.
EXISTING OR PLANNED FENCES:	Exterior Fencing: The proposed exterior fence will be maintained to prevent grazing livestock from getting out of the pasture and into the road,neighboring property, or into water sources. Interior fences can be used to break up pastures into smaller paddocks to allow for rotational grazing.

ADDITIONAL PLAN INFORMATION

GRAZING PLAN

For:

DROUGHT CONTINGENCY PLAN: The "summer slump" for cool season grasses and legumes (very slow or no growth) occurs as summer air temperatures increase with simultaneous decreases in rainfall. During this period, the manager will need to supplement with forages (hay) at this time and should follow a plan to meet the requirements of the livestock while still protecting the plants until this summer slump ends. The following Drought Contingency Plan will be used: During periods of drought when forage production is significantly reduced, the livestock manager will:

• reduce herd size or increase paddock size, OR
• rotate the livestock through the grazing system at a "slower" than normal pace, OR
• put the livestock in a "sacrifice" paddock to take the abuse while other paddocks rest and avoid forage damage, OR
• feed a supplemental forage supply such as hay in a sacrifice paddock until the drought ends.

A long drought may require all of the above to be implemented.

MUD CONTINGENCY PLAN: When grazing conditions are very wet the following Mud Contingency Plan will be used.

• Rotate the livestock through the grazing system at a "faster" than normal pace, or
• put the livestock in a "sacrifice" paddock of favorable soil type to take the brunt of the abuse to allow other paddocks a chance to avoid damage, or
• change the paddock order in the rotation schedule to avoid muddy situations

There may be situations where all three of the above will be implemented during a long wet period.

WINTER PLANS: After the grazing season is complete and winter weather moves into the area, the livestock will be managed in the following manner:

a) Livestock will be rotated among winter pasture/paddock areas near the headquarters. Feed will be brought to the livestock at these locations. A freeze-proof water source should be provided. The winter sacrifice paddocks will be chosen due to low runoff potential, level topography and well-drained soils. The paddocks will be soil tested every year after livestock move out to the other paddocks in the spring.

b) Livestock will be confined and the manager will store the manure from (November 1 to April 1, e.g.) in an approved stacking area.

GRAZING PLAN

For:

EXCESS PASTURE PLANS: The fields will be hayed, or at least clipped, if the forage is growing at rates that exceed grazing rotation of the livestock. By haying the excess forage off of the fields during peak times, the forage production of the whole system will be maintained. If pasture is not accessible by tractor, priority should be given to graze those areas first. The grazing system should be created with priority given to graze inaccesible pastures. Thus, if pastures are getting ahead of the grazing system, accessible fields can be easily clipped and/or hayed, and forage waste is minimized.

GRAZING SCHEDULE:

	Livestock Group 1	Livestock Group 2
GRAZING DAYS / PADDOCK:	**7**	
REST PERIOD / PADDOCK:	**42**	
PLANNED PADDOCK SIZE AC:	**7.9**	
PLANNED # OF PADDOCKS	**7**	
GRAZING DAYS / PADDOCK:		
REST PERIOD / PADDOCK:		
PLANNED PADDOCK SIZE AC:		
PLANNED # OF PADDOCKS:		

Optimum Average Height to Graze Forage Species present: **8 inches**
Maximum Average Height to Graze (taller than this make hay)**:** **12 inches**
Minimum Average Grazing Height (do not graze lower than): **3 inches**

Note: Grazing should begin in a different paddock at the beginning of each grazing season.

MONITORING AND RECORD KEEPING PLANS: The key forages will be measured by weekly observation, by weekly grazing stick checks, or by other means to note changes in plant composition, plant diversity, yield, and plant density. Records of weekly observations will be documented and retained, as well as records of livestock movement through the grazing system.

PLANNED PRACTICE INFORMATION:

Soil Resource Consultants

P.O. Box 752 Meriden, CT 06450

May 13, 2026

SRC Job No. 26-30

Matt Reale
SCOTTINALEECE, LLC
96 Danial Trace
Burlington, CT 06013

Dear Mr. Reale:

Re: **Responses to IWC Requests from August Hearing - 142R & 186 Case Street - Granby, CT**

At the request of the Granby Inland Wetland Commission at their August meeting, I have prepared the following information.

Existing Conditions Relative to Soil Erosion and Sedimentation

I visited the site on August 24th to study the existing site conditions relative to potential soil erosion and sedimentation concerns. The attached site photos are indicative of the present conditions focusing on the amount of ground cover vegetation. Very little to no open bare ground was observed. Vegetation density is high and diverse. In addition, many areas that were apparently used during the timber activities are presently covered by layers of tree branches and limbs. This ground cover material acts as a barrier to soil erosion and the transport of any loose soil sediments. I saw no indications within the proposed paddock areas of soil movement.

No further remediation of these proposed paddock areas is required at this time.

The existing dam structure and side slope areas are in need of additional seeding to protect these areas from E & S issues over the winter. I recommend a heavy seeding of the approach areas to the dam and both sides of the existing dam berm with annual/cereal rye grass. This type of grass is ideal for providing quick, dense ground cover to protect these areas over the winter. Annual rye is especially appropriate at this time of the year as it will continue to grow when ever the temperature is above 45 degrees.

Existing Wetlands in Paddock Areas

The wetlands and watercourse boundaries within the proposed paddock areas have been flagged. Areas previously indicated on soil survey maps or those provided by NRCS were field investigated by SRC. The two (2) small wetland areas indicated by a star shaped symbol were found to be off site to the south based on survey located property lines. It is not uncommon for large scale soil mapping to be generally located. Soil survey mapping currently utilizes the same map unit areas (and scale of contained in the 1955 USDA Soil Survey (1951 aerials) publication with a later date color photo base.

Photo #1 – View of Existing Density of Vegetative Cover



Photo #2 – Close Up View of Ground Cover Interspersed with Surface Rocks



Wetland areas flagged in the field are identified by pink plastic ribbons with “Wetland Delineation printed on them. These boundaries will be used to field demarcate the associated Upland Review 0ne (URZ) that is to be left undisturbed. The outside edge of the IURZ will form an exclusive zone for livestock within the associated paddock area.

The combination of original soil map unit scale of 1:20000, enlarged in scale to match the later 2022 updated color aerial photography scale of 1:6,510 introduces a degree of cartographic error where the lack of any ground proofing can shift the actual locations of the individual map units.

Grazing Paddock Creation

Twelve paddock areas are proposed to the east of the proposed dam site. These paddock areas are intended to allow for rotational grazing of cattle on a long term basis. The paddock areas will have long term grazing grasses established into them. Numerous trees will be preserved in the paddock areas to provide shade for the animals. SRC will be onsite to supervise the mark-out of URZ limits and the beginning of clearing and grading activities for the paddock subareas.

The basic sequence for paddock establishment is as follows:

1. Existing ground cover vegetation will be removed from 2-3 paddock subareas.

2. Large stones, tree limbs, and branches would be removed from the work areas by machines.

3. The cleared earthen surface will be graded and smoothed by machines.

4. Soil testing will determine what soil amendments are needed to be applied to create a suitable seeded bed for the proposed pasture grasses.

5. Seeding of the paddock areas will conform to the manufacturer/suppliers specifications.

At this point, the newly seeded paddock will be left to grow-in. A minimum of two weeks will be attained or two (2) inches of new grass growth establishment before this sequence can be stared on the next 2-3 paddock subareas.

A minimum monthly reporting cycle will be established to allow for timely updates to the Granby Inland Wetland Commission.

If you have any questions regarding this update report, please contact me.

Sincerely,



David H. Lord
Certified Soil Scientist
& Environmental Consultant

cc: Granby IW Office

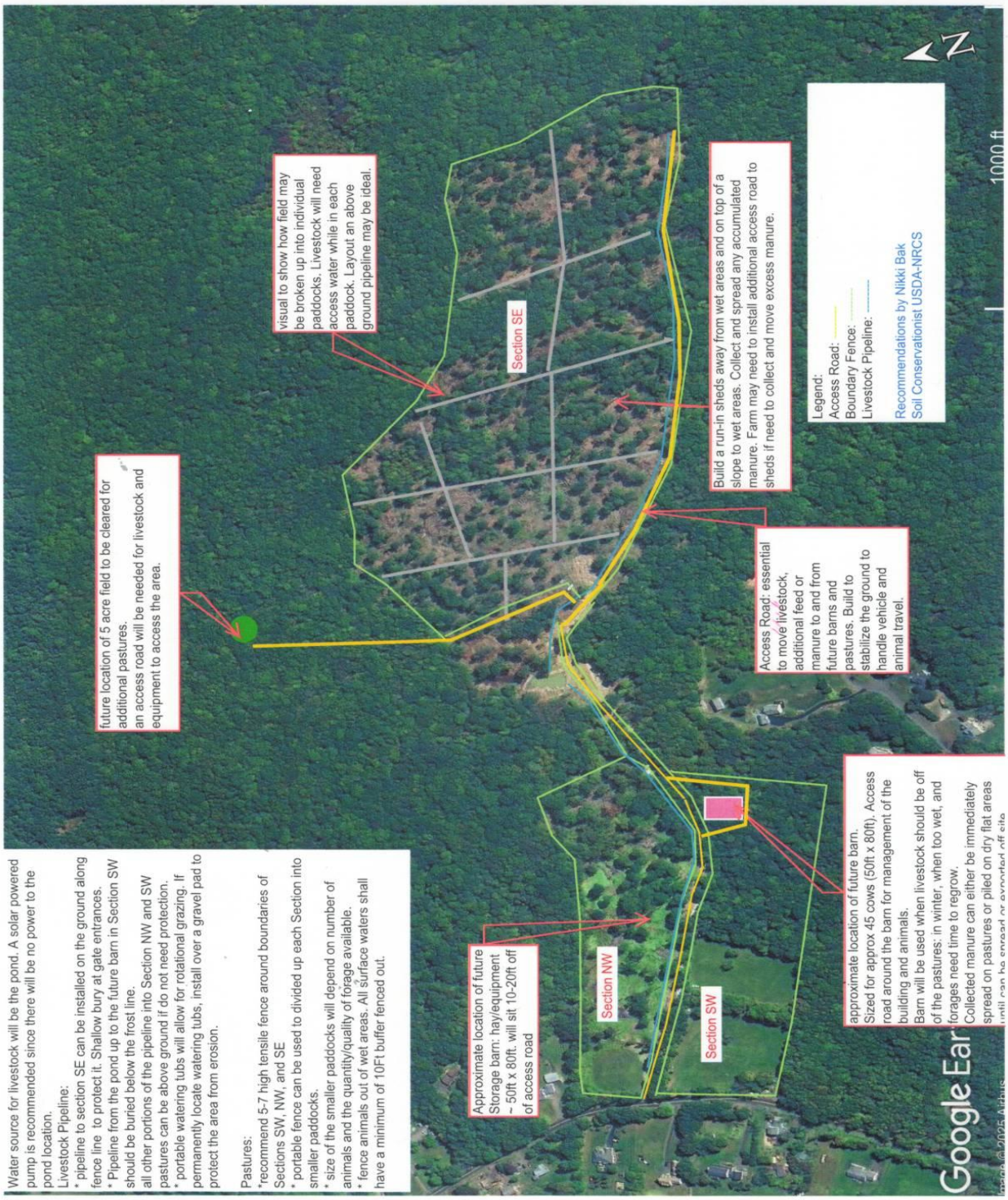
Photo #3 – Northerly View of Existing Ground Cover & Lack of any E & S Issues



Photo #4 – Soil Boring Observation in Easternmost Wetland Symbol on Soil Survey Map



Potential Paddock Configuration & Existing Access Rd.
From Grazing Plan by NRCS & Cons. District



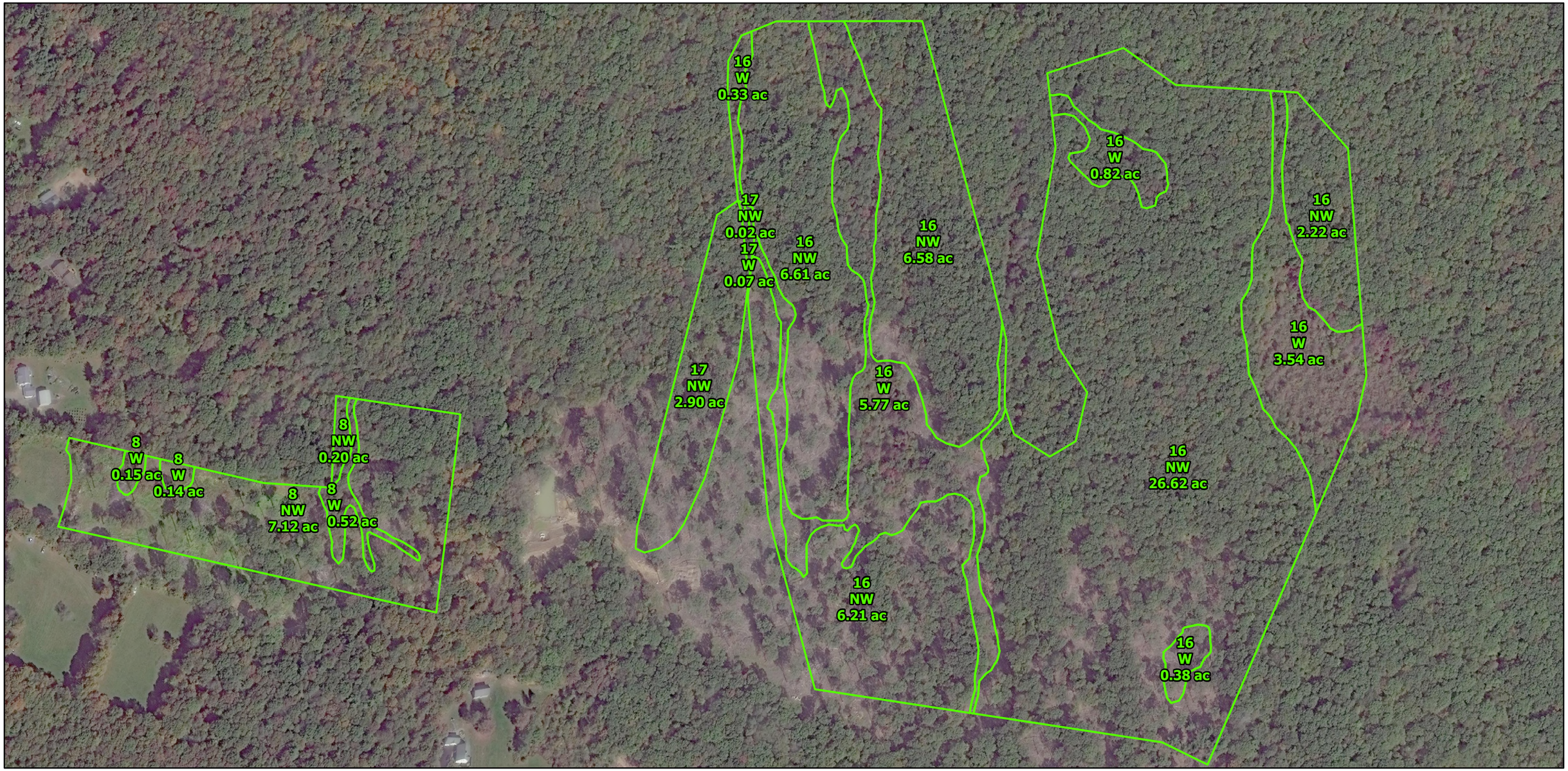
Wetland Delineations Wetland Impact Evaluations Environmental Planning

Farm: 2380
Tract: 6248
Geographic County: Capitol
Administrative County: Capitol
Customer: Coal Black Angus Farm LLC

Wetland Determination

USDA United States Department of Agriculture

Map Creation Date: 4/8/2026



Site_CLU_CWD

Image: VANTAR Satellite Photo October 2025

This certified wetland determination has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985, as amended. No determination is made or implied in the unlabeled portions of the map. If land manipulations are planned in unlabeled areas which do not have previous determinations, a new determination should be requested.

N

Scale: 1:3,200

660 330 0 660

Feet

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October 19, 2026

Matthew Reale
Coal Black Angus Farm LLC
96 Daniel Trace
Burlington, CT 06013-1533

SUBJECT: Clarification of the Food Security Act wetland determination and labels on Tract 6248

Dear Matthrew Reale,

USDA-Natural Resources Conservation Service (NRCS) issued a technical determination on Capitol Planning Region Tract 6248 on April 8, 2026, that was made in accordance with the wetland conservation provisions of the Food Security Act of 1985, as amended. That determination was made in response to the completion of form AD-1026 received by NRCS on 09/26/2025. The specific areas determined on the tract included fields west of (and not adjacent to) the pond/dam, as well as forested areas east of (and not adjacent to) the pond/dam. The pond/dam area and immediate vicinity were not included in the technical determination.

The determination included areas labeled *nonwetland* and *wetlands*. Nonwetlands are areas that do not contain a wetland (as defined in the Food Security Act of 1985, as amended). Wetland-labeled areas are defined as areas that meet the criteria for hydric soils, hydrophytic vegetation, and wetland hydrology and have not been manipulated by altering hydrology and/or removing woody vegetation, including stumps. Had wetland hydrology been removed or stump removal been observed in any areas meeting the definition of a wetland, those areas would have been labeled a *Converted Wetland*. Converted wetlands are wetlands that, after December 23, 1985, have been drained, dredged, filled, leveled, or otherwise manipulated (including the removal of woody vegetation or any activity that results in impairing or reducing the flow and circulation of water) for the purpose, or to have the effect of making the production of, an agricultural commodity possible. The issued technical determination does not contain Converted Wetland -labeled areas on Tract 6248. Further, most of the wetland-labeled areas in the determination were not manipulated by any timber removal. The minority of wetland areas that had timber harvested were limited in scope and stumps were nearly all left in place. Likewise, isolated wetland crossings for logging traffic were temporary and best management practices such as poled fords were observed during field activities.

The functions and values of the wetland-labeled areas are assessed during Food Security Act wetland determinations where a wetland conversion has occurred or is intended to occur. In these cases, the purpose of the wetland functional assessment would be to develop a restoration or mitigation plan to offset losses of wetland function and/or value. However, because no conversion of wetlands occurred in the determined areas of tract 6248, the wetland

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functions and values did not need to be assessed by NRCS. Because manipulations to wetlands were limited to some isolated areas of woody vegetation harvest (but not stump removal), with expected woody regeneration the net change to wetland functions and values would be essentially null.

You also asked for clarification if the farm road approaching the pond/dam area had any impacts on wetland areas on the determination. Figure 1 shows the proximity of any wetland-labeled areas in the determined areas to the farm road, visible in the LiDAR hillshade basemap and emphasized with a red line.

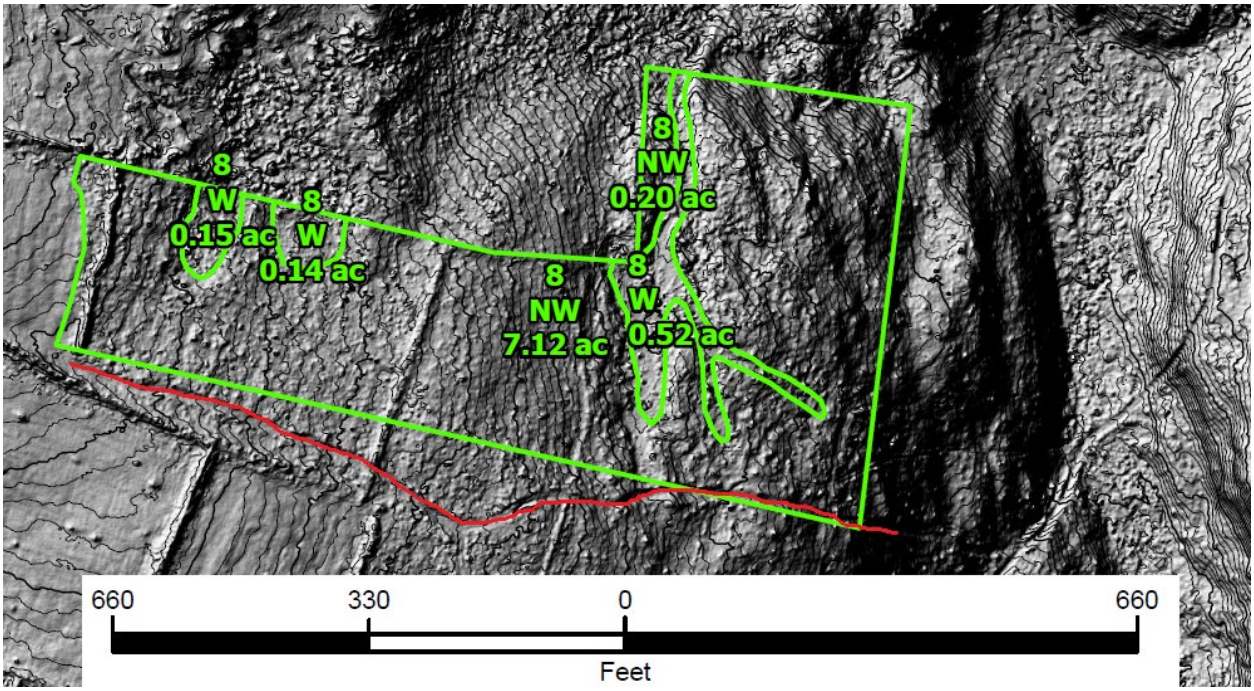


Figure 1Map showing farm road and nearby wetland determination boundaries

Wetland-labeled areas near the north of road either drain to the north, and away from the road, or where drainageway flow paths are directed downslope to the east, the area became too steep to support wetland hydrology.

Hopefully this letter clarifies the wetland determination labels, scope of work, and any other questions you had in regard to this determination.

Sincerely,

Jacob Isleib, State Soil Scientist
USDA-NRCS Connecticut

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Soil Resource Consultants

P.O. Box 752 Meriden, CT 06450

November 5, 2026

SRC Job No. 25-30

Matt Reale
c/o SCOTTINALEECE, LLC
96 Daniel Trace
Burlington, CT 060013

Dear Mr. Reale:

Re: **Site investigation for Wetland Impact Evaluation – 142R and 186 Granby, CT**

At your request, I have completed a recent onsite investigation of this site. The areas of the site investigated extended from the frontage along Case Street westerly to the approximate limits of the intended cow grazing paddocks. The purpose of my investigation was to identify and delineate the onsite inland wetlands and watercourse boundaries in the extreme westerly portion of this property. relative to the proposed pond area and the associated access drive. The field work was completed on October 26, 2026. In addition to the two of us, your attorney, Timothy Furey accompanied us on the investigation of your property relative to the cow paddocks.

Additionally, we looked at the existing conditions of several areas of your property where the Granby Inland Wetland Commission has raised questions and requested further information The following are my observations, comments, recommendations, and conclusions.

1. I have utilized the USDA NRCS "Wetland Determination" mapping information compiled by them as part of their wetland determination for compliance with the Food Security CT of 1985 and to maintain your eligibility for USDA programs. This determination of wetlands, non-wetlands and existing wetland characteristics as well as wetland functions and values was prepared in response to your completion and submission of USDA form AD-1026 on September 26, 2025. The findings of this determination are contained in the USDA letter of October 19, 2026.

2. The above determination by NRCS states that no wetland areas on your property have been altered either in character or wetland "functions and values". On page 2 of this letter the USDA states "Because manipulations to wetlands were limited to some isolated areas of woody vegetation harvest (but not stump removal), with expected woody regeneration the net change to wetland functions and values would be essentially null".

3. My own field investigation on 10-9-26 has confirmed their determination and I am in agreement with their conclusions as to the character and extent of wetland resources in the areas of the proposed grazing paddocks. The extent of wetland within the proposed grazing areas is shown on their drawing which was included with their 10-19-26 letter.

4. I believe that the Forestry section of CT DEEP has reviewed the timber harvesting activities and are of the opinion that the work was appropriately completed and the site is stabilized. I fully concur that no wetland areas were adversely impacted. Slash piles are located outside the areas of any wetlands. These slash piles provide important wildlife habitat functions such as cover protection ab nesting sites. The also provide a degree of soil stabilization and sedimentation protection.

5. The issue of the location and construction of the farm access drive extending from Case Street eastward toward the area of the proposed dam has been thoroughly evaluated by SRC. The access drive is located along the southern side of the property and does not flow to or encroach upon any onsite wetlands. The southern most tips of the three (3) wetlands depicted on the USDA NRCS map do not intersect with the existing access drive. The southern limit of the 0.52 ac. wetland is more than 15 feet from the closes point along the access drive which has been located in an area where this wetland tip and the southern property line narrow.

   Furthermore, any excess surface water flows from this wetland does not reach the access drive. Surface topography directs storm flows generally to the north away from the access drive.

   The materials used to cover the surface of the access drive are appropriate for the intended frequent passage back and forth of livestock as detailed on the grazing plan. The existing surface material provides an all-weather, durable surface for its intended use.

6. The wetland limits associated with the proposed pasture grazing areas have been marked with pink plastic ribbons with the printed lettering “WETLAND DELINEATION”.

7. The USDA NRCS has developed in conjunction with you a thoughtful and detailed grazing plan for the rotational grazing of your land. It appropriately protects wetland resources with its phased development of the paddock areas and measures to protect the wetland resources.

8. The pond location is appropriately located based on the natural topography of the site. This location impacts the existing wetland watercourse resource at point where it narrowed to approximately 15 feet wide. Alternative locations north or south would have increased the amount of wetland watercourse area impacts. The selected location also provides a significant amount of buffering from any animal waste generated from the livestock.

If you have any questions regarding this report, please contact me.

Sincerely,



David H. Lord
Certified Soil Scientist
& Environmental Consultant

TOWN OF GRANBY

Incorporated 1786
15 North Granby Road
Granby, Connecticut 06035-2102

Inland Wetlands and Watercourses Commission
Request for Review Guidelines
November 12, 2026

1. Complies with Sections 4.1 and 4.2 of the Granby IWWR.
   a. 4.1 (d) What is a significant amount of material as presented in 4.1(d) of the IWWR? Under 5 yards, based on quality of wetland per Agent's discretion.
2. No work within a mapped wetland. If so, the absence of jurisdictional wetlands within the project area must be confirmed by a qualified Soil Scientist. The IWWC Agent may determine that a regulated wetland resource area boundary does not need to be delineated at their discretion. This determination shall be substantiated by field observations.
3. If work is within 25 feet of the potential jurisdictional wetland boundary, it shall be defined for review in the field by the IWWC Agent.
4. No heavy machinery or extensive excavation is required for work.
5. The IWWC Chairperson or Agent may make determinations on behalf of the IWWC in accordance with these guidelines. All determinations shall be reported to the IWWC at their next regularly scheduled meeting.
6. Any activity in excess of these RFR Guidelines shall be referred to the IWWC for a determination.