MEETING MINUTES
Town of Granby
Inland Wetlands and Watercourses Commission
Thursday, November 12, 2026, at 7:00 pm

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

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

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

   ON A MOTION by F. Jones seconded by B. Schmitt, the Commission voted 5-0-0 to approve the October 14, 2026, meeting minutes as amended to reflect the following change:
   a. Bottom of page 2, strike out "due to the overgrowth of invasive species".

3. **Request for Review**
   a. **12 Northwoods Road – N. Kimball and M. Nasshan – RFR to conduct pond maintenance within a regulated area.**
   K. Bednaz stated that she recently conducted a site visit, and a revised application has been submitted to address staff comments. They are seeking permission to remove sediment and overgrown vegetation from an existing fire pond on their property. Over the summer large volumes of rainwater and sediment have accumulated, thus encouraging the rapid growth of vegetation that is hindering stream flow and potential backup at the existing culvert. The subject area is approximately 40 square feet, and an excavator would be utilized from the driveway to remove the material.

   ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 5-0-0 to approve the application as an As of Right Determination per the Inland Wetlands and Watercourses Commission Regulations, Section 4.1.d.

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.**
   Kevin Sullivan and John Gravel (via zoom) were present to discuss the application. K. Sullivan provided a status update and overview of his recent site inspection with K. Bednaz. The three areas of concern were man-made scours, and the sediment will be removed when the timing is right. At this time, no further erosion has occurred, and water is still being diverted with the help of straw waddles. K. Bednaz indicated that the site appears to be in good shape and provided a draft approval letter for consideration.

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

b. **<u>37 Hartford Avenue</u> – F. Devine – Permit application for regulated activities in connection with the development of a 16-unit apartment building and associated site improvements.**
The public hearing for this application concluded on 10/14/26. The Commission deliberated on the application, stating their concerns regarding the potential impact to the neighboring wetlands. There was a general consensus that the site is not conducive to the proposed use, nitrogen levels were of concern, and no prudent or feasible alternatives were provided by the applicant. K. Bednaz provided clarification regarding FVHD and CT Public Health Code requirements and questioned what the Commission would find acceptable for a proposed development on this site. A draft denial letter was provided for consideration and read into the record by S. Okie. An amendment was made to Item#1c, to change 2,450 gpd to 3,700 gpd.

ON A MOTION by D. Tolli seconded by F. Jones, the Commission voted 5-0-0 to deny the application as presented.

5. **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.**
   This agenda item was discussed as part of agenda item #6a.

6. **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.**
   Attorney Timothy Furey was present on behalf of the property owner to provide updates. A report and associated mapping from Jacob Isleib of the USDA-NRCS was provided and reviewed at length. Roughly three weeks ago, the property owner met with DEEP regarding review of the engineered plans for the dam, and more information was requested. Soil Scientist David Lord ran through his revised soils report, detailing information on the northwest section of the property and noted that his findings throughout both subject properties coincide with the mapping provided by NRCS. K. Bednaz expressed concerns regarding the lack of a survey and requested a site inspection to verify the wetlands flagging. After some deliberation, Attorney Furey requested a continuation of these agenda items to the January 2027 meeting, at which time a revised Request for Review will be submitted for the northwest section only.

   ON A MOTION by N. Dethlefsen seconded by F. Jones, the Commission voted 5-0-0 to continue this agenda item to the January 2027 regular meeting.

7. **Request for Review Sign Off Authority Discussion**
   As part of the meeting packet, the Commission received revised guidelines pertaining to the submittal and consideration of Request for Reviews. In order to streamline and expedite the application process, it has been past practice for the IWWC Agent, Chair or Vice Chair to approve Request for Reviews. K. Bednaz requested that the Commission review the document and N. Dethlefsen recommended that the discussion be continued so that all members may be present.

ON A MOTION by D. Tolli seconded by N. Dethlefsen, the Commission voted 5-0-0 to continue discussion to the next regular meeting.

8. **Commissioner Reports and Correspondence**
   None

9. **Adjourn**

   ON A MOTION by N. Dethlefsen seconded by D. Tolli, the Commission voted 5-0-0 to adjourn the meeting at 8:58 p.m.

   Respectfully submitted,

   Renee Deltenre
   Land Use Coordinator