

**CONSERVATION COMMISSION
INLAND/WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
March 26, 2019 Minutes**

A special meeting of the East Granby Inland Wetland/Conservation Commission was held on Tuesday, March 26, 2019. Members present when Chairman George Cornelius called the meeting to order at 7:01 p.m. were John Rusnock, Daniel Methot, Frank Kilby, John Febroriello, Russell Houghton and alternate Jennifer Frank.

NEW BUSINESS

**A. Cumberland Farms – 62 Rainbow Road/Upland Review (#19-01)
(rec'd 3/06/19) (d/d 5/01/19)**

Chairman Cornelius stated that after reviewing the Town Engineer's and Mr. Haynes' comments, he felt the changes were significant. He was concerned with the swale construction, the lack of details on the plans and felt it was prudent that the applicant withdraw this application and resubmit a new complete application that incorporated the changes recommended by staff.

He stated the application should be correct and this should not be pushed through. Many of the Commission members agreed with him. Dan Methot stated he thought the application should proceed tonight. Jennifer Frank stated she still wanted to hear the applicant and ask questions this evening.

Mr. Haynes explained that the comments were like "standard conditions of approval" and the revisions were minor in nature. Mr. Cornelius disagreed and felt all the comments were "weighty" and important details were missing from the plan.

Joseph Williams, attorney representing the applicant, stated that he did not think they needed to withdraw but continue the meeting. He respected the process and he would like to proceed with the presentation. Revised maps would be submitted to the Commission before the next meeting. It was agreed they would proceed with a presentation.

He stated that the proposal was designed to protect natural resources. There were no wetlands on the property but there were wetlands on the adjacent property to the east.

Chris Tamula, civil engineer, for the applicant, reviewed the plans for the Commission. He discussed the existing conditions on the site. In response to a question by John Rusnock, Peter Yeskey explained that the barns were currently planned to be dismantled and rebuilt elsewhere but the house was not salvageable and currently in dangerous condition.

Mr. Tamula reviewed the site plan. The 24,000 gallon tanks on site were double-walled fiberglass and state of the art with both audible and visual alarms. The canopy contained a fire suppression system that releases a "one time" dry chemical. All workers are trained and licensed to deal with spills. There is a closed drainage system that exceeds DEEP requirements.

The grading and drainage plan was reviewed in detail. Mr. Tamula explained the revisions to the swale as requested by the Town Engineer. A cross section detail and some additional calculations will be provided. He discussed run-off, underground infiltration systems, storm drainage calculations and maintenance/clean-out schedules. An operations and maintenance manual was submitted with the application. He also explained and answered questions regarding the jellyfish filtering unit. There will be no plantings in the swale, only jute mat/grass and there will be no impacts on the stream. An environmental engineer & a geo-tech engineer will be on site to oversee the project and test the fill. It was noted that Cumberland Farms exceeds both Town and DEEP standards with all their projects. The plan is to hook-up to water and sewer with a well for irrigation only.

Mr. Yeskey stated that 8 soil borings were done and approximately 2,000 cubic yards will be remediated. Mr. Haynes noted that conditions of approval should include the applicant provide certification for the clean fill and documentation for the remediation.

Mr. Williams respectfully requested the Commission hold a special meeting as a decision was needed before the 4/09/19 Planning & Zoning meeting. A delay into May would mean the project would not go forward. The Commission agreed to hold a special meeting for the week of April 1st – the date was dependent on the availability of the hearing room and to allow time for maps to be revised. Mr. Cornelius noted that the applicant gave a good presentation.

MINUTES

A motion was made by John Febroriello and seconded by Daniel Methot to approve the minutes of 1/02/19 as submitted. The votes in favor were unanimous. Motion carried. (John Rusnock did not vote as he was not present at the meeting.)

COMMUNICATIONS

The Commission received:

February

- PZC minutes for 1/08/19
- Habitat
- CT Wildlife

March

- Application #19-01 by Cumberland Farms for an upland review for drainage piping for 62 Rainbow Road
- PZC minutes 2/19/19

April

- Staff email comments along with Town Engineer comments for Application #19-01 by Cumberland Farms
- CT Wildlife

OLD BUSINESS

A. Wetlands Enforcement Report – No report. Mr. Haynes updated the Commission on the Pride Gas Station site. They are addressing the Town Engineer's concerns, stabilizing the E&S controls and the fill on-site will be removed.

B. Director of Community Development Report

a.) **Administrative Approvals** – none

NEW BUSINESS

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No action taken. A special meeting date will be determined and take place before 4/09/19.

ADJOURNMENT

A motion was made by John Rusnock and seconded by Daniel Methot to adjourn the meeting at 8:10 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant