

**CONSERVATION COMMISSION
INLAND/WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
January 06, 2020 Minutes**

A meeting of the East Granby Inland Wetland/Conservation Commission was held on Monday, January 06, 2020. Members present when Chairman George Cornelius called the meeting to order at 7:00 p.m. were John Rusnock, Daniel Methot, Michael Malloy, and Russell Houghton with alternates Jennifer Frank and Trish Rondeau.

NEW BUSINESS

A. Grafix LLC - #19-03/Upland Review - 8 School Street
(rec'd 12/04/19) (d/d 2/05/20)

David Ziaks, an engineer with Hesketh & Associates was present to represent the applicant. The proposal is for 8 School Street, a former bank building on 1.84 acre with .9 acres of wetlands. The current building is 2488 sq. ft. The applicant plans to construct a two story 2493 sq. ft. addition on the south side. The original building and the first floor of the addition would be for the owner's existing business SignsPlus to move into and allow for expansion. The second floor of the addition would be for two apartments.

Mr. Ziaks discussed the existing conditions noting the location of Sanborn Brook, the 100 foot upland review area and the catch basin locations. The wetlands line is as shown on the Town Wetlands map. There would be no changes to the existing drainage system but they would be cleaned, inspected and repaired if needed. The impervious coverage increase would be three sq. ft. Mr. Ziaks stated the applicant agreed to all conditions noted in staff comments including the addition of a stairwell location for the apartments as recommended by the Fire Marshal. In answer to a question by John Rusnock, the building is connected to city water, sewer and gas and that the addition will be built on a slab.

Mr. Haynes reviewed his comments dated 1/03/2020. He noted the site was built in 1972. Wetland regulations were not adopted until 1977. Conditions are already existing and there is no new areas of disturbance with minor changes to the parking lot area. He reviewed his conditions and noted that he forgot to add the addition of the Wetland Approval block to the finalized maps. There was no landscape plan as only two grass areas are to be added. The landscaping is existing.

Russell Houghton left at 7:12 p.m.

In discussion on the existing catch basins, Jennifer Frank recommended adding a hood to protect and capture any trash or oil. Mr. Ziaks agreed that a hood or trap baffle can easily be added and this change will be another condition of approval. In answer to Mr. Rusnock, Mr. Ziaks explained that the sign company operation was dry printing and no floor drains are proposed or needed. Parking spaces were discussed. The current site has 22 spaces. This will be reduced to 13.

Mr. Cornelius had concerns with and questioned the wording on many of the notes on the plans that he felt were not clear or detailed enough. He also distributed a copy of a page from the Wetland Regulations as to what information should be provided as a part of an application. He stated this application was very lacking. Mr. Ziaks disagreed and noted that all the information needed was on the plans. As Mr. Cornelius felt that the application was incomplete and needed revisions, he made a motion to reject the application. He corrected his motion to request the application be tabled to a special meeting to allow time to revise the maps. No one seconded. Mr. Malloy stated that the scope of this application was so small he did not see a need to delay action until another meeting and that the revisions are covered by the conditions of approval.

A motion was made by Michael Malloy and seconded by John Rusnock to approve Application #CC19-03 by Grafix LLC for a two story addition for property at 8 School Street within an upland review subject to conditions set forth by staff in comments dated 1/03/20 and with the additional conditions of adding the wetland approval block to the maps and adding trap baffles to the two existing catch basins. Votes in favor were five (Rusnock, Methot, Malloy, Frank & Rondeau). One opposed (Cornelius). Motion carried.

MINUTES

A motion was made by Daniel Methot and seconded by Trish Rondeau to approve the minutes of 7/17/19 as submitted. The votes in favor were unanimous. Motion carried. (George Cornelius did not vote as he was not present at the meeting.)

COMMUNICATIONS

The Commission received:

August 2019

None

September 2019

None

October 2019

- CT Wildlife
- PZC Minutes for the 9/10/19 meeting

November 2019

- PZC Minutes for the 10/08/19 meeting

December 2019

- PZC Minutes 11/12/19
- CT Wildlife
- Application #CC19-03 by Grafix LLC for upland review for 8 School Street

January 2020

- PZC Minutes for the 12/10/19 meeting
- Staff comments for Application #CC19-03 by Grafix LLC

At this time, Mr. Cornelius noted from the Planning & Zoning minutes that Galasso had submitted an annual report regarding the wetlands that included photos. He requested copies for the Commission. He also discussed items noted the annual report from the Farmington River Watershed Association concerning the wild & scenic designation on the Farmington River.

OLD BUSINESS

A. Wetlands Enforcement Report – There was no report but Mr. Haynes updated the Commission on the status Pride Gas project, the Cumberland Farms project and the entrance to the Air National Guard.

B. Director of Community Development Report

a.) Administrative Approvals: None

NEW BUSINESS

A. Election of Officers.

Current officers agreed to remain in office. A motion as made by Michael Malloy and seconded by John Rusnock to elect George Cornelius as Chairman, Daniel Methot as Vice Chair and Jennifer Frank as Secretary. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by John Rusnock and seconded by Trish Rondeau to adjourn the meeting at 8:08 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant