

**CONSERVATION COMMISSION
INLAND/WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
December 2, 2020 Minutes**

A meeting of the East Granby Inland Wetland/Conservation Commission was held on Wednesday, December 2, 2020. Members present when Chairman George Cornelius called the meeting to order at 7:08 p.m. were Daniel Methot, Michael Malloy, Carl Landolina, and Jennifer Frank with alternates David Tobin and Trish Rondeau.

NEW BUSINESS

A. Michael Wegrzyniak - #CC20-01/58 Copper Hill Road

Upland review for detached garage
(rec'd 11/04/2020) (d/d 1/06/2021)

Mr. Haynes reviewed the original 2002 subdivision approval. Wetlands and the upland review line had been flagged by a soil scientist and are as shown on the map submitted by the applicant.

Michael Wegrzyniak explained that he had inherited 3 classic cars from his grandfather. To date, he did not have the means nor location to restore them. He was looking to construct a 3 car detached garage for these cars. He stated he had spoken with neighbors and they had no concerns for the location.

The Commission members questioned him on the slope from the garage to the wetlands which was approximately a 4 foot drop in grade and where it was best to install silt fencing and hay bales. Mr. Haynes explained that as a condition of approval all E&S controls must be in place before any work starts and must be inspected.

Mr. Landolina questioned where the stockpile area would be and recommended that the stockpile also be contained with silt fencing. Mr. Landolina also asked about the additional paving. If this wasn't needed, the garage could be moved more easterly and it would lessen the intrusion into the upland review. Mr. Wegrzyniak explained that the additional paving was necessary to allow for a proper turning radius out of the garage and still allow access to the house garage. An area north of the current proposed location could not be considered as it would be too close to the septic and propane tank locations. It was also stated, in response to questioning, that no lift was to be installed, nor any floor drains. There was also discussion on drainage off the building and flow to the wetlands.

A motion was made by Daniel Methot and seconded by Jennifer Frank to approve Application #CC20-01 for a detached garage at 58 Copper Hill Road as shown subject to conditions noted in staff report dated 11/25/2020 and with the additional condition to install silt fencing around the stockpile. Votes in favor were unanimous. Motion carried.

MINUTES – 1/06/2020

No action taken as not all members had received copies to review.

COMMUNICATIONS

The Commission received:

February

- PZC Minutes 1/09/20
- CT Wildlife

March

- PZC Minutes 2/13/20

April

- PZC Minutes 3/10/20
- CT Wildlife
- Admin Approval for 18 Bonnieview Drive/septic repair

May

- PZC Federation of Zoning Agencies Quarterly newsletter
- Admin Approval for 68 Holcomb Street/deck expansion
- PZC Minutes 4/28/20 Zoom meeting

June

- PZC Minutes 5/07/20 Zoom meeting

July

- CT Wildlife

August

- PZC Minutes 7/14/20 Zoom meeting
- PZC Minutes 7/28/20 Zoom meeting

September

- Adm. Approval – 2 Southwood Lane/detached carport
- CT Wildlife
- Adm. Approval – 72 Copper Hill Road/detached garage & shed relocation
- Adm. Approval – 178 South Main Street/fill

October

- Revised Adm. Approval – 72 Copper Hill Road/shed relocation

November

- CT Wildlife
- Application #CC20-01 – 58 Copper Hill Road/upland review/detached garage

December

- Application #CC20-21 – 13 Nicholson Road/upland review/120 Unit Apartment Development
- Application #CC20-03 – 12-14 School Street/upland review/apartment complex
- Staff comments dated 11/25/2020 for Application #20-01 @ 58 Copper Hill Road

OLD BUSINESS

A. Wetlands Enforcement Report – No report

B. Director of Community Development Report

- a.) Administrative Approvals: a list of recent approvals over the last 11 months were submitted to the Commission. Mr. Haynes explained that they were minor in nature and the Commission had no further questions.

At this time, Mr. Cornelius asked questions regarding the addition and revisions to the approval for 8 School Street. Mr. Haynes explained that the addition was smaller, the 2nd floor apartments were removed from the plan and any conditions from the Wetlands approval still must be met.

Mr. Landolina discussed the Town adopting a new ordinance that would allow Commissions to hire independent outside experts for complex applications and the applicant would be made to cover the cost. This concept was briefly discussed. Members saw a value in adopting such an ordinance and suggested all Commissions write a letter of support to the Board of Selectmen to consider.

NEW BUSINESS

A. Election of Officers.

Current officers agreed to remain in office - George Cornelius as Chairman, Daniel Methot as Vice Chair and Jennifer Frank as Secretary. A motion as made by Carl Landolina and seconded by Michael Malloy to elect the current slate of officers for the 2021 year. Votes in favor were unanimous. Motion carried.

B. Meeting Dates 2021

The Commission reviewed the dates and a motion was made by George Cornelius and seconded by Daniel Methot to approve the meeting date schedule for 2021 as presented. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Michael Malloy and seconded by Jennifer Frank to adjourn the meeting at 8:00 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant