

**CONSERVATION COMMISSION
INLAND/WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
February 3, 2021 Minutes**

A meeting of the East Granby Inland Wetland/Conservation Commission was held on Wednesday, February 3, 2021. Members present when Chairman George Cornelius called the meeting to order at 7:02 p.m. were Daniel Methot, Michael Malloy, Carl Landolina, and Jennifer Frank. Alternates Trish Rondeau arrived at 7:05 p.m. and David Tobin arrived at 7:30 p.m.

OLD BUSINESS

C. Wiles+Architects LLC - #CC20-02/13 Nicholson Road
Upland review for 120 unit residential development
(rec'd 12/02/2020) (d/d 2/03/2021)

Skip Alford, Land Surveyor & Civil Engineer for the project, displayed the revised map based on comments from the Town Engineer, the Commission and Mr. Haynes. He briefly reviewed the revisions.

Trisha Rondeau arrived at 7:07 p.m.

Mr. Alford explained that Building #4 was moved to the west, Building #1 was moved east, the first driveway was moved to the eastern portion of the property and the main sewer line was moved to the area of the main entrance drive.

Mr. Alford had submitted the REMA soils report and had answered all comments from The Town Engineer. Matt Popp, Landscape Architect for the project, also noted that two parking spaces by Building #1 had been relocated to move pavement further away from the wetlands. Mr. Alford also explained that the conservation easement had been extended around the entire property.

Jennifer Frank requested the applicant consider clearing the invasive species such as multi flora rose out of the wetland areas. Matt Popp noted this was a good idea and agreed to do so. This would be added as a condition of approval. After a brief discussion, the invasive species removal would take place after the limit of clearing is staked out and once complete a detail report by an environmental consultant shall be submitted to the Commission. Mr. Popp's comments regarding vernal pools shall be added as a general note on the plans.

Commission members stated that the environmental assessment was very complete and an excellent job. No one had any further questions. Mr. Haynes reviewed his report dated 2/01/21. The concerns of the town Engineer had been met and he recommended approval with the conditions in the Town Engineer's report and with the invasive species condition added.

A motion was made by Trish Rondeau and seconded by Daniel Methot to approve the Application #CC20-02 by Wiles+Architects LLC for a 120 unit apartment complex within the upland review area for property at 13 Nicholson Road (referencing maps dated revised 1/29/2021). Votes in favor were unanimous. Motion carried.

D. School Street Square LLC - #CC20-03 12/14 School Street
Upland review for residential apartments
(rec'd 12/02/2020) (d/d 2/03/2021)

Mr. Cornelius stated that the Commission had received a REMA report for this application and again he stated that it was excellent. The report had several recommendations. He asked if those recommendations would be implemented. Mr. Alford did not immediately respond as he wanted to present the changes to the plan first.

Mr. Alford displayed a revised map and reviewed the changes made to the storm drainage and water quality basin as well as revisions made based on comments from the Town Engineer. He noted that invasive species would be removed.

David Tobin arrived at 7:30 p.m.

It was noted that the plans Mr. Alford was presenting were not the revised plans that had been submitted to the Commission. His plans had implemented some of the changes requested by the Town Engineer. There was further discussion on the REMA report especially p.12, item#4. Mr. Alford agreed to implement those recommendations. Mr. Haynes reviewed his comments dated 2/01/21 and noted that an additional condition should be added to certify any fill. The Town Engineer's report dated 1/27/21 was also reviewed. There were extensive changes, but most were minor in nature. Mr. Cornelius wanted the REMA recommendations added to the drawings.

After some discussion back and forth, it was preferred to hold a special meeting on Monday 2/08/21 in order to give the applicant time to make all revisions to the maps for a vote. The applicant agreed to submit a request in writing to allow for an extension of time to allow for the special meeting.

MINUTES

A motion was made by Michael Malloy and seconded by Jennifer Frank to approve the minutes of 1/06/2021 as submitted. Votes in favor were unanimous. Motion Carried.

COMMUNICATIONS

The Commission received:

- PZC 1/12/21 minutes
- Wetland Photos taken by Commission member Jennifer Frank for Applications #CC20-02 & #CC20-03
- Town Engineer comments dated 1/27/21, revised plans, REMA report dated 1/29, alternative analysis dated 1/28 and staff report dated 2/01/21 for Application #20-03 for 12/14 School Street

- Revised plans, REMA answers from the applicant's engineer to questions from 1/06/21 meeting, soil report, an environmental assessment, and staff report dated 2/01/21 for Application #20-02 for 13 Nicholson Road
- Upland Review for a Revised Site Plan Application #21-01 by Russell Road Associates for 38 Russell Road
- Final email comments from the Town Engineer dated 2/03/21 for applications #20-02 & 20-03

OLD BUSINESS

A. Wetlands Enforcement Report – No report

B. Director of Community Development Report

Mr. Haynes noted that the Commission has received Application for CC21-01 for 38 Russell Road for a revision to the parking within the upland review.

a.) Administrative Approvals: Mr. Haynes approved the installation of a farm pond at 118 Petersen Road as an agricultural use of right. He had met on the site with the Town Engineer and added a few conditions to the administrative approval.

NEW BUSINESS

None.

ADJOURNMENT

A motion was made by Daniel Methot and seconded by Michael Malloy to adjourn the meeting at 8:12 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant