

**CONSERVATION COMMISSION  
INLAND/WETLANDS AGENCY  
EAST GRANBY, CONNECTICUT  
March 18, 2021 Minutes**

A special meeting of the East Granby Inland Wetland/Conservation Commission was held on Thursday, March 18, 2021. Members present when Vice Chairman Daniel Methot called the meeting to order at 5:39 p.m. were Michael Malloy, Jennifer Frank and with Alternates Trish Rondeau and David Tobin. Chairman Cornelius had issues with logging into the Zoom meeting.

**MINUTES**

A motion was made by Jennifer Frank and seconded by Michael Malloy to approve the minutes of 3/03/2021 as submitted. Votes in favor were unanimous. Motion carried. (Trish Rondeau did not vote as she was not at the last meeting).

**COMMUNICATIONS**

The Commission received:

- Application #CC21-03 by Timothy Brignole to document an agricultural use of right at 113/115 Hartford Avenue
- Staff comments dated 3/18/21 for the Applications CC21-02 & CC21-03
- Information from Chairman Cornelius in an email to members for the applications tonight
- Gary's informational brochure on Agricultural Uses and Wetlands
- A revised map for the Brignole Application #CC21-03

**OLD BUSINESS**

A. Director of Community Development

- a.) Application Acceptance – Application #CC21-03 was accepted to document an agricultural use of right at 113/115 Hartford Avenue

**NEW BUSINESS**

A. Maulucci Home Builders /1 Kirkstone (CC#21-02) Amend existing permit for a new single family within upland review (rec'd 3/03/21) (d/d 4/07/21)

TJ Barresi, Engineer/Surveyor for the applicant, thanked the Commission for holding a special meeting for this application. He explained that the original subdivision approval was in the 1990's. He was present to amend the existing permit and allow for a further encroachment into the upland review area. There would be no direct impact on the wetlands. The encroachment into the upland review increased from 60 feet to 40 feet. As the house design changed. The original footprint was for a two story colonial whereas the new proposal was for a ranch style home which has a larger footprint. The overall area of disturbance was reduced from 14,800 sq. ft. to 10,500 sq. ft.

Mr. Haynes reviewed his report dated 3/18/2021. He noted that E&S controls would be maintained, there was no filling and no adverse impacts.

A motion was made by Michael Malloy and seconded by Daniel Methot to approve Application #CC21-02 by Maulucci Home Builders to amend an existing permit for an increase into the upland review for a new single family dwelling as submitted. Votes in favor were unanimous. Motion carried.

B. Timothy Brignole /113-115 Hartford Avenue (CC#21-03) Barn  
Document an Agricultural Use of Right (rec'd 3/18/21) (d/d 4/07/21)

David Tobin recused himself from any action on this application.

David Ziaks of FA Hesketh was present with Mr. Brignole to present the application. Mr. Ziaks stated that the application was proposing to build a new farm building in conjunction with the winery. The building would be within the upland review. Viewing the map, he explained about the existing spring fed farm pond, the spillway and that the area has been previously disturbed. The map submitted with the application was incorrect. A revised map was sent to the Commission by email just before the meeting when the error was discovered. The map submitted was for a 40' x100' barn. The correct map was 170' x 60' – in increase from 4,000 sq. ft. to 11,200 sq. ft. There would be no grading with the construction. Two thirds of the building would be within the upland review.

Mr. Brignole explained that an existing two story barn was to be removed for parking. The new building was similar to a small tobacco barn. His farm/winery is listed/registered with the State and he has the right to a barn under State statutes for farm uses. The barn would be used to house equipment and for production of farm items. The barn would have water & electricity.

In response to a question from Jennifer Frank as to installing a bathroom and where the leach fields would be located. Mr. Brignole stated that he wasn't sure if one would be required by the building official. He also could use a self-contained facility as he has full time farm hands. He also leases property from the Thrall family where he has grapevines, vegetables, barley & hops.

Mr. Haynes reviewed his report dated 3/18/21 which was based on the wrong map so his comment to possibly move the building was no longer possible. He had distributed a flyer to the Commission to explain agricultural uses and wetlands. The building was in the upland review, not any wetland.

Mr. Malloy stated that he thought the Commission should postpone any action on this meeting until their next regularly scheduled meeting. Some members agreed as they wanted further information as to the uses of the building, what would be stored inside,

whether bathrooms/leaching fields would be necessary. Mr. Malloy stated he wanted time to review much of the paperwork which was only received shortly before the meeting.

A motion was made by Michael Malloy and seconded by Jennifer Frank to postpone any action on this application until the next meeting. Votes in favor were three (Frank, Malloy, Rondeau). Opposed one (Methot). Motion carried.

Mr. Brignole stated he was present to document his use of right, not to get permission. He has the right to do it per State Statutes. He is licensed and registered as a farm. He is fully entitled to a barn. This is more informational to the Commission, not for permission.

## **ADJOURNMENT**

A motion was made by Daniel Methot and seconded by Trish Rondeau to adjourn the meeting at 6:16 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney  
Land Use Administrative Assistant