

**CONSERVATION COMMISSION
INLAND/WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
April 07, 2021 Minutes**

A meeting of the East Granby Inland Wetland/Conservation Commission was held on Wednesday, April 7, 2021. Members present when Chairman George Cornelius called the meeting to order at 7:04 p.m. were Daniel Methot, Michael Malloy, Carl Landolina and Alternates David Tobin and Trish Rondeau. Jennifer Frank arrived at 7:11 p.m.

It was noted that with two full members missing that alternates would be voting this evening.

OLD BUSINESS

B. Russell Road Associates LLC (CC#21-01) 38 Russell Road
Upland Review for Parking Lot Expansion
(rec'd 2/03/21) (d/d 4/07/21)

TJ Barresi, Engineer & Surveyor for the applicant, described the project as creating an additional parking lot area for trailer parking for a transportation company. He reviewed the existing conditions and noted that the wetlands had been flagged and field located. The proposed parking area would be bituminous with areas of DOT millings as shown on the plan.

Jennifer Frank arrived at 7:11 p.m.

He reviewed the layout, grading plan, storm water management, and erosion controls with silt fencing/hay bales/wood chips. The property is 11.134 acres with 2.348 acres of wetlands. He has reviewed the reports from the Town Engineer, Mr. Haynes and Jenn Beno's Wetlands Assessment Report. The applicant will comply with all conditions and recommendations in those reports. He included a letter with his revised amps which replied to each bullet point in the Town staff reports.

Jenn Beno, a biologist, stated her background and reviewed the highlights in her report dated 4/06/21. She identified the existing conditions, the vegetation types, wetland types, existing wildlife and active groundwater seepage.

The NDDB (page 26 in her report) indicated that the site had Federal & State listed protected species of spotted and eastern box turtles. Recommendations regarding the turtles have been incorporated into her report and the plans. She noted that there was no direct impact on the wetlands areas. She listed her recommendations at the end of her report which included the removal of invasive species and the planting of trees to mitigate any impacts from the clearing within the upland review. She ended by saying that she saw no significant impact on the wetlands if all work is done according to the plans.

Mr. Cornelius stated that the revised plans and new reports were very complete. Mr. Landolina questioned whether the two areas noted on the abutting Town property could be considered vernal pools and the answer was no to that question. There was a discussion on the E&S controls. Mr. Haynes stated that the applicant had addressed all his and the Town Engineer's comments. Any conditions of approval were "standard".

A motion was made by Carl Landolina and seconded by Daniel Methot to approve Application #CC21-01 by Russell Road Associates LLC for activity within an upland review for property at 38 Russell Road subject to the conditions set forth in Town Staff report dated revised 4/07/2021, Page 2, bullets 1-5 and bullets 7-10 (bullet #6 is to be eliminated) and conditions set forth in Jenn Beno's report dated 4/06/2021.

The votes in favor were unanimous. Motion carried.

C. 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)

Both Carl Landolina and David Tobin have recused themselves from any discussion or action on this application. Mr. Cornelius had reviewed the tape of the last meeting and was now familiar with the previous discussion.

Mr. Cornelius noted the four (4) areas of concern that the Commission members had voiced at the previous meeting. Most of those were not applicable to this type of application which is strictly to state that the Commission agrees that a barn is a use of right in an agricultural zone. He stated that this was all "purely legalese". Any uses, justification of the size, or indoor layout was not applicable nor within the jurisdiction of the Commission on this type of application. Mr. Brignole stated that Mr. Cornelius' summarization was on target. Mr. Haynes noted that if a bathroom would be required and if the system were within the upland review, a new application to the Commission would be required.

A motion was made by George Cornelius and seconded by Daniel Methot to document Application #CC21-03 by Timothy Brignole to be a Permitted Use as of Right in an Agricultural Zone to allow for the installation of a 160' x 70" barn within the upland review area for property at 113-115 Hartford Avenue. The votes in favor were unanimous. (Landolina & Tobin did not vote as they had recused themselves from action on this application). Motion carried.

MINUTES

A motion was made by Jennifer Frank and seconded by Daniel Methot to approve the minutes of 3/18/2021 as submitted. Votes in favor were unanimous. Motion carried. (Carl Landolina abstained.)

COMMUNICATIONS

The Commission received:

- PZC minutes for 3/09/21 & 3/23/21 special meeting

- Revised maps, a letter of response to the Town Engineer by Barresi & Associates, storm drainage report and staff comments from both the Town Engineer and Gary Haynes all for Application #CC21-01 for 38 Russell Road
- A Wetlands Assessment Report and revised staff comments dated 4/07/21 all for Application #CC21-01 for 38 Russell Road.

OLD BUSINESS

- A. Director of Community Development
 - a. Application Acceptance – None
 - b. Wetlands Enforcement Report - none
 - c. Administrative Approvals 5 Kirkstone – Mr. Haynes explained that this was similar to the situation at 1 Kirkstone which the Commission approved but this house location was minimal and he could approve administratively.
 - d. Other Business – Mr. Landolina discussed the expiration of wetland permits. He wanted the Commission to be aware of the State law for future reference and the possible need for a new application or review by the Commission. Mr. Haynes noted that in the case of the Brentwood subdivision, all the infrastructure was in place, the roads have been accepted by the Town and most of the houses are placed in the same location as the original approval. There has been nothing significant with the exception of the two homes on Kirkstone.

NEW BUSINESS

None.

ADJOURNMENT

A motion was made by Daniel Methot and seconded by George Cornelius to adjourn the meeting at 8:11 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant