

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
April 6, 2022 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, April 6, 2022. Members present when Chairman George Cornelius called the meeting to order at 7:01 PM were Daniel Methot, Jennifer Frank, Carl Landolina, Michael Malloy, and John Rusnock along with alternate members Lisa Griffin and David Tobin. Voting in place of absent member Trish Rondeau was David Tobin.

PUBLIC HEARING

The public notices were read.

With the permission of the applicants and Commission members, Chairman George Cornelius changed the order of presenters, with CC#22-02 before CC#22-01.

**B. Harp Realty (CC#22-02) 10 Connecticut South Drive
Significant activity in upland review for an office/warehouse
(rec'd 3/02/2022) (h/d 4/06/2022) (d/d 6/01/2022)**

Carl Landolina recused himself from Application CC#22-02 as Kevin Moriarty is a client of his.

As the information received from the applicant regarding the engineering was incomplete, and with no additional information received from the applicant as requested by Tom Grimaldi, Town Engineer, the Commission addressed the wetlands boundary of the project.

David Whitney, a professional engineer with an office in Avon representing Harp Real Estate LLC arrived at 7:10 PM and began his presentation, showing the site on the Town's wetlands map. Mr. Whitney indicated that back in 2005 there was a site plan approved for a previous owner for the 3.87 acre lot located in the Commerce Park A zone for a 16,000 square foot warehouse office building. At that time, the wetlands line shown on the map was taken from a 1990 delineation. Because the approvals had lapsed, new owner Kevin Moriarty had a new survey prepared and the wetland flags were reestablished by the surveyors at that time. Soil Science and Environmental Services reviewed the replaced flags and noted five minor adjustments of the boundary. The site plans that were submitted to the Commission show the new, revised wetlands boundary.

George Cornelius made a motion to affirm the wetlands boundary change for Application CC#22-02 as shown on the Map of Existing Conditions for Harp Realty, David F. Whitney Consulting Engineers, dated March 25th, 2021. The motion was seconded by Daniel Methot. Carl Landolina recused himself from the vote. Alternate David Tobin voted in place of absent member Trish Rondeau. Votes in favor were unanimous. Motion carried.

Mr. Whitney stated that he will be submitting his final report with his calculations to Tom Grimaldi, Town Engineer, prior to the next meeting. He continued his presentation by briefly reviewing the drainage design for the site.

Mr. Whitney presented a map of existing conditions and noted the site is not within a shaded area for the Natural Diversity Data Base from CT DEEP. He reviewed the site layout for the proposed 18,075 square foot office warehouse building. The number of parking spaces was scaled back to reduce the amount of impervious surface. There is no definite tenant yet. A corner of the building and a portion of the rear parking lot and drive is within the regulated area.

He is proposing to construct several infiltration, detention, and retention areas. The building will discharge to an infiltration detention area on the southern part of the site which will connect via pipe and swale to a second area that will provide enough storage for a 100 year storm and a small portion of the parking lot. The rest of the parking lot will discharge to a third infiltration and retention area on the northwest corner of the site.

Mr. Whitney then reviewed plans for wetlands protection during construction. First, the surveyor will stake out the limits of clearing, about 2.6 acres. Once the site is cleared, the perimeter road control measures will be installed (silt fence) and a double row silt fence and silt sock along the edge of the wetlands will be installed. An anti-tracking pad will be constructed and the first areas of grubbing, clearing, and grading will be the two infiltration detention areas at the rear of the site which will act as sedimentation basins during construction.

Mr. Whitney was asked about how the removal of large trees at the perimeter of the wetlands would be handled. He commented that installing a double row of erosion control measures very early on in the project and excavating out areas for stormwater runoff will help to protect the wetlands when large stumps are removed. Jennifer Frank noted that the Town Engineer or Town of East Granby staff has usually reserved the right to make inspections of sites at construction milestones until stabilized with permanent vegetative cover. Mr. Whitney also indicated that they will be staying five to ten feet away from the edge of the wetlands on site.

The public hearing for Application CC#22-02 will remain open for the next Commission meeting, to be held on Wednesday, May 4, 2022.

**A. Gary Ginsberg - 46 East Street/Amend Boundary Map
& Upland Review for One Lot Residential Subdivision (CC#22-01)
(rec'd 3/02/22) (h/d 4/06/2022) (d/d 6/01/2022)**

T.J. Baressi, licensed engineer and surveyor and the principal owner of Baressi Associates in Windsor spoke next to represent Gary Ginsberg of 46 East Street for his Application CC#22-01 to amend the wetlands boundary map and upland review for a one lot residential subdivision. Mr. Baressi provided the Commission with a Wetlands Line Amendment Plan showing the Town's wetland line and the new line demarcated in the field by a soil scientist from LANDTECH.

The area of wetlands on the property recently flagged is 0.227 acres. The area of the original wetland line was 2.397 acres. The net result is moving back 94,523 square feet of wetlands from what was indicated on the original plan, illustrating that the mapping which was done back in the 1950s was not accurate.

Carl Landolina made a motion to approve the wetlands redelineation for application CC#22-01, 46 East Street to amend the boundaries of the wetlands as shown on the Boundary & Existing Conditions Plan, R-40 Residential Lot Division prepared for Gary Ginsberg 46 East Street, East Granby, Connecticut, dated March 6, 2022, Sheet 2 of 6, the same wetlands boundary shown on the Wetlands Line Amendment Plan dated April 6, 2022 presented by the applicant this evening. The motion was seconded by John Rusnock. Alternate David Tobin voted in place of absent member Trish Rondeau. Votes in favor were unanimous. Motion carried.

George Cornelius commented that there were several typos found in the notes of the drawings presented to the Commission, some accidentally referencing Windsor instead of East Granby, referring to a 75 foot instead of a 100 foot upland review area, and mentioning “contract” specifications. Mr. Baressi will proofread those notes and correct any errors.

George Cornelius also asked about approval from the Farmington Valley Health District approving the design. Mr. Baressi has been in contact with FVHD regarding a feasibility letter.

A walkout basement has been proposed for the design which will minimize grading and fill at the back of the property. The design does not change any drainage patterns on the site. There is no major tree cutting except for an area outside the regulated area for the septic system. The whole property is 2.698 acres. The wetlands on the property are 0.227 acres and the upland review area is 1.408 acres. There is no direct wetland impact proposed. The upland review activity is 0.13 acres. The total land disturbance is 0.53 acres.

George Cornelius asked if the soil removed for the basement will be used on the property. Mr. Baressi answered it will be used for fill around the house. Asked about fill from offsite, Mr. Baressi stated that it will only be used for the septic system. Mr. Cornelius also asked if the design incorporated a footing drain and suggested that it should be shown as an option. Regarding roof drains, Mr. Baressi said that they will discharge onto splash pads. Mr. Cornelius also asked about the use of hay bales in addition to the silt fence and suggested that the notes reflect their use if needed.

Regarding prudent, feasible alternatives, it was noted that the only other option is to have a total fill instead of a walkout, but that this would extend the grading closer to the wetlands and increase the upland review area activity. Mr. Baressi stated that that alternative was examined, and it was recommended by the Commission that he include another sheet showing that option for comparison.

Mr. Cornelius also told Mr. Baressi that a statement providing “authorization for the members and agents of the East Granby Wetlands Commission to inspect the site at reasonable times during the pendency of an application and for the life of the permit” needs to be included in the design per regulations.

Lastly, it was decided that a note regarding the concrete washout would be refined to better reflect the scope of this residential project.

The public hearing for Application CC#22-01 will remain open for the next meeting of the Commission, to be held on Wednesday, May 4, 2022.

The public hearing portion of the meeting closed at 8:09 PM.

MINUTES

A motion was made by Michael Malloy and seconded by John Rusnock to approve the minutes of 03/02/2022 as submitted. Votes in favor were unanimous. Motion carried. Carl Landolina and Daniel Methot abstained due to their absence at the last meeting.

COMMUNICATIONS

The Commission received:

- Planning & Zoning minutes for 3/08/2022
- A letter dated 3/25/2022 from Verogy regarding a petition to the Connecticut Siting Council for a solar installation at Dollar Tree at 99 International Drive in Windsor, CT
- Planning & Zoning minutes for 3/29/2022
- Wetlands Line Amendment Plan Prepared for Gary Ginsberg, 46 East Street, East Granby, CT (provided by applicant at meeting)
- A letter dated 6/29/2021 from LANDTECH regarding on-site wetlands delineation of 46 East Street, East Granby, CT (provided by applicant at meeting)

OLD BUSINESS

- A. Director of Community Development
 - a) Wetlands Enforcement Report – None.
 - b) Administrative Approvals – None.
 - c) Other Business:

A brief discussion regarding the Commission's request for a site walk with Eversource was held. George Cornelius will follow up on scheduling this site walk.

The Commission reviewed their responsibilities regarding acceptance of applications in the absence of a Director of Community Development for the Town. Carl Landolina offered to inquire as to the existence of an ordinance that would allow land use boards and commissions to require an applicant to pay for outside consultants for complex applications.

NEW BUSINESS

- A. Gary Ginsberg - 46 East Street/Amend Boundary Map
& Upland Review for One Lot Residential Subdivision (CC#22-01)
(rec'd 3/02/22) (h/d 4/06/2022) (d/d 6/01/2022)

The public hearing was continued to the next Commission meeting to be held on Wednesday, May 4, 2022. See partial actions under Public Hearing.

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- C. Application Acceptance for Activity Significance – None

ADJOURNMENT

Prior to adjournment, Michael Malloy expressed his thanks to Gary Haynes for his tireless work in the best interests of the Town.

A motion was made by John Rusnock and seconded by George Cornelius to adjourn the meeting at 8:22 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant