

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
May 4, 2022 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, May 4, 2022. Members present when Chairman George Cornelius called the meeting to order at 7:01 PM were Daniel Methot, Jennifer Frank, Michael Malloy, Trish Rondeau, and John Rusnock along with alternate members Lisa Griffin and David Tobin. Voting in place of absent member Carl Landolina was David Tobin.

PUBLIC HEARING

**A. Gary Ginsberg - 46 East Street/Upland Review
One Lot Residential Subdivision (CC#22-01)
(rec'd 3/02/22) (h/d 4/06/22 cont'd to 5/04/22) (d/d 7/06/22)**

T.J. Baressi, licensed engineer and surveyor and principal owner of Baressi Associates in Windsor provided Commission members with copies of the revised plans for 46 East Street and a letter explaining the changes made as requested by the Commission at the April 6, 2022 meeting, along with a prudent and feasible alternative plan. The updated plans include the letter of approval from the Farmington Valley Health District for septic and well water at the site. Mr. Baressi reviewed the changes to the revised plan and the prudent and feasible alternative with the Commission.

The public hearing for Application CC#22-01 was closed at 7:11 PM. George Cornelius then moved to portions of Old Business on the agenda prior to resuming the agenda in order.

OLD BUSINESS

**B. Gary Ginsberg - 46 East Street/Upland Review
One Lot Residential Subdivision (CC#22-01)
(rec'd 3/02/22) (h/d 4/06/22 cont'd to 5/04/22) (d/d 7/06/22)**

A motion to approve CC#22-01 as illustrated in R-40 Residential Lot Division prepared for Gary Ginsberg, 46 East Street, East Granby, Connecticut revised 5/2/2022 along with approval letter from FVHD dated 5/3/2022 and the Prudent & Feasible Alternative dated 04/25/2022 was made by Trish Rondeau and seconded by John Rusnock. Votes in favor were unanimous. Motion carried.

**C. Harp Realty (CC#22-02) 10 Connecticut South Drive
Significant activity in upland review for an office/warehouse
(rec'd 3/02/22) (h/d 4/06/22 cont'd to 5/04/22) (d/d 7/06/22)**

The Commission received an e-mailed request from the applicant, Kevin Moriarty, for a continuance for Application CC#22-02 for 10 Connecticut South Drive. Drawings for the application were delivered to the Town Hall on Tuesday, May 3, 2022 after the close of

business and will not be officially accepted by the Building Department until their return to the office after training on Monday, May 9, 2022. Copies will be distributed to Tom Grimaldi, Town Engineer; Mark Goderre, Building Official; and Commission members.

The public hearing for Application CC#22-02 will remain open for the next meeting of the Commission, to be held on Wednesday, June 1, 2022 at 7:00 PM in the Town Hall Hearing Room.

Members of the public in attendance at the meeting this evening were asked about their presence at the meeting. They indicated they are residents of Sanford Ridge who are interested in familiarizing themselves with the activities of the Inland Wetlands Commission in preparation for an application by the Silverman Group.

PUBLIC HEARING

B. Harp Realty (CC#22-02) 10 Connecticut South Drive Significant activity in upland review for an office/warehouse (rec'd 3/02/22) (h/d 4/06/22 cont'd to 5/04/22) (d/d 7/06/22)

The applicant, Kevin Moriarty, was not in attendance. The public hearing for Application CC#22-02 will be continued to the next meeting of the Commission, to be held on Wednesday, June 1, 2022 at 7:00 PM in the Town Hall Hearing Room.

MINUTES

A motion was made by Daniel Methot and seconded by Jennifer Frank to approve the minutes of April 6, 2022 as submitted. Votes in favor were unanimous. Motion carried. Trish Rondeau abstained due to her absence at the last meeting.

COMMUNICATIONS

The Commission received:

- Planning & Zoning minutes for 4/12/2022
- IWC Administrative Approval for 61 Brighton Drive
- Inland Wetlands Agent Report including a photo of the RV parking at Brignole Vineyards
- Prudent & Feasible Alternative dated 04/25/2022 & Revised Maps for Application #CC22-01 by Gary Ginsberg for 46 East Street
- E-mail communications from owner Kevin Moriarty to the Commission regarding a request for a continuance for Application #CC22-02 for 10 CT South Drive

George Cornelius requested that the e-mail from Town staff member Rosalie McKenney regarding the Town ordinance for land use boards to allow the hiring of outside consultants paid by applicants be included on the list of this month's communications.

OLD BUSINESS

A. Reports & Other Business

- a) **Wetlands Enforcement Report** – The Inland Wetlands Agent Report dated April 27, 2022 from Mark Goderre, Building Official/ZEO/IWEO was reviewed. Noted were two violations, 103 Hartford Avenue and 9 Kirkstone, along with an administrative approval for 61 Brighton Drive.
- b) **Administrative Approvals** – An administrative approval for a portion of a deck in the upland review area at 61 Brighton Drive was granted on April 13, 2022.
- c) **Application Acceptance for Activity Significance** – None.
- d) **Other Business** – None.

NEW BUSINESS

George Cornelius announced that he is working with Town staff member Rosalie McKenney on edits that need to be made to the Town wetland regulations. Mr. Cornelius will copy Commission members on these changes as they are processed.

Regarding the pending Commission site walk with Eversource, Mr. Cornelius stated that the company is trying to organize the people necessary for the walk and will provide the Commission with possible dates once they have been identified.

ADJOURNMENT

A motion was made by John Rusnock and seconded by Daniel Methot to adjourn the meeting at 7:43 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant