

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
August 3, 2022 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, August 3, 2022. Members present when Chairman George Cornelius called the meeting to order at 7:03 PM were Daniel Methot, Jennifer Frank, Michael Malloy, Trish Rondeau, and John Rusnock.

PRESENTATION TO THE COMMISSION

A. Silverman Group Information Presentation – Lot 11 Rainbow Road

Representing the Silverman Group, Tristan Wallace of Loureiro Engineering presented a preliminary site plan for Lot 11 Rainbow Road. The plans distributed to Commission members by Mr. Wallace at the meeting included slightly greater level of detail than those submitted to them prior to the meeting. Mr. Wallace reviewed the key impacts to the wetlands, including residential parking areas in the upland review area within ten to 20 feet of existing wetlands, an emergency access road in proximity to the lesser of two vernal pools on site, and stormwater management along or slightly within the upland review area.

Jim McManus, a certified professional soil scientist from JMM Wetland Consulting Services, commented on the vernal pools at the site and summarized his study of the past two breeding seasons. The first pool, located in the southeastern corner of the site, is fairly productive, with spotted salamander eggs, wood frogs, and spring peepers. The second is a smaller dug-out area that is less productive. Mr. McManus noted that the first pool in the southeastern corner is worthy of conservation but in his opinion, if the second pool was involved or lost during development the population of the salamanders and the frogs would not be impacted.

Holden Sabato of the Silverman Group asked for the Commission's comments. George Cornelius asked about the recommended 500 foot buffer for the larger vernal pool. Jim McManus replied that a substantial buffer of that size would be appropriate to maintain the functioning of that pool. Mr. Cornelius asked if stormwater runoff would flow into the pool, but Mr. McManus stated that the pool will be isolated from the runoff with curbing. Tristan Wallace noted that because there are flatter areas to the north of the property that would accommodate detention or retention pond better than the mounded areas on the south side, they intend to run the stormwater in the northern direction. Stormwater runoff will be managed by a combination of surface and subsurface methods.

Jennifer Frank inquired about a buffer for Sheldens Brook on the site since the proposed parking areas are close to it and she has observed ducks in the area. George Cornelius identified other concerns for the design team to consider and provide detail on in future plans, including the parking lots inside the 100 foot upland review area, the number of

apartment buildings, stormwater calculations, DEEP requirements for wetland crossings, all watercourses shown on a map of the site, FEMA flood boundaries, paved surfaces, sewer and water piping, trees and shrubbery to be preserved, a maintenance plan for drainage, and documentation of rejected design options.

Public comments included questions about damage to curbing leading to drainage into the wetlands, wetlands protection within the western portion of the site, the distance from the warehouse buildings to the abutting property line, the possibility of excessive stormwater drainage into the wetlands, and sewerage from the existing pumping station.

MINUTES

A motion was made by Michael Malloy and seconded by Trish Rondeau to approve the minutes of June 1, 2022 as submitted. Votes in favor were unanimous. Motion carried. Daniel Methot and Jennifer Frank abstained due to their absence at that meeting.

COMMUNICATIONS

The Commission received:

- PZC Minutes from 07/12/2022
- E-mail from owner Kevin Moriarty dated 06/14/2022 to withdraw Application #CC22-02 for 10 Connecticut South Drive
- Application #CC22-03 dated 06/15/2022 for 10 Connecticut South Drive
- Town Engineer Report dated 07/20/2022 regarding Application #CC22-03 for 10 Connecticut South Drive
- Application for Regulated Activity Timeline
- Preliminary Plans (07/29/2022) & Vernal Pool Investigation (06/08/2022) for Lot 11 Rainbow Road

OLD BUSINESS

- A. Reports & Other Business
 - a) Wetlands Enforcement Report – None.
 - b) Administrative Approvals – None.
 - c) Application Acceptance for Activity Significance – None.
 - d) Other Business – None.

- B. Harp Realty – 10 Connecticut South Drive (CC#22-03)
Significant Activity in Upland Review Area for an Office/Warehouse
(rec'd 07/06/2022)

A motion was made by Michael Malloy and seconded by Daniel Methot to hold a public hearing regarding Application #CC22-03 at the September 7, 2022 meeting of the Commission. Votes in favor were unanimous. Motion carried.

NEW BUSINESS

None.

ADJOURNMENT

Prior to adjournment, Michael Malloy expressed his ongoing concern with the maintenance cutting done by Eversource in wetland areas around the power lines in town. He has photographed those locations and would like to have the wetlands better delineated as Eversource moves on to the next section. George Cornelius reminded the Commission that they agreed their next course of action would be to ask Robin Newton to have the First Selectwoman send a letter to Eversource regarding the issue. Mr. Cornelius will follow up with Ms. Newton. Mr. Malloy will send his photographs to the Commission, Ms. Newton, and the First Selectwoman.

A motion was made by Trish Rondeau and seconded by Jennifer Frank to adjourn the meeting at 8:05 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant