

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
September 7, 2022 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, September 7, 2022. Members present when Chairman George Cornelius called the meeting to order at 7:01 PM were Daniel Methot, Jennifer Frank, Michael Malloy, John Rusnock, and Alternates Lisa Griffin and David Tobin.

PUBLIC HEARING

- A. Harp Realty – 10 Connecticut South Drive (CC#22-03)
Significant Activity in Upland Review Area for an Office/Warehouse
(rec'd 07/06/2022) (h/d 09/07/2022) (d/d 10/14/2022)

The legal notice was read.

David Whitney, professional engineer representing Kevin Moriarty of HARP Realty LLC, presented the plans for 10 Connecticut South Drive. The 3.87 acre site slopes down from the road with wetlands to the rear of the property. Mr. Whitney provided the history of the wetlands survey completed by Dufour Surveying and reviewed by Soil Science and Environmental Services. Since an initial 2005 survey, the wetlands have slightly increased in size. There is an existing gas line in a 30 foot wide easement on the southeast corner of the site and on the northern portion of the site there is an existing 15 inch concrete storm drainpipe that goes from the catch basin in the street to the property line. According to Mr. Whitney, there appears to have been no easement to the Town recorded for this storm drainage pipe. As part of the application, the plans establish a 20 foot wide drainage easement to the Town of East Granby.

Mr. Whitney then presented a map of existing conditions, noting that the wetlands comprise about 0.72 acres, or about 18.6% of the site. The 100-foot upland review area is 1.26 acres or another 32.5% of the site. The land slopes to the rear of the property at very moderate grades. The wetlands are wooded upland wetlands with no watercourses, vernal pools, or ponds on site. He reported the types of soil found at the site. According to Mr. Whitney, the plan shows quite a bit of on-site infiltration and the non-wetland soils on this site are very well suited for that purpose.

George Cornelius discussed Staff comments that stated that there should have been a review of the wetlands quality and functions included as part of the application and that a review by the soil scientist as to the impacts of the disturbances directly adjacent to wetlands should also have been provided. David Whitney stated that a functions, values, and impact report can be furnished if the Commission feels it is necessary. Kevin Moriarty explained that the company for whom he was originally going to build at this site has since withdrawn and he has a new offer on the land. The new potential owner intends to go forward with what has been already submitted and update the plans as

needed. Michael D'Amato, representing Town Planner Robin Newton, explained that such a report is helpful in determining whether building close to wetlands is appropriate for a specific site since the report will delineate the quality of the wetlands in question and their function level. Mr. D'Amato also reviewed procedures for the Commission when determining a significant activity. George Cornelius commented that he feels a functions, values, and impact report is essential for the project. The Commission continued their discussion regarding whether such a report would be needed but did not make a decision at this time.

David Whitney continued his presentation with the site layout plan and site grading plan and noted that August 15, 2022 is the latest revision date on all of the sheets. George Cornelius requested that additional information be included on the types of plantings to be used, as commented on by Town Engineer Tom Grimaldi in his report.

George Cornelius questioned the necessity of the slab area at the loading dock out of concern for minimizing runoff. David Whitney answered that the previous buyer had wanted a loading dock at that end of the building and the large paved area was required to allow trucks to turn and come up to the dock. With a change in buyer, the loading dock will no longer be necessary. Relocating/shifting parking to other areas in the plan was discussed. Depending upon the new buyer's requests, the retention ponds could also possibly be made smaller and moved further away from the wetlands. Kevin Moriarty explained that the new buyer's intent is to maintain a minimum of three acres of buildable land.

George Cornelius had questions regarding the dumpster location and the duplication of notes on each sheet of the plan set. He noted a typo of "Granby" instead of "East Granby" in the special notes above the title block on a sheet and requested that a second special note be included on an additional page as well.

David Whitney next reviewed the site grading, utilities, and E&S control plan for the site which shows the four infiltration basins, now designed to mitigate the runoff for up to the 100-year storm of 8.28 inches in 24 hours. The basins have been redesigned to make them shallower so that they take advantage of the well-drained soil at their top and not the more compact soil at their bottom. Mr. Whitney also reviewed the revised limits of disturbance. George Cornelius asked for a design of the rip rap and the details of the paved leak-offs.

Town Engineer Tom Grimaldi's engineering comments were reviewed next. George Cornelius requested a legend be added to the plans. Concerns were discussed regarding drainage analysis, maintenance responsibilities, MDC approval, phases of construction, deep pit information, silt fencing at the property line, the inside drop within the sanitary manhole and the numbering of manholes, detail of emergency spillways, and recommended conditions.

The Commission also reviewed the comments from Town Planner Robin Newton's report. George Cornelius suggested that the functions report recommended in the first comment

and previously discussed be put on hold until a final design is established. The Commission agreed. Regarding comment two, the Commission felt the plans adequately provided the limits of disturbance and that a revised plan may change the proximity of grading to the wetlands. The special and standard conditions of the report were also examined.

Questions regarding parking requirements were also addressed to determine if parking could be relocated further from the wetlands. Per zoning regulations, an office use requires five spaces per 1000 square feet. A warehouse storage use requires half a space for 2000 square feet. A minimum of 17 spaces are needed based on the current plan; however, the design will be revised based on the new owner's plans for the site.

The public hearing was continued to the next meeting of the Commission on October 5, 2022 at 7:00 PM in the Town Hall Hearing Room. The public hearing portion of the meeting concluded at 8:40 PM.

MINUTES

A motion was made by Michael Malloy and seconded by John Rusnock to approve the minutes of the August 3, 2022 meeting as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- PZC Minutes from 08/09/2022 & 08/30/2022
- Memo from Robin Newton regarding Wetland Agent Appointments dated 09/01/2022

OLD BUSINESS

A. Reports & Other Business

- a) Wetlands Enforcement Report – None.
- b) Administrative Approvals – Michael D'Amato announced that a summary report for administrative approvals will be provided for future meetings.
- 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) (h/d 09/07/2022) (d/d 10/14/2022)

No action taken. The public hearing was continued to the next meeting of the Commission on October 5, 2022 at 7:00 PM in the Town Hall Hearing Room.

NEW BUSINESS

A. Wetland Agent Appointments

A motion was made by George Cornelius, seconded by John Rusnock, to appoint Town Planner Robin Newton and Building/Zoning Official Mark Goderre as Wetland Agents for the Commission. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

Prior to adjournment, George Cornelius questioned the approval of a site plan modification for Timothy Brignole for his property on Hartford Avenue by the Planning & Zoning Commission at their August 9, 2022 meeting. Several Commission members expressed concern regarding the overflow parking area on the plan that is located adjacent to Salmon Brook. Michael D'Amato explained that this overflow parking area was not a new addition to the site plan modification submitted to Planning & Zoning. The area in question is a temporary overflow parking area with no improvements and is simply a grass area. Further, he noted that while the Commission has authority over activities within the upland review area, they do not have the authority to regulate uses. He noted that parking is a use and not considered a regulated activity within an upland review area. Mr. D'Amato stated that there were no proposed activities within the area, which is why a report from this Commission was not required prior to action by Planning & Zoning. He suggested that a summary of the site history and the recent site plan modification can be provided to the Commission prior to their next meeting, and the Commission can communicate with Planning & Zoning about their perspective on this situation.

A motion was made by John Rusnock and seconded by Michael Malloy to adjourn the meeting at 9:02 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant