

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
November 2, 2022 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, November 2, 2022. Members present when Chairman George Cornelius called the meeting to order at 7:04 PM were Daniel Methot, Jennifer Frank, and Trish Rondeau and Alternates Lisa Griffin and David Tobin. Michael Malloy arrived at 7:49 PM.

PRESENTATION TO THE COMMISSION

A. East Granby Land Trust Informal Presentation – Howard Preserve Bridge

Samantha Kovaleski, Land Trust Student Intern, and Amanda Thompson, Land Trust President, provided an overview of plans to construct a bridge over a stagnant wetland area within the East Granby Land Trust's Howard Preserve. The bridge is part of the previously discussed trail to connect Seymour School to Granbrook Park through the Preserve and is Ms. Kovaleski's senior capstone project for East Granby High School. Four eight-inch diameter holes are proposed to accommodate sonotubes for the bridge's concrete footings. The plan intends for the footings to be dug before the ground freezes, with the bridge then constructed on site once the area has frozen over to minimize impacts. The bridge was designed by Ian Clark, engineer and long-time resident of East Granby and was also reviewed by an additional bridge engineer.

George Cornelius stated that because the work is to be completed in a floodplain, an application to the Commission is required that includes a discussion of the impact of the construction activities on the wetlands. Mr. Cornelius also raised the topics of soil reports, ADA accessibility, liability issues, a more comprehensive plot plan, the impact of 100-year flooding, structural analysis, and DEEP involvement. Mr. Cornelius stated that a public hearing will be required as the project involves a significant activity in a wetland. Amanda Thompson described an alternate plan for a weighted bridge without concrete footings that would rest directly on the land but would not be as stable.

Discussion followed as to the completeness of the current application. The application, including the \$60 State fee, was submitted today. As the applicant is a local non-profit organization, town application fees were waived. Amanda Thompson inquired as to the possibility of a special meeting of the IWWC in order to be able to schedule the public hearing for the December regular meeting. Mr. Cornelius replied that the Commission does not hold special meetings. He also advised that a letter from DEEP regarding their support of the bridge project would be ideal as part of the application package.

Michael Malloy arrived at 7:49 PM.

MINUTES

A motion was made by Jennifer Frank and seconded by Daniel Methot to approve the minutes of the September 7, 2022 meeting as submitted. Votes in favor were unanimous. Motion carried. Trish Rondeau abstained due to her absence at that meeting.

COMMUNICATIONS

The Commission received:

- PZC Minutes from 09/13/2022, 09/22/2022, & 10/11/2022

OLD BUSINESS

A. Reports & Other Business

a. Wetlands Enforcement Report

No report.

b. Administrative Approvals

No report. The Commission requested that written reports be provided by Staff regarding enforcement and administrative approvals.

c. Other Business

The Commission held a discussion regarding the location of overflow parking on the recently revised site plan for Brignole Vineyards. George Cornelius stated that both Michael D'Amato of Tyche and Town Planner Robin Newton have commented that the Conservation Commission does not have jurisdiction regarding this issue. It was decided that the Commission would ask Robin Newton to write a letter on their behalf to the Planning and Zoning Commission to express their concerns regarding the site plan, ask them to consider a 100-foot buffer from Salmon Brook for the overflow parking, and request a written response from them regarding the rationale for their decision. Mr. Cornelius asked that the letter emphasize the purity of Salmon Brook, the unique characteristics of the Farmington River watershed, and the Lower Farmington River and Salmon Brook Wild & Scenic designation.

NEW BUSINESS

A. Receipt of Applications

a. Sweat Equity, LLC - 10 Connecticut South Drive (#CC22-04) Significant Activity in Upland Review Area for Self-Storage Rental Facility

The Commission reviewed the documents supplied with Application #CC22-04 for 10 Connecticut South Drive and noted a retaining wall to be planned in close proximity to the wetland boundaries and an underground drainage system.

A motion was made by Daniel Methot and seconded by Trish Rondeau to consider Application #CC22-04 as a significant activity within a wetland upland review area. Votes in favor were unanimous. Motion carried.

A motion was made by George Cornelius and seconded by Daniel Methot to set the public hearing for Application #CC22-04 for the next regular meeting of the Commission on December 7, 2022. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by Daniel Methot and seconded by George Cornelius to adjourn the meeting at 8:18 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant