

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

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, December 7, 2022. Members present when Chairman George Cornelius called the meeting to order at 7:00 PM were Daniel Methot, Jennifer Frank, Michael Malloy, Trish Rondeau, and John Rusnock and Alternates Lisa Griffin and David Tobin. Alternate David Tobin voted in place of absent member Carl Landolina.

PUBLIC HEARING

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

A motion was made by Trish Rondeau, seconded by Daniel Methot, to open the public hearing for Application #CC22-04. Votes in favor were unanimous. Motion carried.

The legal notice was read by Chairman George Cornelius.

Dave Ziaks, professional engineer with F.A. Hesketh & Associates located in East Granby and representing the applicant, A.J. Maulucci of Sweat Equity, LLC, provided an overview of the proposed project. Located at 10 Connecticut South Drive, the site is on the westerly side of the road in the Commerce Park A Zone and consists of 3.87 acres, mostly wooded, with .69 acres of wetlands. Wetland limits were flagged in February 2021. The proposal is to build nine stand-alone buildings ranging in size from 1,800 to 5,600 FT for a total of 34,000 SF for a typical one-story self-storage facility. Parking will consist of four spaces at the office with one single driveway cut to the street. The property will be served by MDC water and connected to public sewer.

Rather than taking space with open detention basins, stormwater control on the site will consist of underground infiltration chambers following current accepted LID practices. All flows generated on the site will be directed to the underground system. Calculations are conservative, treating the underground chambers as sealed storage chambers with no credit for the infiltration that will take place with them.

Dave Ziaks noted that the necessary water quality volume contained in the infiltrator systems is included in the plan. The existing Town drainage system that discharges to the wetlands will not be altered and an official easement will be established for it. Trapped hood catch basins will be used and the three discharge points along the westerly side of the development were shown.

To minimize encroachment toward the wetlands the plan proposes a retaining wall along the northwest corner of the site with buffer landscaping. The area in front of the buffer shrubbery will be planted with conservation seed mix. The site will be completely circled by a six-foot-high security fence which will also serve to keep trash from blowing into the wetlands. Dave Ziaks summarized that in all, there are no direct wetland impacts with the project. Disturbance is within the 100-foot upland review area.

There was no public comment.

Replying to questions from Commission members, Dave Ziaks further discussed the function of the discharge points of the infiltration system and confirmed that there is a maintenance plan for the clean out of the catch basins which will be updated per the comments received from the

Town Engineer. Mr. Ziaks also described the silt fence to be used during construction of the retaining wall and fabrication of the wall itself, which will not require footing excavation.

A motion was made by George Cornelius, seconded by Daniel Methot, to continue the public hearing for Application #CC22-04 to the next regular meeting of the Commission on January 4, 2023. Votes in favor were unanimous. Motion carried.

George Cornelius then changed the order of agenda items and moved to New Business, Receipt of Applications.

NEW BUSINESS

A. Receipt of Applications

a. East Granby Land Trust – Lot 21 Russelton Avenue (#CC22-05) Regulated Activity in Wetland/Watercourse for Bridge

Samantha Kovaleski, East Granby High School senior and East Granby Land Trust intern, provided an update on the plans to construct a bridge on the Land Trust property. Ms. Kovaleski explained that the Land Trust has reviewed the plans in light of the Commission's recommendations and made changes to the bridge design. The bridge will be anchored with cement blocks instead of footings and no soil will be disrupted.

A motion was made by Michael Malloy, seconded by John Rusnock, to accept Application #CC22-05 as submitted. Votes in favor were unanimous. Motion carried. Jennifer Frank and Trish Rondeau recused themselves from this vote. Alternate Lisa Griffin voted in place of one of the recused members.

A motion was made by George Cornelius, seconded by Daniel Methot, to consider that Application #CC22-05 may involve a significant activity in a wetland. Votes in favor were unanimous. Motion carried. Jennifer Frank and Trish Rondeau recused themselves from this vote. Alternate Lisa Griffin voted in place of one of the recused members.

The Commission will hold a public hearing for Application #CC22-05 at their next meeting on January 4, 2023.

George Cornelius reminded the applicant that if the application is determined to be a significant impact to the wetlands and approved, DEEP will request to know what other alternatives were evaluated and explored. He commented that if a contractor will be used for the project, they must be identified and milestones for how the bridge will be fabricated must also be delineated. Michael D'Amato stated that a plan review from Town staff will be forthcoming for the public hearing at the next meeting.

George Cornelius then returned to agenda items in the order originally listed for the meeting.

MINUTES

A motion was made by Michael Malloy and seconded by Daniel Methot to approve the minutes of the November 2, 2022 meeting as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Staff Memo regarding Brignole Winery dated 11/08/2022
- Connecticut Land Conservation Council donation request letter dated 11/28/2022

George Cornelius noted that the staff memo is not signed. Jennifer Frank disagreed that there is no possible pollution impact from the temporary parking. George Cornelius commented that if any pollution does occur it will be addressed through enforcement action, but relying on enforcement ignores the fact that the Commission would like to preclude the pollution from happening in the first place. Michael D'Amato stated that the challenge is that the Commission cannot regulate something based on the potential for it to happen.

George Cornelius inquired as to the status of the letter he would like written from the Commission to the Planning and Zoning Commission regarding the Brignole site plan. Mr. D'Amato answered that the Planning and Zoning site plan process is an administrative review process, not a public hearing which would have provided the opportunity for an entity such as the Commission or members of the public to comment or submit correspondence. A conversation regarding changing regulations followed. Commission members expressed they would like to be informed of all activities in or near wetlands, whether or not they have authority over the activities.

Mr. D'Amato summarized the key points of the discussion: Is there any merit to adjusting the definition of regulated activity?; Is this watercourse or another resource sensitive to the point where it makes sense to establish a resource-specific review area?; Should the definition of a regulated activity be adjusted to capture this activity to provide the Commission with more oversight of it, rather than relying on enforcement?

The Commission would like to include this issue of regulation change/interpretation and a comparison of East Granby regulations and DEEP model regulations regarding regulated activity on the agenda at their next meeting in January.

OLD BUSINESS

A. Reports & Other Business

- a. Wetlands Enforcement Report** – None.
- b. Administrative Approvals** – None.
- c. Other Business** – None.

NEW BUSINESS

B. 2023 Meeting Dates

A motion was made by Michael Malloy, seconded by Trish Rondeau, to approve the listed dates for the Inland Wetlands/Conservation Commission as submitted for 2023, subject to the change of July 5th to July 12th. Votes in favor were unanimous. Motion carried.

ADJOURNMENT

A motion was made by John Rusnock and seconded by David Tobin to adjourn the meeting at 8:10 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Land Use Administrative Assistant