



# TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING DEPARTMENT  
PO BOX 1858 9 CENTER ST  
EAST GRANBY, CONNECTICUT 06026  
PHONE 1-860-413-3331 FAX 1-860-653-4017

December 5, 2022

TO: Inland Wetland Watercourse Agency  
FROM: Robin Newton, AICP, CZEO, Town Planner  
RE: Application 22-04, Sweat Equity, LLC, Significant Activity in the URA associated with the Construction of Self-Storage Rental Facility and Site Improvements, 10 Connecticut South Drive

---

Staff has prepared this review for the application listed above.

## **General Comments:**

Staff reviewed the following:

Plans entitled, "Proposed Self Storage Facility, 10 Connecticut South Drive, East Granby, CT, Inland Wetlands & Site Plan Application, October 21, 2022", Prepared by F.A. Hesketh & Associates. Sheets Entitled:

LA-1 Layout Plan  
LS-1 Landscape Plan  
GR-1 Grading Plan  
EC-1 Soil Erosion & Sedimentation Control Plan  
UT-1 Utility and Drainage Plan  
SD-1 thru SD-5 Site Details  
NT-1 Notes  
Topographic Survey

Soil Scientist report Dated March 3, 2021, Soil Science and Environmental Services, Scott Stevens.

IWWA Application

## **Comments:**

This proposal seeks to construct 9 stand-alone self-storage facility buildings with an associated office located in Building #9 on the plans. The buildings range in size from the smallest at 1800

square feet to the largest at 5600 square feet. These buildings are single story buildings. Buildings 1-6 are located partially within the URA, building #7 is completely within the URA and a small corner of Building #8 is located in the URA.

A 6' high fence is proposed along the rear of the property which will ensure no encroachment into the wetlands after the site is constructed.

Clearing and disturbance limits are outside of the wetland areas. There are no proposed wetland disturbances.

A landscaping plan consisting of deciduous shade trees, ornamental trees, deciduous shrubs and evergreen shrubs has been provided.

A New England wetland restoration mix has been proposed for the areas adjacent to the wetland's areas in the URA that will be disturbed for construction and drainage installation.

A retaining wall is being proposed on the back portion of the site adjacent to the wetland's areas.

Comments have been provided by the Town Engineer regarding E&S review, drainage review and plan details.

If the Commission feels that all this application meets their regulations, Staff has prepared a draft motion for the Commission's consideration:

**Motion to approve application #22-04 Sweat Equity, LLC, Significant Activity in the URA associated with the Construction of Self-Storage Rental Facility and Site Improvements, 10 Connecticut South Drive, East Granby, CT for activities in the upland review area only with the following conditions:**

**SPECIAL CONDITIONS:**

1. A Pre-Construction Meeting is required with the Commission's agent prior to the start of project.
2. No activities have been approved associated with this permit for work within the mapped wetland soils. Work beyond this permit will require approval from the Commission and would be considered a violation of the approval if it commences prior to necessary approvals.
3. Limits of clearing shall be staked in the field, inspected by Town Staff and approved before the start of any clearing activities.
4. The Commission's agent shall be notified at least **3 business days** prior to commencement of any regulated activity.

5. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
6. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
7. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
8. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
9. All conditions recommended by the Town Engineer shall be incorporated into the approval.

All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension, or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Inland Wetland Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended, or revoked.