

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
January 4, 2023 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, January 4, 2023. 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.

PUBLIC HEARINGS

**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 George Cornelius and seconded by Trish Rondeau to open the public hearing for Application #CC22-04 continued from the last meeting. Votes in favor were unanimous. Motion carried.

Dave Ziaks of F.A. Hesketh Associates stated that all concerns from the Town Engineer's initial report have been addressed and that the applicant is in agreement with the 12 standard recommended conditions of approval listed in the final report. Questions from Commission members concerning an encroachment permit and the block wall were addressed by Mr. Ziaks.

A motion was made by John Rusnock and seconded by Jennifer Frank to close the public hearing for Application #CC22-04. Votes in favor were unanimous. Motion carried.

George Cornelius then changed the order of agenda items and moved to Old Business, Item B.

OLD BUSINESS

**B. 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 George Cornelius and seconded by Trish Rondeau that the possibility of significant activity in an upland review area associated with the project has been removed with the explanation by the applicant. Votes in favor were unanimous. Motion carried.

A motion was made by Michael Malloy and seconded by Jennifer Frank to approve Application #CC22-04 subject to conditions 1-12 from the Town Engineer. Votes in favor were unanimous. Motion carried.

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

PUBLIC HEARINGS

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

As members of the East Granby Land Trust, Jennifer Frank and Trish Rondeau recused themselves from Application #CC22-05. Alternate members Lisa Griffin and David Tobin were named in place of Ms. Frank and Ms. Rondeau.

A motion was made by Daniel Methot and seconded by John Rusnock to open the public hearing for Application #CC22-05. Alternate members Lisa Griffin and David Tobin voted in place of recused members Jennifer Frank and Trish Rondeau. Votes in favor were unanimous. Motion carried.

The legal notice was read by Chairman George Cornelius.

Eden Wimpfheimer, East Granby First Selectwoman; Marsie Luckenbach, Seymour School Principal; AnaAlicia Cruz, Nourish My Soul Executive Director; Janine Baryza-Ly, Nourish My Soul Board Chair; Alicia Van Neil, East Granby Parks & Recreation Director; Ashley Alexander; Amanda LeFebvre; and Ray Froscio all spoke in favor of the project, with the general consensus that the bridge will provide safe access to enhanced educational and recreational opportunities for East Granby students as well as all members of the community.

Amanda Thompson, President of the East Granby Land Trust, discussed the changes made to the bridge design in response to comments from the Town Planner and Town Engineer. The revised bridge will sit on top of the ground to allow for movement in case of flooding. Ms. Thompson noted this new design provides the least amount of impact to the environment, with no digging into the earth required and only four deck blocks touching the ground. Work will be completed while the ground is frozen.

Town Engineer Tom Grimaldi clarified for the Commission that he has reviewed the bridge plans and removed his recommended condition regarding review of the plans by the Town Building Official. He indicated the applicant has addressed all of his comments and recommended approval of the application.

In response to a question from a Commissioner regarding the duration of the project, Dan Velcofsky, who will be acting as contractor, commented that construction of the bridge will take two to three days.

A motion was made by John Rusnock and seconded by Daniel Methot to close the public hearing for Application #CC22-05. Alternate members Lisa Griffin and David Tobin voted in place of recused members Jennifer Frank and Trish Rondeau. Votes in favor were unanimous. Motion carried.

George Cornelius then changed the order of agenda items and moved to Old Business, Item C.

OLD BUSINESS

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

A motion was made by George Cornelius and seconded by Daniel Methot to acknowledge that the significant activity proposed within a wetland for Application #CC22-05 has been eliminated. Alternate members Lisa Griffin and David Tobin voted in place of recused members Jennifer Frank and Trish Rondeau. Votes in favor were unanimous. Motion carried.

A motion was made by Michael Malloy and seconded by John Rusnock to approve Application #CC22-05 of the East Granby Land Trust for the installation of a footbridge with the conditions 1-7 from the Town Planner and conditions 1-9 from the Town Engineer. Alternate members Lisa Griffin and David Tobin voted in place of recused members Jennifer Frank and Trish Rondeau. Votes in favor were unanimous. Motion carried.

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 December 7, 2022 meeting as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Planning & Zoning Commission meeting minutes for 12/13/2022

OLD BUSINESS

A. Reports & Other Business

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

NEW BUSINESS

The Commission changed the order of New Business agenda items and proceeded with Item B ahead of Item A.

B. Election of Officers

A motion was made by Michael Malloy and seconded by John Rusnock to elect George Cornelius as Chairman, Daniel Methot as Vice Chairman, and Jennifer Frank as Secretary.

Discussion followed as to officers' responsibilities within the Commission.

Michael Malloy withdrew his motion and made a motion, seconded by John Rusnock, to elect George Cornelius as Chairman, Jennifer Frank as Vice Chairman, and Trish Rondeau as Secretary. Votes in favor were unanimous. Motion carried.

A. East Granby Inland Wetlands/Conservation Commission Regulation Review

Amanda Lindberg, resident of Sanford Ridge, expressed interest in the issue of temporary parking at Brignole Farms. Michael D'Amato provided a review of the discussion held at the last Commission meeting concerning this use.

Conversation followed with questions about Granby's regulation of parking by Salmon Brook and potential State regulations governing parking near a watercourse; the possibility of the Commission developing a resource-specific upland review area to provide additional oversight over activities along Salmon Brook; the allowed frequency of overflow and/or definition of temporary parking; soil compaction as a result of parking on grass; and public comment to the Planning and Zoning Commission.

George Cornelius requested to include this topic on the agenda for next month's meeting.

EXECUTIVE SESSION

A. Discussion of Attorney-Client Communications

A motion was made by Michael Malloy and seconded by Jennifer Frank to enter into executive session at 8:08 PM.

The Commission returned to their regular meeting at 8:12 PM.

ADJOURNMENT

A motion was made by George Cornelius and seconded by Jennifer Frank to adjourn the meeting at 8:12 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Building & Land Use Administrative Assistant