

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
May 3, 2023 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, May 3, 2023. Members present when Chairman George Cornelius called the meeting to order at 7:01 PM were Daniel Methot, Michael Malloy, and David Tobin as well as Alternates Robert Brown and Lisa Griffin. Robert Brown was named to vote in place of absent member John Rusnock and Lisa Griffin in place of absent member Jennifer Frank.

PUBLIC HEARING

**A. K SFR East Granby Owner, LLC – Bramble Bush Circle (#CC23-02)
Significant Activity in Upland Review Area for Subdivision Redevelopment
(rec'd 04/05/2023) (h/d 05/03/2023) (d/d 06/07/2023)**

A motion was made by George Cornelius and seconded by Daniel Methot to open the public hearing for Application #CC23-02. Votes in favor were unanimous. Motion carried.

The legal notice was read.

On behalf of the applicant, Guy Hesketh, licensed professional engineer with F.A. Hesketh & Associates, discussed the elements of the Bramble Bush Village project as originally approved, the infrastructure that has already been constructed, and the changes that are proposed in the current application.

Bramble Bush Village is a 28.65-acre parcel in the MFDR Zone located off of East Street, bordered by undeveloped land owned by the Windsor Rod & Gun Club to the north, Sheldon's Brook and residential parcels to the west, and the East Granby Meadows undeveloped property to the south. The project was initiated in 2006 with an application for a multifamily subdivision of 66 single family residential units that was subsequently approved.

Mr. Hesketh reviewed the locations of the three stormwater quality basins from the initial approved project in relation to the wetland resource limits along with other watercourses on the property, including an agricultural drainage ditch constructed in the 1920s or 30s and standing ponds associated with Sheldon's Brook.

Mr. Hesketh stated he believes the original project was approved in 2008 with some later modifications approved through the Wetlands and Planning & Zoning Commissions. The date of the last plan was 2011. Due to economic reasons the development was never completed. However, Mr. Hesketh noted that while none of the houses were built, almost all of the infrastructure has been constructed including water quality basins, potable water lines, sanitary sewer, primary and secondary electric lines, transformers, light poles, communication lines, the roadway binder course, bituminous curbing, and stormwater drains. Mr. Hesketh noted that the activities closest to the wetland resource area within the upland review area have already been completed.

Mr. Hesketh next reviewed the current proposal for 58 duplex units with a clubhouse, swimming pool, pickleball courts, visitor parking area, dog walking area, mail kiosk, and small maintenance building. He noted that the new proposal has been designed to incorporate all of the existing infrastructure already in place, including the existing storm water management systems. However,

Mr. Hesketh explained that a few years ago, the Connecticut Department of Transportation revised their drainage manual due to the availability of updated NOAA Atlas 14 data rainfall intensity data. This CT DOT manual is used to conduct pre- and post-developed peak rate and volume of flow analyses for stormwater management systems. Therefore, based on a request from the Town Engineer, the baseline analysis for the drainage report that was done back in 2008 has been updated for the new intensity rainfall data from the NOAA. George Cornelius noted that the Town Engineer has approved this new drainage analysis.

Mr. Hesketh explained that in order to meet the peak rate requirements, some modifications have been planned for the water quality basins. Water Quality Basin 3 will have a slight extension to increase the volume. Water Quality Basin 2 will be increased to about twice the size of the previous basin. Water Quality Basin 1 will be increased by approximately 60-70% total volumetric capacity.

Michael Malloy questioned whether the needed modifications were due to the site plan changes or the updated NOAA data. Mr. Hesketh answered that the updated data had a greater impact on the project, because while rainfall intensities for 100-year storms have stayed almost identical, the two-year storms have become more intense.

Mr. Hesketh then showed on the plans where these changes will involve activity in the upland review area and discussed the sedimentation and erosion control measures that are planned, including riprap erosion protection at outlets for stormwater drains, a stone check dam in Water Quality Basin 1, silt fence perimeter controls, interceptor grass swales, straw wattles, and protection for the catch basins. Mr. Hesketh noted that the Town Engineer has requested erosion control blankets in certain areas and additional erosion control measures in areas between the wetlands and Water Quality Basin 1. Mr. Hesketh is in agreement with both of these comments.

Lastly, Mr. Hesketh reviewed the landscaping planned for the project. The plan does not call for much landscaping adjacent to the wetlands because the area is already stable with transitional upland to wetland species. Screening vegetation and a wetland seed mix will be used for the water quality basins as well as a transitional mix for side slopes.

George Cornelius opened the floor to public comments in favor of the application.

Town resident Tim Brignole noted the project was already approved by the Commission approximately 15 years ago and involves no increase in impact to the wetlands.

Kevin Constable of 212 North Main Street commented that he does not see a large difference in the drainage for the project and believes that it is actually being improved by the design of the new application.

Bill Myers of North Main Street owns ten acres of property that abuts the project area. He commented that the development is a great idea and he has no issues with it.

Chris Rule of 70 Glen Hollow noted that he has wetlands on his own property and is in favor of their protection. He commented in support of the proposed project because it corrects design areas that were flawed and brings the project up to date using current technology.

Bob Margolis of 6 Copper Hill Terrace also owns a business in town. He stated via Zoom that he supports responsible development such as this project that will help increase the tax base and he does not see that it involves any significant increase in impacts to the wetlands area.

George Cornelius then opened the floor to public comments against the application.

Ruby Ransom of 33 East Street, along with her husband Earl, commented that she is the property owner next door to the proposed project and has put up with difficulties associated with the parcel for 36 years. She suggested that the soil and water are contaminated and should be tested, the wetlands have been diverted, and that birds and animals that had lived in the area are now gone. Past construction has caused her stone foundation to shake and items to fall off her walls. The proposed parking lot for the development is outside her bedroom window and she feels it will cause additional runoff.

Lisa Mendez of 30 Crystal Drive spoke about the concerns she has about drainage associated with the rooftops, sidewalks, and parking lots of the new proposal and noted her own neighborhood has experienced drainage problems that were costly to deal with. She commented that she does not have a lot of confidence in a developer that submits an application with spelling errors and expressed concern for the animals in the area.

Kevin Constable spoke again with comments about possible contamination and ownership of the site. He said that he feels that it is better for the Town if the parcel is controlled by a private owner, who would ultimately then be responsible for its maintenance without putting the burden on taxpayers.

There were no further comments from the public.

George Cornelius began Commission discussion of the application by noting that incorporating the previous application with the current application can save work, but that he would like to have the Town Attorney review this method.

Michael D'Amato, one of the Wetland Agents for the Town, explained that the previous application that was approved for the project has expired. The applicant is not seeking to modify the previous approval, but there is overlap between the two applications because a lot of the activity that was previously permitted has already been conducted. He referred Commissioners to Robin Newton's Staff Memo which contains photos of the plans that have been highlighted to show the items under consideration in the current application. Mr. D'Amato stated application seeks a new permit only for the work associated with the three areas that the applicant spoke to during his presentation.

Several Commission members then discussed the viability of old information referenced in a new application. George Cornelius requested that the wetlands be flagged on the site along with a statement from the soil scientist to certify their position. He also requested a reconciliation sheet that illustrates that either the old application or the new application addresses all the items in East Granby's Inland Wetland and Watercourse Regulations, Section 7.6, Items A-G and asked that data for the items covered by the new application be attached.

The Commission will keep the public hearing open to their next meeting on June 7, 2023.

MINUTES

A motion was made by Daniel Methot and seconded by Michael Malloy to approve the minutes of the April 5, 2023 meeting as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS – None.

OLD BUSINESS

A. Reports & Other Business

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

B. Vic Borovkoff – 68 South Main Street (#CC23-01)

**Insignificant Activity in Upland Review Area for Single Family Home Addition
(rec'd 04/05/2023) (d/d 06/09/2023)**

Vic Borovkoff reviewed the wetland boundaries and erosion controls for his home addition project application with the maps he provided to Commission members.

A motion was made by Michael Malloy and seconded by David Tobin to approve Application #CC23-01 for a single-family home addition. Votes in favor were unanimous. Motion carried.

C. K SFR East Granby Owner, LLC – Bramble Bush Circle (#CC23-02)

**Significant Activity in Upland Review Area for Subdivision Redevelopment
(rec'd 04/05/2023) (h/d 05/03/2023) (d/d 06/07/2023)**

No action taken. The Commission will keep the public hearing open to their next meeting on June 7, 2023.

D. MacBuilds, LLC – Lot 4 Rolling Green (#CC23-03)

**Insignificant Activity in Upland Review Area for Lot Resubdivision
(rec'd 04/05/2023) (d/d 06/09/2023)**

With no applicant present in the room when called forward to present, this agenda item will be considered at the next meeting of the Commission on June 7, 2023.

NEW BUSINESS – None.

ADJOURNMENT

A motion was made by Michael Malloy and seconded by Daniel Methot to adjourn the meeting at 8:10 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Laura Hall
Building & Land Use Administrative Assistant