

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
June 7, 2023 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, June 7, 2023. Members present when Chairman George Cornelius called the meeting to order at 7:00 PM were Daniel Methot, Michael Malloy, Trish Rondeau, John Rusnock, and David Tobin and alternate members Robert Brown and Lisa Griffin.

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 con't to 06/07/2023) (d/d 07/12/2023)**

A motion was made by Daniel Methot and seconded by John Rusnock to continue the public hearing for Application #CC23-02, Bramble Bush Circle. Votes in favor were unanimous. Motion carried.

George Cornelius reviewed the contents of Robin Newton's staff memo dated June 1, 2023, which clarified that the proposal is for small changes to the size of the existing draining system, that there are no wetland impacts associated with the proposal, and that the proposal can be approved as presented. Mr. Cornelius also summarized the May 3, 2023 memo from the Town Engineer, which concluded that the proposal's drainage analysis is acceptable.

Guy Hesketh, licensed professional engineer with F. A. Hesketh & Associates, reviewed the three key items from his June 1, 2023 memo to the Commission written in response to the Commission's concerns raised at the last meeting: to address in writing the application requirements under Section 7.6 of the regulations; to provide information regarding soil delineations; and to provide information related to the successful remediation of any potentially contaminated constituents. Mr. Hesketh noted that his report includes copies of memorandums from former Town Engineer Charlie Francis indicating chemical residues on the property were adequately remediated to DEEP standards under the direction of a licensed environmental professional. Mr. Hesketh also reviewed minor changes to the landscape plan and described the natural vegetative buffer that will provide a transition zone and habitat for fauna between the residential areas and the wetlands themselves.

George Cornelius opened the floor to public comments. Ruby Ransom of 33 East Street stated that she and her husband Earl were not treated with dignity or respect during previous periods of work on the parcel and want to ensure their concerns are addressed prior to any future digging at the site. Carol Maloney stated that she feels that chlordane from the site caused Earl Ransom's illness. Earl Ransom noted that, while not mentioned in the previous meeting minutes, their property is directly to the east of the parcel. George Cornelius suggested that they meet with Town Planner Robin Newton to discuss their concerns.

George Cornelius then asked wetland agent Michael D'Amato of Tyche Planning & Policy Group for his thoughts regarding the application. Mr. D'Amato stated that he believes that the applicant has addressed the concerns raised at the last meeting and has provided adequate information to demonstrate that they are seeking a small modification to a previously approved plan.

A motion was made by George Cornelius and seconded by Daniel Methot to close the public hearing for Application #CC23-02 at 7:26 PM. 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. K SFR East Granby Owner, LLC – Bramble Bush Circle (CC#23-02) Significant Activity in Upland Review Area for Subdivision Redevelopment (rec'd 04/05/2023) (h/d 05/03/2023 con't to 06/07/2023) (d/d 07/12/2023)

A motion was made by Daniel Methot and seconded by George Cornelius to approve Application #CC23-02 by K SFR East Granby Owner, LLC, Bramble Bush Circle for activities within the upland review area associated with the development of Bramble Bush Village, East Granby, CT, subject to the eight conditions listed in the June 1, 2023 Town Planner's staff memo and the 15 conditions listed in the May 3, 2023 Town Engineer's report. 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 May 3, 2023 meeting, subject to the correction of the spelling of the last name Mendes. Votes in favor were unanimous. Motion carried. John Rusnock and Trish Rondeau abstained due to their absence from that meeting.

COMMUNICATIONS

- Planning & Zoning Commission meeting minutes – 05/23/2023 Special Meeting

OLD BUSINESS

A. Reports & Other Business

a. Wetlands Enforcement Report

The June Wetlands Enforcement Report will be discussed at next month's meeting.

b. Administrative Approvals

- **MacBuilds, LLC – Lot 4 Rolling Green (CC#23-03)
Insignificant Activity in Upland Review Area for Lot Resubdivision
(rec'd 04/05/2023) (d/d 06/09/2023)**

Application #CC23-03 was administratively approved by Town Planner Robin Newton on May 22, 2023. The applicant does not have to appear before the Commission regarding this application.

c. Other Business – None.

B. 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)

Action taken above.

NEW BUSINESS – None.

ADJOURNMENT

Prior to adjournment, the Commission discussed the soil testing at Bramble Bush Village and reconfirmed that any contamination that existed at the site has been properly remediated.

A motion was made by Michael Malloy and seconded by Trish Rondeau to adjourn the meeting at 7:39 PM. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Laura Hall, Building & Land Use Administrative Assistant