

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
November 1, 2023 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, November 1, 2023. Members present when Chairman George Cornelius called the meeting to order at 7:00 PM were Jennifer Frank, Daniel Methot, Michael Malloy, Trish Rondeau, and David Tobin and Alternates Robert Brown and Lisa Griffin.

PUBLIC HEARING

**A. Copart of Connecticut, Inc. - 49 Russell Rd., Russell Rd., and East St. (#CC23-04)
Significant Activity in Upland Review Area & Regulated Activity in Wetlands
for External Vehicle Storage
(rec'd. 09/06/2023) (h/d 10/04/2023, cont. 11/01/2023) (d/d 11/08/2023)**

The public hearing for Application #CC23-04 continued from the last meeting. Guy Hesketh, licensed professional engineer and principal at F.A. Hesketh & Associates, summarized plan changes made based on meetings and a site visit held with Town staff subsequent to the last Commission meeting.

Data was provided regarding the percentage of damaged vehicles received at the site, the extent of vehicle damage, potential for fluid leakage, and spill cleanup procedures. Of the almost 2500 vehicles on site, just under ten percent have major front end damage.

Per the recommendations of Town Engineer Tom Grimaldi, a ten-foot vegetated strip around the downgradient perimeters of both of the external storage areas has been added to the plans. Instead of compacted millings, pervious two-inch process stone will be used for the top layer of the two areas. A series of stone check dams has been added at 75-foot on-center spacing to the perimeter swales to slow water and allow for additional bioaction. A concrete storage bin is now shown on the plans for the existing piles of millings that are used for spot repairs. At the discretion of the project engineer, a geotextile fabric will be used to supplement areas with unsuitable base material.

Per the conditions of approval in the staff memo from Tom Grimaldi, the silt fence erosion control closest to the wetlands will be supplemented by straw wattles or wood chips for redundant protection and an emergency spillway will be placed on downstream detention basins to provide a defined path for water should a clog occur.

Michael Malloy asked about the vehicle capacity for the site once the additional areas added. Guy Hesketh estimated that the additional areas could possibly store approximately 2000 additional vehicles. Regarding a question by Mr. Malloy regarding the use of the geotextile fabric, Mr. Hesketh confirmed that the subbase of the areas would be evaluated once the topsoil has been stripped. Areas that are shown to be unsuitable will be supplemented with the fabric as a way to better dissipate load. Mr. Malloy also pointed out that the pictures of Copart's best practices provided to the Commission appear to be shown on paved surfaces, but Mr. Phillips confirmed that the company's best practices cover how to treat both pavement and gravel areas and that most of Copart's other facilities consist of gravel surfaces. Mr. Malloy also wondered if a paved landing area was designated on site for incoming vehicles. Mr. Phillips stated that once evaluated for condition and processed for sale, cars are put directly into storage.

Jennifer Frank noted in the initial plans that the parking areas were to consist of eight inches of gravel on top of 12 inches of subbase for a total of 20 inches but have been changed to six inches of the two-inch process material over eight inches for a total of 14 inches. Guy Hesketh explained that the larger stone provides more

structural integrity but that the suitability of the subbase will be evaluated and additional base material may be added in some areas as necessary.

Robert Brown asked about how future owners of the property would be held accountable for the maintenance of the stormwater system. Attorney Carl Landolina answered that when the plans are submitted to Planning and Zoning, the approval letter from the Wetlands agency will be placed in that plan as well as any other approval letters from any other agency. The plan will become part of the land records and anyone doing a title search will see those plans and know what they are subject to.

A discussion followed among Commission members and Michael D'Amato of Tyche Planning & Policy Group about the possibility of requiring inspections of the site. Attorney Landolina commented that testing would require the establishment of specific parameters and a causal relationship would have to be proven to show that any changes noted are the direct result of something that happened on site.

William Jackson, registered soil scientist with the Society of Soil Scientists of Southern New England, stated that he has reviewed the October 23, 2023 revised drawings and finds that the enhancements to the original design are protective of the adjacent wetland resources.

George Cornelius summarized an alternate plan that was considered for the project. He noted that the only wetland disturbances are from water quality basins A2 and B2 outflow conduit level spreaders. Options to the gravity flow design are limited by the downward sloping site topography and locations of wetlands in the upland review area. Using pump flow in lieu of the gravity flow was considered. This option requires installation of both piping and electrical conduits plus a foundation for the pump. The pump discharge would require a larger outflow conduit level spreader; hence this option was not considered.

Guy Hesketh agreed that a pump would not be a more feasible or prudent alternative. He commented that another alternative, release over surface without a conduit, would result in more impact on the wetlands with erosion to the embankment of the wetlands in the adjacent watercourse and is therefore also not more feasible and prudent than the current proposal.

George Cornelius then opened the floor to public comment. Lisa Mendez, 30 Crystal Drive, sought clarification as to the number of cars currently on site and the projected increase in capacity. Commission members confirmed the numbers stated were 2,445 cars presently in inventory, with the potential for an increase of approximately 2,000 more cars. Other questions she posed did not pertain to wetland impacts and could not be addressed by the Commission.

A motion was made by Michael Malloy and seconded by Jennifer Frank to close the public hearing for Application #CC23-04 at 7:41 PM. Votes in favor were unanimous. Motion carried.

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

OLD BUSINESS

B. Copart of Connecticut, Inc. - 49 Russell Rd., Russell Rd., and East St. (#CC23-04) Significant Activity in Upland Review Area & Regulated Activity in Wetlands for External Vehicle Storage (rec'd. 09/06/2023) (h/d 10/04/2023, cont. 11/01/2023) (d/d 11/08/2023)

A motion was made by George Cornelius, seconded by Daniel Methot, to approve Application #CC23-04 by Copart of Connecticut, Inc. as presented, subject to the eight conditions listed in the September 26, 2023 Town Planner's staff memorandum revised October 29, 2023 in accordance with revised plans and the 16 conditions

listed in the October 31, 2023 Town Engineer's report. Votes in favor were five (Cornelius, Frank, Methot, Rondeau, Tobin). Votes against were one (Malloy). Motion carried.

**C. Jonesers Express Transportation – Russell Road, Map 12, Lots 50, 50-1, and 50-2 (#CC23-06)
Significant Activity in Upland Review Area for Warehouse, Parking, and Site Amenities
(rec'd 10/04/2023) (d/d 12/08/2023)**

Dave Ziaks, professional engineer with F.A. Heskett & Associates noted that when the Jonesers Express Transportation project was presented at the Commission's October meeting, the Commission determined that it was not a significant activity. An October 30, 2023 report from the Town Planner with a recommendation to approve the application with nine special conditions was received. An October 31, 2023 report from the Town Engineer was also received that recommends a couple of small changes to the plans and 13 conditions of approval. There are no concerns with any of the recommendations. Mr. Ziaks noted that incorporating the changes will not impact the design and can easily be made before they record the plans with staff.

Jennifer Frank noted that she was pleased with the decision to incorporate concrete curbing into the design. She questioned the placement of a water quality basin that discharges 40 feet from what she interpreted to be DeGraves Brook. Dave Ziaks clarified that the discharge is actually 40 feet from the excavated watercourse that runs along the south boundary line of the property, not DeGraves Brook, which is located on the other side of the Mark's Auto property. Ms. Frank also asked if the recycled miscellaneous aggregate would contain recycled paving materials. Mr. Ziaks replied that the content would depend on the changing market, as sometimes natural materials can be more economical than process materials. He noted that he does not have concerns regarding their use due to the curbing that will be in place that will direct runoff into catch basins and into the water quality basins.

George Cornelius reiterated that the project involves no direct impact to the wetlands. In response to a question from Mr. Cornelius regarding application approval, Michael D'Amato confirmed that the Commission can approve an application with the condition that the plans be modified. Dave Ziaks shared that some of the minor changes to be made as recommended by the Town Engineer include labeling the roof leader pipes to include flow line elevations, providing level spreader detail, and incorporating secondary erosion control measures.

A motion was made by Jennifer Frank, seconded by Trish Rondeau, to approve Application #CC23-06 by Jonesers Express Transportation as presented, subject to the nine conditions listed in the October 30, 2023 Town Planner's staff memo and the 13 conditions listed in the October 31, 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 Daniel Methot and seconded by Jennifer Frank to approve the minutes of the October 4, 2023 meeting as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

- Planning & Zoning Commission meeting minutes – 10/10/2023

OLD BUSINESS

A. Reports & Other Business

- a. **Wetlands Enforcement Report** – None.

b. **Administrative Approvals** – Administrative approval was granted for the clearing of a retention pond on property located on Route 20.

c. **Other Business** – None.

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See above.

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See above.

NEW BUSINESS

None.

ADJOURNMENT

A motion was made by George Cornelius and seconded by Michael Malloy to adjourn the meeting at 7:59 PM. Votes in favor were unanimous. Motion carried.

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