



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

TO: Inland Wetland Watercourse Agency
FROM: Robin Newton, AICP, CZEO, Town Planner
RE: Application CC#24-05, K FSR East Granby Owner, LLC, East Granby Meadows for activities within the Upland Review Area associated on Old Deerfield Circle and Briarwood Circle

Staff has prepared this review for the application listed above. Application Submittals included the following:

1. An application form.
 2. Plans Entitled, "East Granby Meadows, Multi-Family Development, Old Deerfield Circle/Briarwood Circle, East Granby, CT, Inland Wetland and Watercourses Agency Permit Application, March 22, 2024, Prepared by F.A. Hesketh & Associates, Inc." List of Drawings:
 - Title Sheet
 - MA-1, Master Plan
 - LA-1 & LA-2 Layout Plan
 - LS-1 thru LS-4 Landscape Plan
 - GR-1 & GR-2 Grading and Drainage Plan
 - PP-1 thru PP-3 Plan & Profile
 - EC-1 & EC-2 Soil Erosion and Sediment Control Plan
 - UT-1 & UT-2 Utility Plan
 - SD-1 thru SD-5 Details
 - NT-1 Notes
 - A-101 thru A-110 Architectural Floor Plans and Elevations
 - ILP-1 - ILP-4 Improvement Location Plan
 3. Drainage Report
 4. IWWA Narrative
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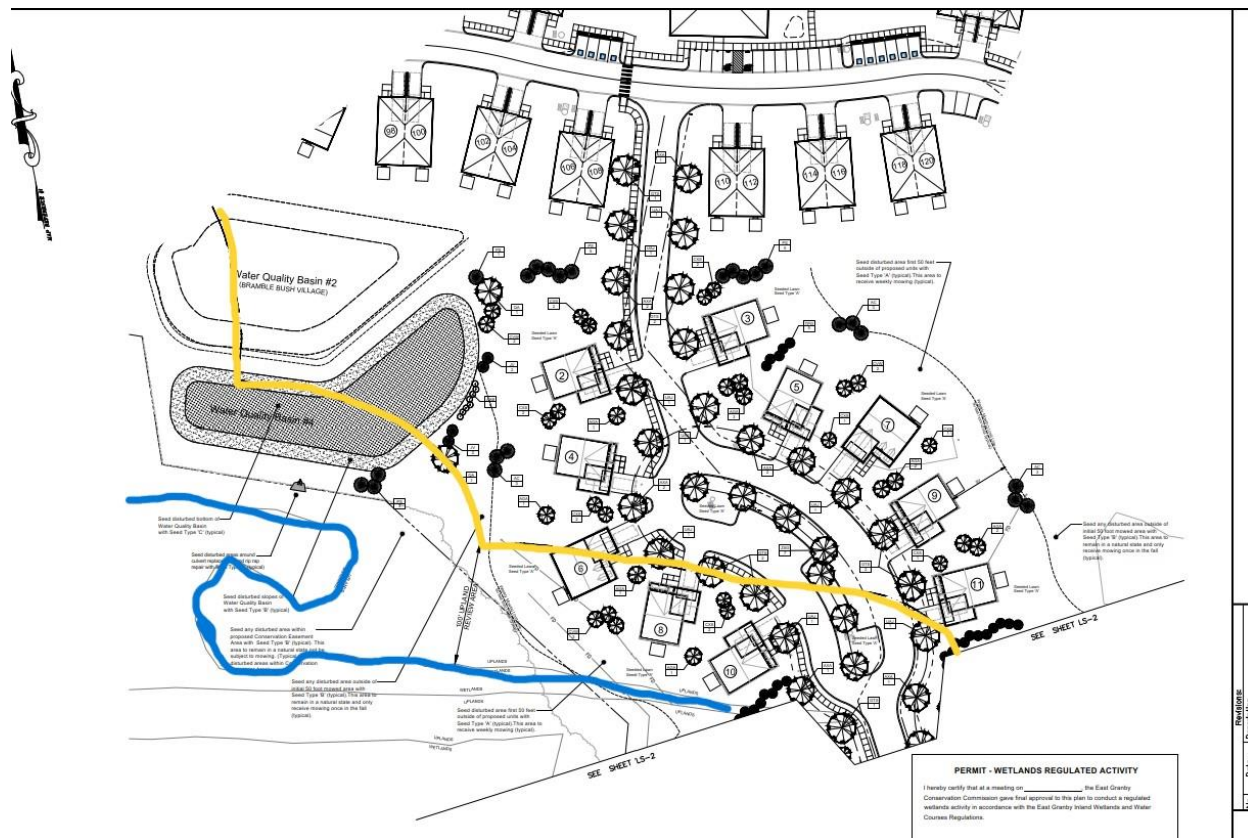
General Comments:

This application is for upland review area impacts associated with the development of 48 single family dwelling units. This parcel had previously obtained IWWA for the development of 46 single family & multi-family units as part of a regular subdivision.

Work had been completed under the previously approved IWWA Permit which includes some of the public improvements. This included installation of sanitary sewer service mains and laterals, water service main and laterals, storm drainage improvements, including catch basins, yard drains manholes and construction of two water quality basins and their outfall structures and outfall piping. Electric and telephone infrastructure have also been installed. The roadway section was substantially constructed, minus the bituminous pavement.

This proposal shows no wetland impacts. Upland review area impacts are estimated to be approximately 2.2 acres.

Shown on the attached photos are blue lines for wetlands, yellow lines are the limit of disturbance within the water quality basins and line of Silt Fence. **There are no disturbances proposed between the blue and yellow lines. All disturbances in the URA have maintained a 50' no impact area to the wetlands.**





The applicant provided a comprehensive response to Section 7.6 of the Regulations. Staff has reviewed the contents of the responses, the wetlands delineation prepared by Anthony Zemba dated December 12, 2023, a wetlands functions analysis, and how the proposal will affect the wetlands and onsite ecology.

Previous mediation for the onsite tobacco contamination had already been remediated by the previous owner and was previously documented.

As the commission is aware this site has been actively disturbed. There is no onsite vegetation that is currently contributing to onsite ecology or wildlife. The wetlands area which are undisturbed except for the areas previously disturbed by the previous owner will not be impacted by this proposal and the applicant is leaving a no impact buffer to ensure that the ecological environmental is being maintained for this project.

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 CC#24-05, K FSR East Granby Owner, LLC, East Granby Meadows for activities within the Upland Review Area associated on Old Deerfield Circle and Briarwood Circle with the following conditions:

1. A Pre-Construction Meeting is required with the Commission’s agent prior to the start of the 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. Any conditions required by the Town Engineer.

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 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.