



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

June 19, 2024

TO: Inland Wetland Watercourse Agency
FROM: Robin Newton, AICP, CZEO, Town Planner
RE: **CC# 24-08, Town of East Granby Parks & Recreation, East Granby Farms, 79-85 North Main Street, Activities in the Wetlands and URA, Proposed Recreational Area/Courts**

Staff has prepared this review for the application listed above.

General Comments:

Staff reviewed the following:

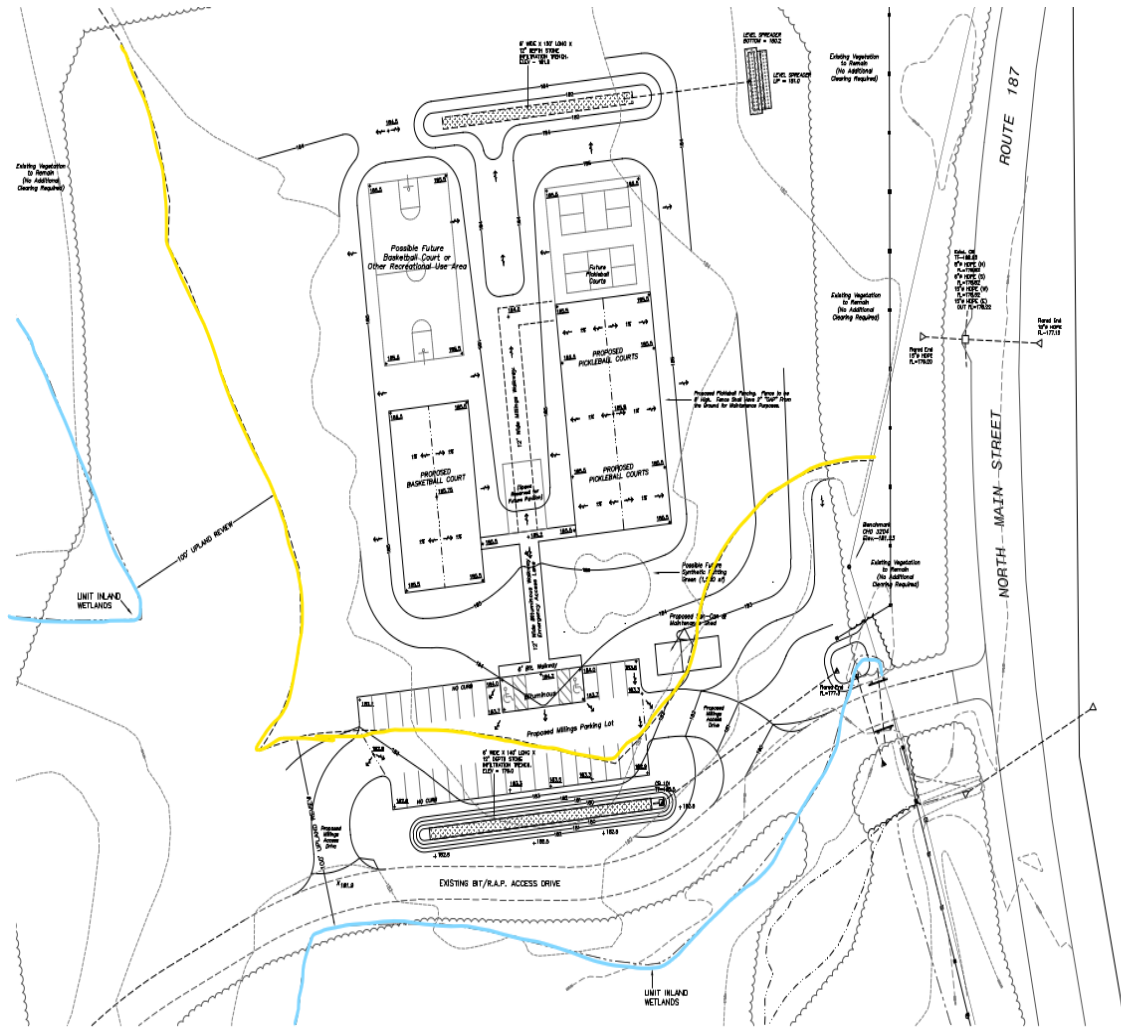
1. Plans entitled, "Proposed Recreational Courts, Prepared for Town of East Granby, East Granby Farms, Northeast Recreational Area, 79-85 North Main Street, East Granby, CT, Dated June 1, 2024, Prepared by Barresi Associates, LLC" with the following Sheets:

Sheet 1: Cover Sheet
Sheet 2: Existing Conditions/Site Preparation plan
Sheet 3: Layout Plan
Sheet 4: Grading & Erosion Control Plan
Sheet 5: Erosion Control Plan
Sheet 6: Utility, Landscape Plan
Sheet 7: Sedimentation & Erosion Control Notes
Sheet 8: Erosion Control Details
Sheet 9: Construction Details 1
Sheet 10: Construction Details 2

2. Drainage Report
3. IWWA Application

Comments:

This proposal is for the construction of Recreational Courts including Basketball and Pickleball Courts along site improvements to existing drainage and a parking lot. There is some proposed updated drainage associated with the construction of a proposed infiltration swale which will connect to an existing culvert located parallel to North Main Street. There is some clearing and updated to this proposed culvert area as well. This is the area with a small amount of wetlands impact provided as .02 acres in the application. Upland review area disturbance is at .6 acres and consists of the construction associated with the infiltration basin and a portion of the proposed parking area as shown below.



The applicant has indicated that there may be changes made to this proposal in the future which would lessen the impacts being requested but at this time, this is the proposal before the Commission. A previous approval for this site from 2011 was approved with similar impacts.

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# 24-08, Town of East Granby Parks & Recreation, East Granby Farms, 79-85 North Main Street, Activities in the Wetlands and URA, Proposed Recreational Area/Courts with the following conditions:

SPECIAL CONDITIONS:

1. A Pre-Construction Meeting is required with the Commission's agent prior to the start of 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. All conditions recommended by the Town Engineer shall be incorporated into the approval.

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 Conservation 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.