

**CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
January 3, 2024 Minutes**

A meeting of the East Granby Inland Wetlands Agency/Conservation Commission was held on Wednesday, January 3, 2024. Members present when Chairman George Cornelius called the meeting to order at 7:00 PM were Jennifer Frank, Daniel Methot, James Marquis, Trisha Rondeau, John Rusnock, David Tobin, and alternate member Brian Cosker. Alternate member Lisa Griffin attended online.

Prior to beginning the evening's agenda, Chairman George Cornelius reminded Commission members that communication between Commission members regarding an application may only take place during a meeting.

Mr. Cornelius then changed the order of agenda items and proceeded to Old Business, Item B.

OLD BUSINESS

**B. Gabrielle Rusczyk – 3 Randall Avenue (#CC23-08)
Significant Activity in Upland Review Area for Garage
(rec'd 12/06/2023) (d/d 02/09/2024)**

Applicant Gabrielle Rusczyk and Commission members discussed the application process and the December 27, 2023 staff memo from wetlands agent Mark Goderre regarding the project. Most of the property, including the existing house, is located within the upland review area. Ms. Rusczyk stated that the two-car garage will be used for vehicle parking and storage of her lawn mower, snow blower, etc. George Cornelius noted that the staff memo suggested moving the location of the proposed garage 40' closer to the house to double its distance from the wetlands, but neither the Commission nor the applicant could visualize that this would locate the garage any farther from the wetlands.

Although the report noted them as missing, George Cornelius stated he felt that there is no need to add topography or erosion and sediment controls to the drawing. Regarding the size of the proposed structure, Ms. Rusczyk acknowledged that there was some miscommunication with the surveyor and although the plan states it will be 24' x 30', the actual proposed size is 24' x 32'. Mr. Cornelius requested that the drawing be changed to show the correct dimensions for the garage. While the staff report notes that the soil report does not provide an analysis of any potential impacts to the wetlands, Mr. Cornelius stated that the Commission is responsible for this determination. Mr. Cornelius also stated that he felt it was unnecessary to add landscaping improvements to the plan. No fill will be brought onto the site.

Michael D'Amato, consultant with Tyche Planning & Policy Group, suggested that two additional conditions of approval be added: 1. Prior to the issuance of a zoning permit, the plan shall be revised to reflect the correct building dimensions, and 2. A single row of silt fence or other acceptable E&S control shall be installed between the proposed work area and the top of the bank prior to the commencement of the project.

A motion was made by Trisha Rondeau and seconded by Jennifer Frank to approve Application #CC23-08, 3 Randall Avenue, Request for a Permit for Activity in the Upland Review Area to Construct a Garage, subject to the seven conditions listed in the December 27, 2023 staff memo by Mark Goderre and the two additional conditions stated by Michael D'Amato during discussion. 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 John Rusnock and seconded by Jennifer Frank to approve the minutes of the December 6, 2023 meeting as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

- Staff Memo from Town Planner Robin Newton regarding Turkey Hills Road dated 01/02/2024
- Inland Wetlands Agent Report by Mark Goderre dated 01/03/2024

OLD BUSINESS

A. Reports & Other Business

a. Wetlands Enforcement Report

The Commission reviewed the latest Wetlands Enforcement Report provided by Mark Goderre. The report included a follow-up concerning Tuckahoe Road, stating that the property owners will provide a survey to show their shed is under the required size for administrative approval. The report also discussed a new violation at 37 Hatchet Hill Road involving soil being deposited on the property. A cease-and-correct order has been issued and the property owner will be required to show cause at the February Commission meeting.

b. Administrative Approvals

The Commission reviewed Town Planner Robin Newton's memo which summarized the activities associated with Application #CC23-05, 13 Turkey Hills Road. A cease-and-desist order was not issued because there are no violations on the property.

c. Other Business – None.

B. Gabrielle Rusczyk – 3 Randall Avenue (#CC23-08) Significant Activity in Upland Review Area for Garage (rec'd 12/06/2023) (d/d 02/09/2024)

Discussed above.

NEW BUSINESS – None.

ADJOURNMENT

Prior to adjournment, Daniel Methot confirmed that Commission meetings will continue to be held on Wednesdays. George Cornelius requested that an updated meeting schedule be sent to Commission members.

A motion was made by John Rusnock and seconded by Daniel Methot to adjourn the meeting at 7:39 PM. Votes in favor were unanimous. Motion carried.

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