INLAND WETLANDS/CONSERVATION COMMISSION

EAST GRANBY, CONNECTICUT

Wednesday, February 5, 2025
Special Meeting
Town Hall Meeting Room
7:00 pm

1. **CALL TO ORDER ~** 7:02 pm meeting called to order. Members present when Jennifer Frank called the meeting to order were: Jim Marquis, Lisa Griffin, Colby Laviana, Alternate John Erbland and Michael D'Amato from Tyche. Members absent: John Rusnock – Ron Hunt joined via ZOOM 7:06 pm.

2. Jennifer Frank made a motion to move agenda item **6.C. Election of Officers** up. All in favor. Lisa Griffin made a motion to elect Jennifer Frank as Chairperson. Jim Marquis seconded the motion. Votes in favor were unanimous, motion passed. No other members present tonight wished to be a Vice Chairman or Secretary, will be tabled for future meeting.

3. **MINUTES ~** Jennifer Frank made a motion to accept the minutes from 10.02.2024, Jim Marquis seconded the motion, votes in favor: all but Colby Laviana abstained, motion passed.

4. **COMMUNICATIONS** ~
   Secretary Trisha Rondeau, letter of resignation, effective the end 2024.

5. **OLD BUSINESS** ~ 37 Hatchet Hill Road violation ~ Property owners Jennifer & William Allen were present to provide detailed information and answer questions. They have horses they want to bring in to utilize this property. Chairperson Frank explained to the commission it is their job to determine if the following items are exempt or would need an IWCC permit:
   1. Placement of fill in Upland review area- *They will flag and put up silt fences. (exempt)*
   2. Farm Pond- needs to be essential to farm "operation"-*Will be used for irrigation of crops, livestock water supply as back up to well, & fire protection (exempt)*
   3. Pastures- how are they being created- *They have had the soil tested and it is prime farmland soil in the area already cleared. They won't be bringing in any additional soil and will only be seeding with grass to feed the horses. (exempt)*
   4. Barn- in Upland Review Area- *not disturbing wetlands where located*, *URA only (exempt)*
   5. Riding Ring- in Upland Review Area – *also not in wetlands, URA only (exempt)*
   6. Driveway with fill through wetlands- *not exempt needs permit, there is currently a cleared path used as driveway*

   The commission was unanimously all in favor of the findings listed above. The driveway being the only thing not agricultural. Lisa Griffin made a motion regarding the driveway requiring a permit, Jim Marquis seconded that motion. Votes in favor were unanimous, motion passed.

6. **REPORTS & OTHER BUSINESS ~**

   CC#24-11~ Bramble Bush porches~Admin Approval ~Chairperson Frank shared with commission that this was a change from patios to porches. Already approved by administrative review.

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7. **NEW BUSINESS ~**

A. <u>Application CC#24-12:</u> Kirk Mac Naughton, Black Bear Run/Rolling Green-activities in the upland review area. Kirk MacNaughton presented his plan for resubdividing Lot 4 into 4 lots. They are all more than 100' away in Upland Review Areas. Lot 6 would have no impact at all, Lot 7, also no wetlands disturbance, there is a utility easement, there would be no clearing on west side of easement. The Commission asked several questions regarding wooded areas remaining intact and lawn placement, of which doesn't disturb wetlands areas.
Chairperson Frank made a motion to approve application CC#24-12, of Kirk MacNaughton for Upland Review Area impacts associated with the resubdivision of Lot 4 into 4 lots, Black Bear Run. Assessor Map 4, Block 6, Lot 2 for activities in the upland review area only, with special conditions 1-3 and standard conditions 4-8 as outlined in the staff memo from town planner, Robin Newton. Jim Marquis seconded the motion. Votes in favor were unanimous, motion passed.

B. Approve meeting dates for 2025: Chairperson Frank made a motion to approve the meeting dates for 2025 as submitted. Votes in favor were unanimous, motion passed.

C. Further discussion on the need for a driveway permit for the 37 Hatchet Hill property. All members were in favor of an administrative approval by town planner, Robin Newton. Members have reviewed the plan presented and are ok with an admin review.

8. **ADJOURNMENT** ~ 7:52 pm ~ Chairperson Frank made a motion to adjourn, Votes in favor were unanimous, motion passed

Respectfully Submitted on this 6th day of February, 2025,

Michele Leadbeater
East Granby Building & Land Use Administrative Assistant