INLAND WETLANDS/CONSERVATION COMMISSION
EAST GRANBY, CONNECTICUT

MINUTES

Wednesday, July 2, 2025
Regular/Hybrid Meeting
Town Hall Meeting Room
7:00 pm

1. **CALL TO ORDER ~** 7:04 pm meeting called to order. Members present when Vice Chairman Ron Hunt called the meeting to order were: Lisa Griffin, James Marquis, Kenneth Fersch & alternate John Erbland. Also present: Michael D'Amato from Tyche & Attorney Scott Lingenfelter. Members absent: John Rusnock, Colby Laviana & alternate Paula Saaf. Atty Lingenfelter introduced himself and explained public hearing protocol. It is an opportunity for the public to hear and comment on the application. The comments should be kept to the Inland Wetland & Watercourse issues only, this hearing will not have anything to do with lighting, parking, size, etc. Comments should be limited to 3 minutes to keep it moving.
   Chairperson Jennifer Frank joined via ZOOM.

2. **ALTERNATES ~** Vice Chairman Hunt seated alternate John Erbland in place of absent members for tonight's meeting.

3. **PUBLIC HEARING ~ CC# 25-04, SL 50-58 Rainbow Road, LLC, 50-58 Rainbow Road, Construction of 2 Warehouse Buildings and Associated Site Improvements in the Upland Review Area and 2 Access Drive crossings. Map 17, Lot 11**
   Vice Chairman Ronald Hunt made a motion to open public hearing, Ken Fersch seconded the motion. Hearing opened. Vice Chairman Hunt read the legal notice into record.

   Attorney for the applicant, Evan Seeman introduced himself and emphasized the intent of this hearing is for the Inland Wetlands impact only. The impact to wetlands is less than 0.22% of 130+ acre site.
   He introduced engineer Timothy Houle who did the presentation for the application.

   Mr. Houle reviewed the specifics of the application concerning the direct activity and stormwater drainage in the wetland areas. He stated there would be some minimal lighting in the area for traffic safety reasons. There would be multiple plantings of native species of shrubs and trees along an enhancement area. Landscaping would include upwards of 300 trees and both lawn & conservation seeding to support native wildlife.

   Mr. Houle introduced their scientist, Tianna Preeni who also discussed the minimalistic impacts on the wetlands area. She noted the vernal pools and that there would be a 2 year monitoring system in place to ensure the enhancements were supportive of having the least impact on the inland wetlands' areas. Ms. Preeni stated the direct impacts were limited and the indirect impacts were controlled, exhibiting no adverse effects on the conservation resources.
   She concluded her presentation and asked for any questions.

   Commission member Lisa Griffin stated that according to Robin Newton's report there were many questions that required some revisions which would be addressed tonight. Atty Seeman stated this was received today from our town engineer, Tom Grimaldi. Mike D'Amato stated that Mr. Grimaldi is here tonight via ZOOM and can address these questions verbally.

   Chairperson Frank made a comment via ZOOM that she felt if Tom Grimaldi was satisfied with the revisions, then she was ok with the proposal.

   Tom Grimaldi, town engineer, spoke and stated he had completed his 2nd review of the revised plans. Conceptual and critical comments have been addressed. The applicant has done a good job at meeting or exceeding expectations in regard to revising the plans according to his recommendations.

Members of the public were asked if they had questions or concerns.

Jeffrey Hecht – 8 Granger Circle – shared concerns that tractor trailer exhaust can impact water and soil integrity.
Larry Serreto – 36 Sanford Ridge – expressed that Sanford Ridge already has problems with storm run off and flooding, concerned that Sheldon Brook and more run-off could adversely impact his neighborhood.
Jason Hayes – 6 Washington Ridge- stated that the duty of this commission is to vote on the proposal in front of them, if it's not in front of them they can't vote on it.
Amanda Lindberg – 32 Sanford Ridge- also shared concerns about the run off in the Sanford Ridge neighborhood and what plans are in place if there is an increase? Also, what will be the winter treatment on the driveways & parking area which will run off into the area?
Brian O'Connor – 41 Brighton Drive -expressed concern about voting on something that information was just received on.
Fran Nussbaum – 4 Old Farms Lane (on line) – wants to know also what treatments will be utilized in the winter and the effects of that run off into the drainage.

Attorney Seeman replied to the comments. Most of these comments refer to use which is a Planning & Zoning issue, not Wetlands. If there were any negative drainage issues that arose they would be addressed through the Inland Wetlands Conservation Commission. He also stated that Mr. Grimaldi did conclude this would have no impact on the wetlands area. Any proposed conditions would be met upon an approval of the plan.

Member Lisa Griffin expressed an interest in the public understanding run off treatments. Tim Houle spoke a little more in depth on this. They are in compliance with state guidelines and will meet all requirements with treatment to storm water drainage.

Andrew Garber, 42 Sanford Ridge, spoke on the upkeep of the catch basins and Tim Houle explained it is required to submit long term plans for upkeep in the application.

Jason Hayes reiterated the worry over truck contamination and the serious concerns regarding the number of tractor trailers that would be at this location.

Patricia Linde – 48 Sanford Ridge- also shared concerns on run off & the water won't be 100% in the catch basins; with climate changes & serious flooding.

Atty Seeman spoke again on the minimal impact on wetlands and Tom Grimaldi's review which said there were no adverse effects and they have met or exceeded his recommendations.

Vice Chairman Ron Hunt made a motion to continue the public hearing at the regular August 6th meeting, Lisa Griffin seconded the motion. Votes in favor were unanimous motion passed.

4. **MINUTES ~** Lisa Griffin made a motion to accept the June meeting minutes with an amended date to correct to June 4, John Erbland seconded the motion, votes in favor were unanimous motion passed.
5. **COMMUNICATIONS ~ N/A**
6. **OLD BUSINESS ~ N/A**
7. **REPORTS & OTHER BUSINESS ~ N/A**

8. **NEW BUSINESS ~**
   PUBLIC HEARING ~ CC# 25-04, SL 50-58 Rainbow Road, LLC, 50-58 Rainbow Road, Construction of 2 Warehouse Buildings and Associated Site Improvements in the Upland Review Area and 2 Access Drive crossings. Map 17, Lot 11
   WILL BE CONTINUED TO WEDNESDAY, AUGUST 6, 2025 MEETING

9. **ADJOURNMENT** ~ 8:33 pm ~ John Erbland made a motion to adjourn; James Marquis seconded the motion. Votes in favor were unanimous, meeting adjourned.

Respectfully Submitted on this 8th day of July 2025,
Michele Leadbeater
East Granby Building & Land Use Administrative Assistant