

**CONSERVATION COMMISSION
INLAND/WETLANDS AGENCY
EAST GRANBY, CONNECTICUT
March 1, 2017 Minutes**

A meeting of the East Granby Inland Wetland/Conservation Commission was held on Wednesday, March 1, 2017. Members present when Chairman George Cornelius called the meeting to order at 7:01 p.m. were John Rusnock, Daniel Methot, Michael Malloy, John Febbrioriello and with alternate members Russell Houghton and Jennifer Frank.

DISCUSSION WITH PUBLIC

A. Timothy Brignole – wood chips@ Creamery Brook

Mr. Brignole was not present. See “Director of Community Development Report”

NEW BUSINESS

A. DSGT, LLC - 3 Creamery Brook/regulated activity/new office building
(CC17-01) (rec'd 2/01/17) (d/d 4/05/17)

Guy Hesketh, applicant & engineer for the project, discussed the plan details. He was combining the remaining 2 lots in the Creamery Brook subdivision which are currently vacant and planned to build a new office building. The total acreage combined is 1.18 acres with .2 acres of wetlands and .56 acres of disturbance in the upland review for a pipe into wetland soils for a footing drain.

Mr. Hesketh discussed the building elevations with plans for a full basement. He wants to remove additional fill stored 15 years ago on the lots by a previous owner and re-grade. All utilities are existing. He discussed sedimentation and erosion controls, paving and parking. He also reviewed the history of the property since the 1989 subdivision. Wetlands were flagged at that time and his maps reflected that determination.

Mr. Haynes reviewed his comments and that of the Town Engineer. The applicant had no issues with revising the maps to meet those recommendations. The Commission had questions regarding the flood plain, curbing, sheet flow and sanitary sewer easements. Upon discussion with regards to fertilizers and herbicides and “no mow” areas, the applicant agreed to a 25 ft. no mow area and a note will be added regarding the use of organic based fertilizers and natural seed mix. These will be added as conditions of approval.

A motion was made by George Cornelius and seconded by Frank Kilby to approve Application #CC17-01 by DSGT, LLC for a regulated activity for property at 3 Creamery Brook to construct a new office building subject to the following conditions:

1. Plans shall be revised to include the comments listed in the Town Engineer’s Report dated 2/27/17 - #1 - #6
2. Revise the plans to pull proposed grades outside of the wetland area.
3. Revise the plans to eliminate two (2) parking spaces on western most side of proposed building.

4. Revise the plans to add the wetland approval block.
5. Revise the plans to add hay bales/silt sock on the downslope portion, where the brook runs parallel with proposed silt fence, to help ensure erosion and sedimentation control measures.
6. Revise the plans to add a twenty five (25) foot natural buffer around the wetland area near the brook as an additional condition required by the Commission.
7. Revise the plans to add a note regarding the use of organic based fertilizer and naturalized seed mix (with no use of herbicides) as an additional condition required by the Commission.
8. Prior to any site disturbance applicant E&S measures shall be installed and inspected by the Wetland Enforcement Officer.

Votes in favor were unanimous. Motion carried.

MINUTES

A motion was made by Michael Malloy and seconded by Frank Kilby to approve the minutes of December 7, 2016 with one correction: - the date at the top of page 1; change 2017 to 2016. The votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission also received:

January

- PZC 12/13/16 minutes
- Info on abstention votes
- CT Landscape Architect magazine

February

- PZC 1/10/17 minutes
- Application #17-01 by DSGT, LLC for 3 Creamery Brook for a regulated activity for a new office building
- CT Wildlife
- Annual Report from the Hartford Audubon Society for Ridge Boulevard Conservation area
- A copy of the Army Corp permit for the Tennessee Gas Pipeline

March

- Staff & Town Engineer comments for Application #17-01 by DSGT, LLC for 3 Creamery Brook
- Notice of a preliminary permit approval from the DEEP for the CT Airport Authority

OLD BUSINESS

A. Wetlands Enforcement Report – No report submitted. Mr. Haynes discussed Mr. Brignole’s clearing of some overgrown brush at Creamery Brook. The purpose was to cut back the overgrown plantings. No grubbing or root removal was done. Mr. Haynes distributed pictures and used a map to show the location of the pile. After some discussion, Mr. Brignole will be requested to remove the pile with doing as little damage as possible.

B. Director of Community Development Report

a.) **Administrative Approvals** – None

b.) **Updates on permits /annual reports** – There was a short discussion/reminder on abstaining when voting based on recent court decisions.

ADJOURNMENT

A motion was made by Daniel Methot and seconded by Michael Malloy to adjourn the meeting at 8:07 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant