

**CONSERVATION COMMISSION
INLAND/WETLANDS AGENCY
EAST GRANBY, CONNECTICUT**

November 1, 2017 Minutes

A meeting of the East Granby Inland Wetland/Conservation Commission was held on Wednesday, November 1, 2017. Members present when Chairman George Cornelius called the meeting to order at 7:00 p.m. were John Rusnock, Daniel Methot, John Febbrioriello, Michael Malloy, Frank Kilby and with alternate members Jennifer Frank and Russell Houghton.

PUBLIC HEARING

- A. Pride Gas (CC#17-06) Significant Activity within a wetland**
SE Corner Rainbow Road/Route 20 – gas station/convenience store
(rec'd 10/4/17) (h/d 11/01/17) d/d 12/06/17)

The legal notice was read.

James Channing, representing the applicant, noted those present and introduced David Ziaks, Professional Engineer with Hesketh & Associates, to present the application.

Mr. Ziaks reviewed the layout for the site which included a 5,100 sq. ft. convenience store, a gas station and a truck fueling area. The site is 5.2 acres of which 15,100 sq. ft. are wetlands. Lot coverage, as proposed, would be 66.8% with water and sewer connections.

He reviewed the wetlands mitigation plan, E&S controls and the drainage report. In detail, he explained the current infiltration and the proposal for 4 detention basins as the best approach to handle site run-off. Encroachment into the wetlands was necessary for truck access and safety. A retaining wall and buffer plantings were proposed also. He noted that reports from the Town Engineer, Town Staff and the North Central Conservation District had been received and their recommendations will be addressed and design changes will be made to reflect those suggestions. He stated that they can accommodate all items within all the reports.

The Commission questioned the location of the truck fueling tanks and how spillage/overflow will be controlled. This was discussed and the applicant will provide details on the filtration system. Mr. Cornelius also requested detail on the retaining wall, the submission of a proposed maintenance plan for the filtration system, and a summary of the drainage analysis.

Bob Russo, soil scientist for the project, reviewed the soil types, his testing results, the former location of the brook, vernal pools and the habitat within the wetland area. He determined the wetlands were not of high value and no vernal pool and/or vernal pool habitat exist. The applicant will also submit to the Natural Biodiversity Data Base for comment.

No one spoke in favor. No one was against. As a general comment, Karey Pond, a resident of 9 Crystal Drive, asked the Commission to not dismiss the importance of these wetlands just because the site had been disturbed in the past and the brook was gone. Michael Latonie, owner of the property, briefly discussed the history of the family use of the land over the years.

As the Commission requested additional information and maps are to be revised to reflect the recommendations of all staff reports, the public hearing will be continued to the 12/06/17 meeting. The public hearing portion of the meeting ended at 8:10 p.m.

MINUTES

A motion was made by Michael Malloy and seconded by John Febroriello to approve the minutes of October 4, 2017 as submitted. The votes in favor were unanimous. Motion carried.

OLD BUSINESS

A. Wetlands Enforcement Report – No report.

B. Director of Community Development Report

a.) **Administrative Approvals** – Mr. Haynes distributed and reviewed an approval for dredging an existing pond at 20 Hatchet Hill Road/180 South Main Street with minor conditions of approval.

COMMUNICATIONS

The Commission also received:

- Staff comments for Application #CC17-06 by Pride Gas
- Additional maps for Application #CC17-06 by Pride Gas
- Photos of the site from Member Jennifer Frank for Application #CC17-06 by Pride Gas
- Town Engineer comments for Application #CC17-06 by Pride Gas
- 2018 meeting dates
- Comments from the North Central Conservation District for Application #CC17-06 by Pride Gas

NEW BUSINESS

A. Pride Gas (CC#17-06) Significant Activity within a wetland
SE Corner Rainbow Road/Route 20 – gas station/convenience store
(rec'd 10/4/17) (h/d 11/01/17) d/d 12/06/17)

No action taken. The public hearing has been continued to the December 6, 2017 meeting.

ADJOURNMENT

A motion was made Daniel Methot by and seconded by Frank Kilby to adjourn the meeting at 8:17 p.m. Votes in favor were unanimous. Motion carried.

Respectfully submitted,
Rosalie McKenney
Land Use Administrative Assistant