



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
October 21, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT
<https://www.youtube.com/watch?v=SKtU79xzpgY>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Corbin Sobinski called the meeting to order at 7:00pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation information was provided.

3. ROLL CALL

Present: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda

Absent: Anne Whitney Collins, Robert Gillespie

Commissioner Renaud was seated as a voting member.

Also present were Assistant Town Planner, Georgienna Driver; Zoning Enforcement Officer, Ricardo Rachele and Recording Secretary, Rebecca Jones.

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

None.

6. MINUTES OF PRECEDING MEETINGS

A. October 6, 2025

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve the October 6, 2025 meeting minutes.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Kelly Hemmeler, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski No: None Abstain: Dylan Bridge, Virginia Higley, Kevin Zorda.

B. October 7, 2025

MOTION by: Kevin Zorda **seconded:** Kenneth Kaufman to approve the October 7, 2025 meeting minutes.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: Dylan Bridge.

7. TOWN ATTORNEY REPORT

None.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

A. IW# 717 – 75 Oliver Road – Modification of a Wetlands Permit for a Single-Family Home; Heron Homes, LLC, Applicant/Owner; Map 47, Lot 63; R-44 Zone

Property owner, Rhinehard von Hollander and Attorney Richard Case were present for discussion. Jim Sakonchick, Land Surveyor and Principal Engineer was present via Teams. Heron Homes LLC proposed the construction of a single-family residence with associated improvements on a 2.9-acre parcel at 75 Oliver Road, located in the R-44 Zone with frontage along Oliver Road. The site contains approximately 2.44 acres of wetlands. Notably, these soils are documented as having a water table at or near the surface for much of the year or a seasonal high water table, limiting the practicality of deeper excavation or a true basement. The original plan was approved under IWWA Permit #699. The new plan equates to approximately 1,036 sq ft less disturbance within regulated areas compared to the original approval.

Mr. Sakonchick shared a site plan to identify the lot, the house, the driveway and crossing of a driveway and a drainage area of 1.3 acres. Detailed plans of the pipe were reviewed. The applicant submitted a drainage report per the Commission's request. The report was designed around a 25-year, 24-hour storm. It states that with minimal disturbance to the site, there is still space for the water to flow into. The proposed development preserves natural drainage patterns and does not introduce any new point discharges or closed drainage systems. There was discussion surrounding the most updated plans. Commissioner Zorda ensured that there would be flow across the driveway. Mr. von Hollander detailed the new flow pattern and associated pipes. The new pipe has not been put in yet. Mr. Sakonchick showed photos of the river rock basins, which will provide 909 cubic feet of storage for stormwater runoff that will slowly disperse into the soils. Commissioner Kaufman asked clarifying questions regarding the size of the new proposed pipe. Commissioner Hemmeler asked if any of the proposed plantings would help with water absorption. Chair Corbin Sobinski confirmed that the wetlands are the same as originally stated. She also asked about tree clearing, which was on other plans.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW# 717 - 75 Oliver Road

- Modification of a Wetlands Permit for a Single-Family Home; Heron Homes, LLC with site specific conditions.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

11. NEW BUSINESS

A. IW# 719 - Parsons Road - Application for a Wetland Permit for a New Single-Family Home Within the Upland Review Area; Our Town Home Buyers LLC; Applicant/Owner, Map 11/Lot 18; R33 Zone

Applicant/owner Chris Marszalek was present for discussion. The commission previously approved tree clearing on this property and now the site is ready for construction. This will be a single-family home with a detached 4-bay garage. Ms. Driver provided a supplemental report to the Commission for review. Due to the proximity of the location of activities being over 120 feet away from the Connecticut River, staff recommends that the commission vote to reduce this to an agent approval. The soils on site are very sandy and the water is able to drain. There are no stormwater concerns from staff. Commissioner Hemmeler confirmed erosion controls will be in place throughout construction.

MOTION by: Kevin Zorda **seconded:** Kenneth Kaufman to authorize an agent approval for IW# 719 - Parsons Road - Application for a Wetland Permit for a Single-Family Home within the Upland Review area.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

B. AAA# 143 - 37 Oxford Drive - Application for an Agent Approval for an Inground Pool within the Upland Review Area; Juliano's Pools, Applicant, Carmine Santaniello, Owner, Map 58/Lot 284, R-33 Zone

Daniella Vasser, from Juliano's Pools was present on behalf of the property owner. The property owner would like to build an in-ground pool with a 4ft patio around it and a 4ft safety fence. The pool would be backfilled with septic sand. The wetlands are approximately 65 feet away and off the property. Erosion and sediment control measures will be used during construction. There will be no stockpiling. The homeowner has chosen to use a mineral system for their pool, which has fewer chemicals than drinking water.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve AAA# 143 - 37 Oxford Drive - Application for an Agent Approval for an In-ground Pool within the Upland Review Area.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

C. IW# 720 - 14 West Shore Dr. - Modification of IW# 703 Wetlands Permit for a Single-Family Home; Chelsea Aiken, Applicant/Owner; Map 80, Lot 149; R-33 Zone/LOD

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to include the Cease-and-Desist for this property under New Business - Item C.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

Attorney Wendell Avery and Eric Peterson, Engineer was present on behalf of the property owner. This is an application for a modification to IW# 703, a new single-family home, at 14 West Shore Drive. The previous application was approved by the commission at the May 21, 2024 meeting. The approved plan removed the previous home on the lot to build the new home, which is largely unchanged in this proposal. This application comes before the commission as a response to a Cease and Desist order for non-permitted modifications, namely the hardscaping located by the lakefront. The new proposal will increase the amount of impervious area by an additional 1,115 sq ft. To reduce the amount of increased impervious coverage, the applicant is also proposing to modify the previous bituminous driveway to a permeable paver driveway. The pavers in the driveway as well as around the rest of the site will allow for stormwater to drain into the ground and reduce the amount of flow into the lake. Mr. Peterson stated that the propane tank meets the setback requirements from property lines, the house and any source of ignition. Furthermore, this tank is located in excess of 100 feet from the lake and beyond the upland review area. Mr. Rachele stated that the Building Department is willing to inspect the tank should the commissioners want to include this as a Condition of Approval. The property owner has moved the hay bales adjacent to the lake as directed and the owner has stopped pumping water from the lake. Questions from the Town Engineer were addressed by Mr. Peterson. Ms. Driver discussed future seawall maintenance. Mr. Rachele questioned if an engineering report is needed for the changes to the seawall.

MOTION by: Kevin Zorda **seconded:** Dylan Bridge to approve IW# 720 - 14 West Shore Drive - Modification of IW# 703 - Wetlands Permit for Single-Family Home with site-specific conditions.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

MOTION by: Kevin Zorda seconded: Kelly Hemmeler to close the Cease-and-Desist Order for 14 West Shore Drive.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

12. ENFORCEMENT REPORTS

None.

13. PLANNING STAFF REPORT

Commissioners agreed to cancel the November 4, 2025 meeting as it falls on Election Day and there are no new applications to be received.

14. APPLICATIONS TO BE RECEIVED

None.

15. MISCELLANEOUS

Chair Corbin Sobinski asked if a letter has been sent to the lake associations to remind residents that they must go before the Commission for any work done to their properties while the lake levels are lowered. Commissioner Hemmeler asked about signing up for CACIWC. Commissioner Kaufman asked about lot clearing near Exit 46 on Enfield Street.

16. ADJOURNMENT

MOTION by: Virginia Higley, seconded: Kenneth Kaufman to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:43pm.

Respectfully submitted,
Virginia Higley
Secretary

Rebecca Jones
Recording Secretary