



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
March 17, 2026
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT
<https://www.youtube.com/watch?v=yWkGqgdKa6Y>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Corbin-Sobinski called the meeting to order at 7:01pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. ROLL CALL

Present: Donna Corbin-Sobinski, Kevin Zorda, Virginia Higley, Kelly Hemmeler, Kenneth Kaufman, Christopher Renaud, Robert Gillespie

Absent: Dylan Bridge, Anne Whitney Collins, Christopher Latocki

Also Present: Rick Rachele; Zoning Enforcement Officer, Stephen Hiney; Assistant Town Planner, and Rebecca Jones; Recording Secretary

Commissioners Renaud and Gillespie were seated as voting members.

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

Commissioner Hemmeler sent an email to the Commission related SB 316, An Act Regarding the Testing of Soils at Certain Solar Facilities. Mr. Hiney also emailed the Commission on behalf of the Town Attorney regarding 92 Post Office Road.

6. MINUTES OF PRECEDING MEETINGS

A. February 17, 2026

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the February 17, 2026 meeting minutes.

Commissioner Hemmeler recommended two changes be made. The first is a typo on the bottom of Page 2 that should read 'been' instead of 'vein'. She also asked that an additional sentence be added on Page 3 to read 'however, the snow bank was pushed into the wetlands before the silt fence was installed'.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the February 17, 2026 meeting minutes as amended.

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

7. TOWN ATTORNEY REPORT

A. March 2, 2026

8. CONTINUED PUBLIC HEARINGS

9. NEW PUBLIC HEARINGS

A. **IW# 725 – 100 & 85 Bright Meadow Blvd.** – Application for a Wetlands Permit to Subdivide Subject Properties into 9 Lots; 100 Bright Meadow Associates LLC, Applicant/ Owner; Map 25/Lots 220 & 44; SDD Zone

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to open the public hearing for IW# 725 - 100 & 85 Bright Meadow Blvd.

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

Attorney Carl Landolina and Paul Rodrigue, Professional Engineer, were present in person on behalf of the applicant. This application involves a subdivision of the property located at 85 and 100 Bright Meadow Boulevard. The project location contains approximately 65 acres, which the applicant intends to subdivide into nine separate lots. This application involves only the subdivision of the parcel and does not include any proposed activity on the property. The property contains wetlands and upland review areas as more fully described in the report prepared by the Wetlands Soil Scientist. Once the property is subdivided, the applicant intends to develop the property in various phases. If any of those phases involve activity in a regulated area or impacts any wetlands, the applicant will submit future applications to this Commission. Mr. Rodrigue reviewed the site plan and highlighted the proposed nine lots. He also reviewed a rendering of the Master Plan. Mr. George Lucas, Soil Scientist, was experiencing technical difficulties when joining the meeting remotely. Attorney Landolina requested a recess so that he can try to contact Mr. Lucas to share his feedback.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to recess the public hearing for IW# 725 - 100 & 85 Bright Meadow Blvd.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Donna Corbin

Sobinski, Kevin Zorda, Virginia Higley, Kelly Hemmeler, Kenneth Kaufman, Christopher Renaud, Robert Gillespie No: None Abstain: None.

This public hearing was recessed at 7:16pm.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to re-open the public hearing for IW# 725 - 100 & 85 Bright Meadow Blvd.

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

Attorney Landolina explained that George Lucas, soil scientist, would not be able to attend the meeting as originally expected. Attorney Landolina shared highlights from Mr. Lucas's report. The report outlines the proposal to subdivide a 65-acre property into nine mixed-use development lots while managing two wetlands on site. Wetland A is small, isolated, and heavily disturbed, now functioning mainly as a stormwater drainage feature due to past construction, making it the primary area targeted for potential development impacts. In contrast, Wetland B is larger, ecologically valuable, and largely intact, so plans aim to avoid disturbing it. Beaver activity in Wetland B was noted, with some informal discussion about dam management. The proposal was viewed as less disruptive than a previous plan for the site. The project will proceed in phases, with future wetlands permits required for any regulated activities, and currently includes no direct construction. Preliminary staff reviews suggest the proposal complies with wetlands regulations, and agencies like the Connecticut Water Company have been notified but have not raised concerns so far. Overall, the plan is seen as a less disruptive and more balanced use of the property compared to previous proposals.

At this time, the public hearing was opened for comment. No one spoke before or against this application.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to close the public hearing for IW# 725- 100 & 85 Bright Meadow Blvd.

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

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW# 725- 100 & 85 Bright Meadow Blvd. - Application for a Wetlands Permit to Subdivide Subject Properties into 9 separate lots to accommodate future developments.

Mr. Rodrigue noted that there was a misprint throughout the application documents and the

proposal is seeking to subdivide into 8 lots, not 9.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW# 725- 100 & 85 Bright Meadow Blvd. - Application for a Wetlands Permit to Subdivide Subject Properties into 8 separate lots to accommodate future developments as amended with an additional condition that the applicant submit a corrected application that changes every reference of '9 lots' to '8 lots'.

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

All references to nine lots throughout the minutes were left intentionally, due to the fact that this information was not disclosed until the approval vote.

B. IW# 726 – Post Office Rd ROW Across From 92 Post Office Rd – Application for Wetlands Permit for Excavation within Upland Review Area for Water Service at 92 Post Office Rd; Heron Homes, LLC, Applicant; I-1 Zone

MOTION by: Kevin Zorda **seconded:** Kenneth Kaufman to open the public hearing for IW# 726 - Post Office Road ROW across from 92 Post Office Road.

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

Reinhard von Hollander, applicant was present for discussion along with Attorneys Richard Case and William Case. This application is for Wetlands Permit for excavation to extend water service to a single-family home at 92 Post Office Road.

Mr. Hiney stated in his staff report that the home the waterline will service was approved by this Commission under IW# 677 at the June 6, 2023 Regular Meeting. These plans included a 1-inch waterline that connects from the house to the water main on the north side of Post Office Road. Chair Corbin-Sobinski stated that this is not consistent with what occurred at the meeting and reiterated that the water line was not part of this approval. Attorney William Case asked if this was part of the record. Mr. Hiney stated that he does not know. Attorney Richard Case stated that the applicant takes exception to that on the grounds that they believe it has been previously approved under IW# 677, but will proceed with this application as discussed.

The applicant is proposing to install 105 feet of 8" iron pipe to extend water services to 92 Post Office Road. The applicant has already received an excavation permit from the Engineering Department and DPW. Mr. von Hollander stated that a \$10,000 bond is on file with the Town of Enfield. The pipe is to be installed under contract with the Hazardville Water Company, who will

then maintain the waterline. It will be installed approximately 4 feet deep. Once work is completed, the applicant will seed the area with hybrid bluegrass seed.

A Cease-and-Desist Order related to the original approval was issued on February 13, 2026. Mr. von Hollander was informed that he will need to install erosion and sediment controls around the work area to protect the wetlands below. The applicant installed a silt fence as shown on the site plan after receiving the Cease-and-Desist order, but it has yet to be inspected by the Wetlands Agent. Mr. Rachele confirmed that he saw the silt fence at a recent site visit.

Commissioner Higley stated that the excavation permit was not filled out completely. She also asked why the permit was not stamped in. Mr. Rachele stated that this form comes from the Engineering Department, not the Planning Department. Chair Corbin-Sobinski opined that this should be considered an incomplete application if all forms are not filled out to completion. Commissioner Renaud stated that there are few feasible alternatives. Commissioner Hemmeler stated that although she was not on the Commission during the original approval, she found nothing in her review of the file that indicated that the water line was part of the original IWWC approval.

At this time, the public hearing was opened for public comment.

Lori Longhi, 1427 Enfield Street, spoke in opposition of this application. She recently visited the Planning Department to review this application and IW# 677. During her review of both files, she found a document she submitted for IW# 677 in May 2023 that stated that this application does not address the wetlands across the street for the water line installation. She submitted the document for the record again along with new testimony related to this public hearing. When asked by Commissioner Renaud, Ms. Longhi stated that she did not have a copy of her testimony for the applicant and directed Mr. von Hollander to visit Town Hall to request a copy.

Ms. Longhi read from her prepared statement. She noted that it was stated during a site walk in 2023, that IW# 677 did not include the water line across the street. She had been waiting for three years for this public hearing and was surprised when she saw a machine begin to push the treated snow into the wetlands without a silt fence installed nor an active wetlands permit. There was also no police present, which Ms. Longhi stated is against town rules. She confirmed that the applicant pulled an excavation permit, but the bond was expired. Ms. Longhi contacted Hazardville Water Company, who confirmed that the applicant was doing the work independently. Ms. Longhi stated that the applicant does not have a license for this type of work.

In order to speak at this public hearing, Ms. Longhi was required to submit a petition with 25 signatures. She stated that Town Planner, Laurie Whitten, was reluctant to receive the petition.

Ms. Longhi noted that portions of this application were left blank as approved by Ms. Whitten. She further opined that this should be considered an incomplete application until the applicant fills out the application to completion. She raised several questions regarding both this proposal and the work done related to IW# 677. She shared videos and photos of her testimony along with silt fence installation instructions and DEEP best practices for snow removal. She built 94, 96 and 98 Post Office Road and is very familiar with the watershed in that area.

Attorney William Case offered rebuttals to Ms. Longhi's claims and stated that her testimony is not relevant to the application before the Commission. Commissioner Zorda stated that he is concerned that the silt fence is either improperly installed or installed in the wrong place. Mr. von Hollander stated that straw wattles will be used as the silt fence is moved during the construction process. Commissioner Kaufman asked staff if the contaminated snow mentioned in Ms. Longhi's testimony had been viewed by any Town staff. Mr. Rachele stated that it is a wooded area and is difficult to confirm just by looking at it. There is no site plan showing the distance from the curbing to the actual property line. Commissioner Hemmeler stated that this information was requested by the Commission at the last meeting. Chair Corbin-Sobinski told Mr. Hiney that this application should not have been received because it is incomplete. Mr. Rachele suggested that the applicant submit a new application correctly before the next meeting. Commissioner Hemmeler requested that a letter be submitted from Hazardville Water Company permitting the applicant to complete this work.

MOTION by: Kelly Hemmeler **seconded:** Virginia Higley to continue the public hearing for IW# 726 to the April 7, 2026 regular meeting.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Donna Corbin Sobinski, Kevin Zorda, Virginia Higley, Kelly Hemmeler, Kenneth Kaufman, Christopher Renaud, Robert Gillespie No: None Abstain: None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. ENFORCEMENT REPORTS

A. Cease & Desist - Post Office Rd ROW

This will be discussed at a future meeting.

13. PLANNING STAFF REPORT

Tree clearing has begun on North River Street.

14. APPLICATIONS TO BE RECEIVED

A Wetlands Permit application was received for IW# 727 - 86 Weymouth Road. Commissioner Hemmeler requested that a public hearing be held due to public interest.

MOTION by: Kelly Hemmeler **seconded:** Kevin Zorda to require a public hearing for IW# 727 - 86 Weymouth Road.

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

15. MISCELLANEOUS

Commissioners are all struggling to access the Civic Clerk portal. Mr. Hiney directed them to contact the Town IT Department, although they only offer assistance during normal business hours. It was requested that Mr. Hiney contact IT to address this further. Commissioner Hemmeler also shared an update related to HB 316.

16. ADJOURNMENT

MOTION by: Commissioner Hemmeler, seconded: Chair Corbin-Sobinski to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:52pm.

Respectfully submitted,
Virginia Higley
Secretary

Rebecca Jones
Recording Secretary