



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
April 7, 2026
7:00 PM - Town Hall-Scitico Room
820 Enfield St, Enfield, CT

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

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

Absent: Dylan Bridge, Anne Whitney Collins, Robert Gillespie, Christopher Latocki

Also Rick Rachele, Zoning Enforcement Officer; Stephen Hiney, Assistant Town

Present: Planner and Rebecca Jones, Recording Secretary

Commissioner Renaud was seated as a voting member.

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

None.

6. MINUTES OF PRECEDING MEETINGS

A. March 17, 2026

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve the March 17, 2026 regular meeting minutes.

Commissioner Higley asked clarifying questions related to the approval for Bright Meadow Blvd. Chair Corbin Sobinski requested that time stamps be added to the meeting motions:

Page 2 Motions: 7:07pm; 7:16pm

Page 3 Motions: 8:18pm; 8:35pm

Page 4 Motions: 7:18pm

Page 6 Motion: 8:17pm

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve the March 17, 2026 regular 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
No: None Abstain: None.

The motion was approved at 7:04pm.

7. TOWN ATTORNEY REPORT

None.

8. CONTINUED PUBLIC HEARINGS

A. 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:** Virginia Higley to reopen the public hearing for IW# 726 - Post Office Rd 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
No: None Abstain: None.

The public hearing was opened at 7:05pm.

Applicant Rhinehart von Hollander was present for discussion along with Attorney William Case. Attorney Case shared updates from the applicant since the last meeting. it is the applicant's belief that all outstanding issues have been addressed. The public hearing was opened for public comment. No one spoke for or against the application.

Mr. Hiney shared read the most recent update from his staff report. He stated that after the March 17, 2026 public hearing, the applicant has corrected the erosion and sediment (referred to as E&S hereafter) controls, reinstalled them around the perimeter of the work site with a silt fence and silt sock. The second page of the application was been resubmitted, which was previously left blank. Staff inspected the E&S controls on March 31, 2026 and found that while the silt fencing isn't buried underground, there is a silt sock firmly in place in front of the silt fencing. Mr. Hiney made another visit on April 7, 2026 and stated that several of the stakes were too loose and emailed Mr. von Hollander to request that he tighten them up.

Commissioner Hemmeler reviewed the letter submitted by the water company and requested information regarding the plumbers being contracted for this project. She drove by the site on March 18, 2026 and the silt fence was flapping in the wind. She also noted that the silt socks appear to be improperly installed based on observations made during a drive-by visit prior to this meeting. Mr. Hiney stated that they appeared to be properly installed when he made his visit earlier that morning. Mr. von Hollander affirmed that the

wattles were properly installed. Commissioner Hemmeler stated that the site did not look like the photos Mr. Hiney shared with the Commission. He offered to complete another site visit.

Chair Corbin Sobinski confirmed that all the proper bonds were in place. Mr. von Hollander stated that he spoke with Enfield Police Department to review their requirements for traffic control. If the travel lane is not blocked, traffic control will not be needed.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to close the public hearing.

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
No: None Abstain: None.

The public hearing was closed at 7:17pm.

Chair Corbin-Sobinski reviewed different site-specific conditions to be added during the motion for approval.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve IW# 726 - Post Office ROW Across from 92 Post Office Road - Application for Wetlands Permit for Excavation within Upland Review Area for Water Service at 92 Post Office Road with the following site-specific conditions:

- The Wetlands Agent shall inspect the erosion and sediment controls prior to resuming work;
- The site plan for this will only pertain to the ROW portion of the application;
- The applicant must ensure any damage from snow plowing is corrected; and
- Prior to the start of construction, the applicant must submit an erosion control bond in an amount to be determined by the Director of Planning and the Town Engineer. It can be returned to the applicant upon completion and inspection of all work to be done on the property.

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
No: None

Abstain: None.

The motion was approved at 7:22pm.

9. NEW PUBLIC HEARINGS

A. IW# 727 - 86 Weymouth Rd - Application for Wetlands Permit for Single Family Home, Barn, and Associated Improvements Within the Upland Review Area; Christie & Angelo Bosco, Applicant; Daniel Mokrycki, Owner; Map 49, Lot 09; R-44 Zone

MOTION by: Kevin Zorda **seconded:** Virginia Higley to open the public hearing for IW# 727 - 86 Weymouth Road - Application for Wetlands Permit for Single Family Home, Barn and Associated Improvements within the Upland Review Area.

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
No: None Abstain: None.

The public hearing was opened at 7:24pm.

James Ussery, J.R. Russo & Associates was present on behalf of the applicants. This is an application for a wetlands permit for the development of a single-family home, barn and driveway. The lot is located at 86 Weymouth Road and is currently vacant with a large portion of wetlands, approximately 15 acres. Wetlands mapping done by the applicant shows upland review area 'pods' along the east side of the property. The largest of these pods was chosen for the new home as it allowed for siting the house and required regrading with little to no wetland disturbance. A sanitary sewer connection is also shown with no wetland disturbance.

The driveway to the home from Weymouth Road is approximately 1,000 feet in length and requires three wetlands crossings, totaling in 4,427 sq. ft. of wetlands fill. These driveway crossings will have a 12" plastic pipe at the low point to allow free flow of any surface water during a rain event. An additional 272 sq. ft. of wetlands fill is required along the right rear of the house to allow site grading adjacent to the house. Adjacent to the front right corner of the house, the applicant is proposing to excavate a pond of approximately 7,100 sq. ft. The pond will be built in the upland review area and will mitigate the wetland fill while providing water for the applicant's future farm animals.

Mr. Ussery stated that any initial staff comments were addressed in a follow-up memo that was included in the Commissioners' packets. Commissioner Kaufman asked if there will be a basement. Mr. Ussery stated that they are proposing a crawl space in lieu of a full basement. Mr. Rachele reviewed the zoning requirements for basements. Commissioner Zorda noted that the Engineering Department recommended the pipe crossings at the driveway be at least 24" RCP pipes to avoid future ponding on neighboring properties. He expressed concern that the 12" RCP pipes may not be able to withstand long periods of rain. Mr. Ussery stated that there is currently a raised berm over the existing sewer line that runs parallel to the eastern property line. Mr. Hiney confirmed that any outstanding comments from the Engineering Department have been satisfied.

The Commissioners discussed the barn located on the site plan and confirmed that it will need Zoning Board of Appeals approval. Mr. Rachele stated that he does not believe that the barn can be included in this approval as the variance must be granted first. The applicant

can come back for any future improvements once ZBA approval is received. The public hearing was opened for comment.

David Radziewicz, 2 Plainfield Street, shared concerns related to wildlife preservation. He is concerned that this construction will cause water issues for the surrounding properties.

Robert Stack, 103 Weymouth Road, is concerned about the high water table. He stated that it is very common for homeowners in the area to have issues with water in their basements.

Mr. Hiney stated that further delineations must be done on the property as the applicant's engineer was waiting for snow to melt. Mr. Hiney confirmed that this has not been completed yet due to residual flooding, but he did receive a new report minutes for this meeting. Commissioner Zorda asked if the applicant would be willing to do a conservation covenant. Mr. Rachele reviewed the differences between a covenant and an easement. Mr. Ussery addressed the neighbors' comments related to wildlife preservation. Commissioner Hemmeler confirmed that Mr. Hiney will be inspecting the E&S measures.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to close the public hearing.

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
No: None Abstain: None.

The public hearing was closed at 8:09pm.

Chair Corbin Sobinski reviewed the Conditions of Approval.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve IW3 727 - 86 Weymouth Road - Application for Wetlands Permit for Single Family Home and Associated Improvements within the upland review area with the following site-specific conditions:

1. The Soil Scientist shall confirm the wetland delineation when seasonally appropriate. Any significant change that may impact wetlands due to development shall require a wetlands permit.
2. The pond may be dredged with an Agent Approval.
3. Any clean fill and topsoil is approved as discussed.
4. Erosion and sediment controls will be inspected by Town staff.

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
No: None Abstain: None.

The motion was approved at 8:12pm.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. ENFORCEMENT REPORTS

.MOTION by: Kevin Zorda **seconded:** Christopher Renaud to add Item C: Cease and Desist - 117 North Street under 'Enforcement Reports'.

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 No: None Abstain: None.

The motion was approved at 8:14pm.

A. Cease & Desist - Post Office Rd ROW

Commissioner Hemmeler stated that she would like to keep this open. Mr. Rachele stated that you cannot keep it open now that the wetlands permit has been approved.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to close the Cease and Desist for Post Office Road ROW.

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

B. Cease & Desist - 174 Shaker Road

Property owner, Joseph Raschi was present along with Attorney George Schober. Mr. Rachele explained that this has been open since 2022 after a complaint was received, reporting that a commercial firewood and mulching business was operating from 174 Shaker Road and from 130 Shaker Road. Upon site inspections, Mr. Rachele observed numerous machines, trucks, logs, mulch and a conveyor type of machine. GIS mapping confirmed wetlands in various locations throughout the property.

These issues were never rectified by Mr. Raschi. Photographs taken by Mr. Rachele on March 24, 2026 show three containers located on the west side of the property, within the wetlands and within the 200-foot upland review area from Freshwater Brook. The photographs also show a fourth container, also located in the same area on the property and in designated wetlands along a mulch pile further to the south. A Cease-and-Desist Order dated April 1, 2026 has been issued for the violation of the IWWA regulations for the storage of the containers and the depositing and storage of the materials in designated wetlands areas on the property.

Attorney Schober stated that the soil scientist and surveyor Mr. Raschi hired failed to complete the work. He stated that Mr. Raschi is debating whether to remove all requested

materials off the property or go forward with engaging a soil scientist, who will determine the exact wetlands boundaries. Commissioner Zorda confirmed with Mr. Raschi that household goods are being stored in the containers right now. Chair Corbin Sobinski asked clarifying questions related to the mulch piles. Mr. Rachele stated that Mr. Raschi also must appear before the Zoning Board of Appeals, so it was recommended that he be present at the May 5, 2026 meeting for future discussions.

C. Cease and Desist - 116 North Street

The Stipulated Agreement did not include the Cease-and-Desist Order for both ZBA and IWWA that took place on the western property line. The Town Attorney is aware of this, and it is being handled by Shipman & Goodman. Mr. Rachele shared photos of a site visit completed on April 7, 2026. There are still piles of debris within the upland review area. The property owner cannot receive a Letter of Compliance from the Town until these issues are rectified. Mr. Rachele detailed next best steps.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve a condition of agent approval to rectify the Cease-and-Desist by removal of debris for the Cease-and-Desist issued on January 16, 2025 for the property located at 116 North Street.

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
No: None Abstain: None.

The motion was approved at 8:38pm.

13. PLANNING STAFF REPORT

Mr. Hiney shared an update related to a previously approved wetlands permit for an EV charging station and café. A new Assistant Town Planner started and will be present at the next meeting.

14. APPLICATIONS TO BE RECEIVED

A. **IW# 728 - 100 Print Shop Road** - Application for Wetlands Permit for improvements to parking, circulation, loading, building size reduction and other associated improvements; PPF WE 100 PRINT SHOP ROAD LLC, Applicant/Owner; Map 99/Lot 15; I-1 Zone

15. MISCELLANEOUS

The Town's I/T Department will be present before the next meeting to assist the Commission with iPad access. The Commissioners discussed next best steps related to the property on Oliver Road. Chair Corbin Sobinski asked if a Cease-and-Desist would be appropriate. Mr. Rachele stated that there is now a court filing against the Town since the

ZBA denied Mr. von Hollander's recent variance request. He stated that there are no current violations on the property and recommended that the Commission allow the legal process to unfold. The Commissioners also reviewed 92 Post Office Road. Mr. Hiney stated he did email Mr. von Hollander regarding concerns about the silt fencing. Mr. Rachele recommended waiting until the end of the week to see if this has been fixed.

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 8:54pm.

Respectfully submitted,

Virginia Higley
Secretary

Rebecca Jones
Recording Secretary