



**MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING**

April 21, 2026

**7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=4Qvx-1ibvBo>

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 announcement was made.

3. ROLL CALL

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

Absent: Virginia Higley, Dylan Bridge, Anne Whitney Collins (via Teams)

Also Present: Stephen Hiney, Assistant Town Planner; Jeffrey Arigoni, Assistant Town Planner; Rebecca Jones, Recording Secretary

Chair Corbin-Sobinski seated Commissioner Latocki as a voting member.

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

None.

6. MINUTES OF PRECEDING MEETINGS

A. April 7, 2026

MOTION by: Kevin Zorda **seconded:** Kenneth Kaufman to approve the April 11, 2026 meeting minutes.

Chair Corbin-Sobinski noted that the property listed under Enforcement Reports should read '117 North Street'.

MOTION by: Kevin Zorda **seconded:** Kenneth Kaufman to approve the April 11, 2026 meeting minutes as amended.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Donna Corbin Sobinski, Kevin Zorda, Kelly Hemmeler, Kenneth Kaufman, Christopher Latocki No: None Abstain: Anne Whitney Collins,.

7. TOWN ATTORNEY REPORT

A. April 7, 2026

Town Attorney report was received.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. Jeffrey Arigoni - New Duly Authorized Agent Per Section 12.2

Mr. Arigoni has taken the necessary courses to become a Duly Authorized Agent. He shared more about his education and internship history.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve Jeffery Arigoni as the new Duly Authorized Agent per Section 12.2.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Donna Corbin Sobinski, Kevin Zorda, Anne Whitney Collins, Kelly Hemmeler, Kenneth Kaufman, Christopher Latocki No: None Abstain: None.

B. 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

Valerie Farrow, James Petropoulos, site engineer, and Conor Makepeace, wetlands scientist were present on behalf of the applicant. The subject property consists of approximately 49 acres of land currently improved with a 541,076 square foot warehouse and distribution building. The property was acquired by a subsidiary of Winstanley Enterprises in January 2018 along with four other adjacent properties. All of these properties were originally built as part of the LEGO corporate campus. Two tenants currently occupy the building and both will be vacating their spaces by January 2027. Ms. Farrow reviewed the history of the site and its associated approvals. There are existing conservation easements that will be left in place. Ms. Farrow reviewed the four alternatives proposed by the applicant.

Mr. Petropoulos reviewed the site plan. He stated that the improvements as depicted in the proposed site plan and the subject of this application represent the most prudent and

feasible alternative. By reducing the footprint of the building, substantial wetland impacts at the rear of the building are avoided. The reduction of building size also mitigates some expansion of pavement dedicated to a one-way, 30-foot-wide single access road that is located 10-foot of the face of the east side of the building. Though the narrow cross-section does not accommodate parked emergency vehicles and equipment, it does provide much-needed full access around the building, which has been cited as a concern by the fire department. This narrower access road substantially reduces direct wetland impacts.

The proposed redevelopment does add approximately 5,300 square feet of impervious surface area to the site. This results in a minor overall increase of impervious surface from 21.26 acres to 21.63 acres based on engineering calculations. The existing stormwater basins located on the west side of the site will attenuate this increase and, thus, will not create an adverse downstream impact.

Mr. Makepeace shared excerpts from his delineation reports. He detailed the three main wetlands located on the property. He stated that as proposed, the site improvements that are the subject of this application reflect avoiding and reducing wetland impacts to the greatest extent practicable. Additionally, a new 6,790 square foot wetland will be created in an upland berm south of the existing parking lot to mitigate unavoidable impacts. Proposed plantings were listed. Ms. Farrow reviewed the lighting plan. Photos of the current conditions were shared.

There will be no truck wash station or fueling station. Commissioner Hemmeler asked about the snow removal plan. Chair Corbin-Sobinski asked if the applicant will be bringing fill onto the site, which Mr. Petropolous stated will only be brought in for plantings. Mr. Hiney shared excerpts from his staff report. Ms. Farrow requested permission to begin wetlands improvements before construction begins should the application be approved. Mr. Hiney confirmed that five bushes will be planted. He read Engineering Department comments, and confirmed with Mr. Petropolous that silt socks will be used around catch basin drains.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW #728 - 100 Print Shop Road - Application for Wetlands Permit for improvements to parking, circulation, loading, building size reduction and other associated improvements with site-specific conditions.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Donna Corbin Sobinski, Kevin Zorda, Anne Whitney Collins, Kelly Hemmeler, Kenneth Kaufman, Christopher Latocki No: None Abstain: None.

12. ENFORCEMENT REPORTS

None.

13. PLANNING STAFF REPORT

Mr. Arigoni has been going on site visits with Mr. Hiney to review silt fence installations. There is a Land Use training on April 28, 2026 at 6:00pm in Town Hall.

14. APPLICATIONS TO BE RECEIVED

None.

15. MISCELLANEOUS

Chair Corbin-Sobinski thanked Lindsay and the I/T Department for assisting the Commission with their iPad set up. There is a security training for Commissioners to take at their leisure. Mr. Hiney gave an update related to Yankee Casting. He believes a lien has been put on the property and DEEP is still involved.

16. ADJOURNMENT

MOTION by: Kenneth Kaufman, seconded: Kelly Hemmeler to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 7:59pm.

Respectfully submitted,

Virginia Higley
Secretary

Rebecca Jones
Recording Secretary