

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, MARCH 16 2021 – 7:00PM
REGULAR MEETING
MINUTES
Virtual Meeting

2021 APR 13 AM 11:18

Call to Order

Chairman Donna Corbin-Sobinski called the meeting to order at 7:00 P.M.

Chairman Corbin-Sobinski stated that Assistant Town Planner Savannah-Nicole Villalba has left for her new job. She stated that Marcy Taliceo resigned and is no longer part of the Commission.

Roll Call

Commissioner Higley took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kevin Zorda, Virginia Higley and Alternate Commissioner Robert Hendrickson. Absent were Commissioners Carrie Howe, Maria Pyznar and Robert Chagnon.

Also present were Laurie Whitten, Director of Development Services and Elizabeth Bouley, Recording Secretary.

Agents Correspondence

Chairman Corbin-Sobinski stated that there was a Council of Chairs meeting on February 20, 2021. She stated that they will provide training to the Commissioners if they have any suggestions.

Chairman Corbin-Sobinski stated that some of them had attended the Connecticut Association of Zoning Enforcement Officials (CAZEO) training on March 6, 2021. She went over some upcoming training opportunities.

Chairman Corbin-Sobinski stated that the POCD Steering Committee will be starting up soon, and Commissioners Higley and Zorda will be representing the Commission.

Approval of Minutes: February 2, 2021

Motion: Commissioner Zorda made motion, seconded by Commissioner Hendrickson, to approve the minutes from the February 2, 2021 meeting.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

New Business

- a. **DPN# 2021-02-25** – 128 Moody Rd – Determination of Permit Need application for the construction of a 76 x 240 barn which includes minor regrading in the upland review area. Applicant/Owner; Owen Jarmoc; Map 093 / Lot 0005; I-1 Zone. (DoR: 2/25/2021)

Attorney Carl Landolina of Fahey Landolina & Associates in Windsor Locks addressed the Commission along with Jay Ussery of JR Russo & Associates. Mr. Landolina stated that this is an agricultural building with some grading being performed in the upland review area. He stated that it is permitted as of right and that all of the uses being proposed are agricultural.

Chairman Corbin-Sobinski stated that only the grading is in the upland review area, which Ms. Whitten confirmed to be correct.

Mr. Ussery provided a brief overview of the site plan. He stated that only some minor grading is in the upland review area and the barn itself is not. Mr. Ussery pointed out the wetlands and the upland review areas on the site plan, showing the Commission the 2,000 SF area of gravel driveway that is within the upland review area. He concluded that no wetlands are impacted and all proposed uses are agricultural uses.

Commissioner Zorda stated that the wetlands and watercourses are not being changed at all so this is as of right, to which Commissioner Higley agreed.

Chairman Corbin-Sobinski pointed out a Staff comment about adding a second layer of silt fencing. Commissioner Zorda stated that it can be a recommendation but not a requirement.

Mr. Ussery pointed out the silt fence on the application and stated that the applicant would not be opposed to doing a second row if the Commission requests it.

Commissioner Zorda asked if any environmental hazards had been identified, which Mr. Ussery replied that he is not aware of any.

Owen Jarmoc, 33 School Street, stated that an environmental survey was performed three years ago and there were no concerns. He stated that they would be willing to put up a second row of silt fencing.

Ms. Whitten stated that it is not regulated or required, but she is concerned about the stability of the gravel driveway within the upland review area.

Mr. Ussery stated that the area outside the gravel drive is a hay field so there will be substantial grass or biofilter buffer between the edge of the gravel driveway and the edge of the wetland.

Ms. Whitten reminded the applicants that they should use best management practices and try not to park the equipment near the pond.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to find DPN# 2021-02-25 to be an agriculturally exempt activity with no permit required.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

- b. **IW# 569** – 144 & 146 South Road – Tarnow Nursery & Garden Center Special Permit was approved in 2016 and the deadline to complete work is May 5, 2021. Extension Request is for five more years to complete the project to May 5, 2026.

Chairman Corbin-Sobinski asked if the lots had been merged. Mr. Landolina stated that he was expecting Dana Steele of JR Russo & Associates to be on the meeting, and he does not know whether this has been accomplished. He stated that most of the work associated with the IWWA permit, such as drainage and clearing work, has been completed.

Mr. Landolina stated that the Planning & Zoning Commission (PZC) gave them a one-year extension to May 5, 2022 so they are asking the Wetlands Commission to extend this one to the same date so they correspond.

Mr. Ussery stated that he believes the lots have been merged as this would have been needed in order for him to obtain the zoning permit to start the work.

Chairman Corbin-Sobinski stated that she wants to make sure it was done because the combined lots is what qualified him to obtain IWWA approval. Mr. Landolina stated that he had to combine them so he would qualify as a farm. Commissioner Higley requested a copy of that for the next meeting.

Commissioner Zorda asked what has been done and what has not, to which Mr. Ussery replied that 90% of the work involving the wetlands is completed.

Commissioner Higley stated that according to the PZC meeting last week, a good portion of the drainage pond is completed but he still has a little left.

Ms. Whitten suggested that the Commission grant the one year extension and the applicant can provide a progress update when they come back.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to extend the permit for IW# 569 until May 5, 2022.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

Report of Development Services/Planning Staff

Ms. Whitten stated that they are moving forward with the POCD and will be starting the traffic impact study around the mall.

Ms. Whitten stated that Staff is working with the State Conservation Service to determine if they may be eligible for funding to do some flood mitigation around the mall area with the Freshwater Brook.

Ms. Whitten stated that they are down to two candidates to fill the Assistant Town Planner position and should have someone on board soon.

Chairman Corbin-Sobinski asked if the Commissioners should include Zoning Enforcement Technician Nicole Maruca on emails, to which Ms. Whitten replied that they should.

New Applications to be Received

Chairman Corbin-Sobinski read the description of IW# 624 - 90 Elm Street. Ms. Whitten stated that it is for a restaurant to be located near Wendy's behind Figaro's.

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner Hendrickson, to adjourn.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,



Virginia Higley, Secretary