

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY

TUESDAY, APRIL 6, 2021 – 7:00PM

REGULAR MEETING

AMENDED MINUTES

Virtual Meeting

RECEIVED
ENFIELD TOWN CLERK
2021 MAY -6 AM 10:04

Call to Order

Chairman Donna Corbin-Sobinski called the meeting to order at 7:02 P.M.

Roll Call

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

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

Chairman Corbin-Sobinski seated Alternate Commissioner Pyznar.

Correspondence

Chairman Corbin-Sobinski stated that they had received the Town Attorney report dated March 25.

Agents Correspondence (Site Visit Updates - if any)

Commissioner Zorda provided an overview of the Steering Committee meeting that he and Commissioner Higley had attended. He stated that the next meeting will be open to the public, which Ms. Whitten stated is still being discussed. Commissioner Zorda stated that Bill Lee was appointed Chairman of the Steering Committee.

Approval of Minutes: March 16, 2021

Motion: Commissioner Zorda made motion, seconded by Commissioner Hendrickson, to approve the minutes from the March 16, 2021 meeting.

The motion passed with a 5-0-1 vote with Commissioner Pyznar abstaining.

Votes: 5-0-1

New Business

- a. **IW #624** – Application of Enfield Dev LLC and owners Enfield Square Realty LLC/Enfield CH.LLV & Enfield Nassim LLC requesting a permit to construct a Popeyes restaurant with associated improvements at 90 Elm Street, Map 043, Lot 17, in the BR zone.

Steve Glowacki with RJ O'Connell & Associates, Inc. addressed the Commission and introduced Lawrence BenBassett and Ed Baksh of PN Restaurants.

Mr. Glowacki provided an overview of the project, explaining that it is a proposed 2,400 square foot (SF) Popeye's with drive-thru component. He stated that it is part of the larger Enfield Square located at 90 Elm Street. Mr. Glowacki went over the overall dimensions of the site as well as this particular parcel. He described the boundaries of the parcel and stated that 92-93% of the site is covered by wetlands soils. He stated that this is similar to the Outback parcel, which is fully developed.

Mr. Glowacki stated that according to the geotechnical investigation performed in January 2021, groundwater was observed at minus eight feet and the soils were noted to be very fine sand and silt with some topsoil. He stated that the infiltration rates were relatively low and there was no evidence of organic material that would be present in a wetland area.

Mr. Glowacki described the planned parking for the project, which he stated will result in 21,000 SF of new impervious area. He provided the Commission with a detailed description of the planned stormwater system, which he stated will achieve 89% total suspended solids removal.

Commissioner Howe asked if there are any plantings planned since they will be removing all of the trees. Mr. Glowacki went over the details of the landscape plan which he stated will offer screening and put back some of the vegetation they remove.

Commissioner Howe asked where snow will be stockpiled, to which Mr. Glowacki replied that it is proposed for the northwest corner of the site.

Commissioner Zorda asked if there is data to support the claim that the Enfield Square system will support additional stormwater runoff. Mr. Glowacki stated that the peak rates of any overflow indicated in the proposal are still less than what is there today, so they are reducing the stormwater contribution to the overall system.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW #624.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Report of Development Services/Planning Staff

Ms. Whitten stated that new Assistant Town Planner Georgienna Driver will be starting Monday. She went on to describe Ms. Driver's credentials and experience.

Chairman Corbin-Sobinski asked if the lots had been merged for IW #569, to which Ms. Whitten replied that she did not know yet but would find out.

Chairman Corbin-Sobinski asked if there are any stipulations or restrictions on the mall property as far as what can and cannot be done in certain areas. Ms. Whitten stated that there are Covenants, Conditions and Restrictions (CC&Rs) required for every tenant in and around the mall. Chairman Corbin-Sobinski described restrictions on certain areas of the Lego property on Moody Road, to which Ms. Whitten replied that she is unaware of such restrictions at the mall. Ms. Whitten explained that it is like a condo situation in which everybody has to follow the house rules but they own their own property.

New Applications to be Received

Chairman Corbin-Sobinski stated that they had received a memo dated March 10 from Jennifer that Metro Park North at 0 King Street wants to extend their application.

Ms. Whitten stated that in addition to this they have IW #625 which is a daycare facility at 0 Shaker Road. She stated that there are no wetlands on this site but there are wetlands abutting it.

Adjournment

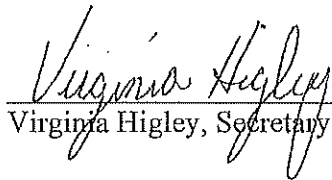
Motion: Commissioner Howe made a motion, seconded by Commissioner Pyznar, to adjourn.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,


Virginia Higley, Secretary