

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, MAY 4, 2021 – 7:00PM
REGULAR MEETING
MINUTES
Virtual Meeting

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, Robert Hendrickson, Carrie Howe and Alternate Commissioner Marie Pyznar.

Also present were Laurie Whitten, Director of Development Services; Georgienna Driver, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Chairman Corbin-Sobinski seated Commissioner Pyznar.

Agents Correspondence (Site Visit Updates - if any)

Commissioner Zorda stated that he had attended another Plan of Conservation & Development (POCD) meeting which was a public forum. He stated that he wished more people from some of the Commissions and more of the public had attended.

Chairman Corbin-Sobinski suggested that they can add the POCD to the agenda and go over a few pages at every meeting. Ms. Whitten stated that there are no applications for the next meeting so maybe the Commission can discuss the wetlands aspect of the POCD then. The Commission agreed this is a good idea. Discussion took place regarding how the Commission can encourage more of the public to attend POCD meetings.

Approval of Minutes: April 20, 2021

Motion: Commissioner Zorda made motion, seconded by Commissioner Higley, to approve the minutes from the April 20, 2021 meeting as amended.

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

Votes: 5-0-1

New Business

- a. **IW #626** – 40 Edgewood Drive – Application of Rachel Boulette and Daniel Cezus requesting a permit to construct a garage within regulated area DOR 4/20/21

Ms. Driver stated that they are seeking agent approval to build a two-car garage attachment. She stated that the property and the entire subdivision are located within the wetlands, but the

wetlands do not appear to be functioning anymore. Ms. Driver stated that this is one of the remaining properties that does not have a garage.

Commissioner Pyznar stated that one of the properties has an in-ground pool, which would not be possible if the wetlands were very bad.

Chairman Corbin-Sobinski stated that these subdivisions have been here for a long time and were supposedly wetlands, but do not act like wetlands anymore.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to allow agent approval for IW #626 as amended.

Ms. Whitten suggested that they add a condition requiring proper erosion & sedimentation controls, to which the Commission agreed.

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

Votes: 6-0-0

- b. **DPN#21-04-12-** 612 Hazard Avenue- Meadow Manor- Determination of Permit Needed for an Adaptive Reuse of Blair Manor Nursing Home into a 43-unit apartment complex. DOR: 4/20/21

Peter Alter of Alter & Pearson, LLC addressed the Commission along with Dana Steele of JR Russo & Associates. Mr. Alter stated that they are seeking a Determination of Permit Need in accordance with the regulations.

Mr. Alter went over the site plan, providing an overview of the location, size and borders of the property. He stated that the applicant is a successful and experienced multi-family developer, and intends to convert the nursing home into 43 multi-family units. Mr. Alter stated that the zoning process will require a zone change from R-44 to Special Development District.

Mr. Alter pointed out the upland review areas on the site plan and stated that they are proposing no activities in the wetlands or the upland review areas.

Mr. Alter stated that an underground storage gasoline tank on the other side of Hazard Avenue leaked back in the 1980s. He stated that they had submitted a report from their environmental consultant which says there are no environmental issues that will arise as a result of this development.

Mr. Steele went over the existing conditions on the site plan, describing the various wings and when they were built. He pointed out the sewer connections on the site plan.

Mr. Steele stated that the 200-foot regulated area from the Scantic River encroaches into the area that had been previously disturbed years ago. He stated that they are not proposing any changes within the regulated area.

Mr. Steele stated that they are not tearing down the building and are just doing some interior renovations and adding sidewalks along the front. He stated that there is no change to the overall footprint of the development.

Mr. Steele pointed out the areas of disturbance on the site plan, explaining that they are all outside of the regulated areas.

Mr. Steele pointed out the proposed new sidewalks, parking areas and dumpster locations, all of which he stated are outside of the regulated areas.

Mr. Steele went over the storm water management plan and pointed out where the water will drain.

Mr. Steele pointed out the aquifer protection area on the property, stating that there are no activities planned for that area.

Mr. Steele stated that they hired an environmental professional to research the monitoring wells onsite to ensure that this development will not adversely impact the contamination that is there. He went over the results of the environmental report, stating that there is no concern regarding the environment or the use. Mr. Steele concluded that the project presents no impacts to the aquifer or the Scantic River.

Mr. Steele went over the grading and erosion control plan, pointing out the proposed silt fencing. He explained that the applicant wants to remove the basement window wells and some soil in that specific area in order to allow more light into the basement apartment windows. He pointed out the catch basin onsite, stating that they will be putting a silt sack there.

Mr. Steele went over the utility plan and pointed out where the proposed catch basins are located.

Mr. Steele stated that they are not sending any water directly toward the Scantic River but rather are sending it to the front and will infiltrate it. He stated that this will mitigate the increase in impervious coverage. Mr. Steele stated that the design will have no erosion impacts or discharge impacts since all of the water will be treated through green infiltration practices and the runoff will be contained in an ideal manner.

Mr. Steele stated that there are no activities proposed within the regulated area, and there are no impacts to the aquifer or existing contamination in the northeast corner of the property. He

concluded that they have an environmentally-friendly and sensitive design which should not require a permit.

Commissioner Howe stated that the monitoring well in the southwest corner is not anywhere near any of the other monitoring wells. Mr. Steele stated that there are a few of these, and pointed them out on the site plan. He stated that they are not proposing to remove them but they are being maintained so that if they ever need to be monitored they can.

Commissioner Howe asked if there is any other area where the dumpsters can be placed, to which Mr. Steele replied that it is the ideal location. Discussion took place regarding possible locations for the dumpster. Mr. Steele stated that it is on a concrete pad and is designed to drain away from the wetlands.

Commissioner Howe asked where snow will be stockpiled. Mr. Steele pointed out various island areas on the site plan where snow piles can be located.

Commissioner Zorda asked if there is any intention to disturb the leach field of the old septic system, to which Mr. Steele replied that there is not.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to determine that DPN# 21-04-12 does not require a Wetlands Permit.

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

Votes: 6-0-0

Report of Development Services/Planning Staff

a. Discussion on Possible New Wetlands Map

Ms. Driver stated that she can put some information together if the Commission wants to save up for a drone to do new wetland mapping techniques. She stated that DEEP is not planning on doing another flyover anytime soon as they just did one within the last few years. Ms. Driver explained how the drones and associated software work.

The Commission discussed the issue of acquiring a new drone, ultimately agreeing that it cannot hurt to get more information and some options with prices.

Adjournment

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

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

Votes: 6-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Virginia Higley, Secretary