

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, JULY 6, 2021 – 7:00PM
REGULAR MEETING
MINUTES
Virtual Meeting

Call to Order

Commissioner Zorda called the meeting to order at 7:18 P.M.

Roll Call

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

Also present were Jennifer Pacacha, Assistant Town Planner; Georgienna Driver, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Commissioner Zorda seated Commissioner Pyznar.

Motion: Commissioner Higley made a motion, seconded by Commissioner Pyznar, to move New Business up on the agenda to be heard first.

The motion passed with a 5-0-0 vote.

Votes: 5-0-0

New Business

- a. **Informal Application Review**-190 Elm Street-Proposed Development of an 8,384 sq ft gas station/convenience store with a drive-thru and a 3,256 sq ft car wash; Michael Frisbie, Anthony Capuano, William Kenny, and Kevin Solli, Applicants; Map 64/Lots 90/91; BL Zone.

Kevin Solli of Solli Engineering addressed the Commission along with Noble Gas owner Michael Frisbie and Soil Scientist Bill Kenny of William Kenny Associates, LLC. Mr. Solli requested informal feedback from the Commission regarding the proposed project. He described the location of the property and provided an overhead photo of the existing conditions on the site. Mr. Solli went over the history of the property and pointed out the wetlands currently existing on the site.

Mr. Kenny stated that he is a Wetlands and Soil Scientist and Landscape Architect with significant experience working with wetlands and enhancing wetlands that had degraded. Mr. Kenny pointed out a drainage ditch on the overhead photo from the 1930s and stated that a portion of it remains today.

Mr. Kenny stated that the wetlands had been disturbed in the past and they believe there is a good opportunity to have some expanded development on the property along with a higher quality wetlands system.

Mr. Solli stated that this project will impact a rather large area. He stated that the wetlands on the site do not have a significant nexus to a navigable waterway, so the project will be primarily regulated by the Commission rather than the Army Corp. of Engineers. Mr. Solli stated that they are proposing a gas/convenience with drive thru, electric vehicle charging and a car wash. He described another similar project and utilized photographs to explain how they were able to improve the existing conditions on that site.

Mr. Kenny stated that the existing development up against the main road on this property has contamination issues similar to the site they previously mentioned in Newtown. He stated that allowing some impact to the wetland allowed for the cleanup of that site and also got the site generating taxes and a new high functioning wetland system was created.

Mr. Solli stated that this is an opportunity to create an economic development project while also providing some enhancement to the wetland system. He concluded that they can improve the conditions on this site with this project.

Mr. Frisbie stated that he lives about three miles from the site and drives by it almost every day. He described the ways in which this project is a good opportunity and requested feedback from the Commission. Mr. Frisbie stated that he is an owner/operator rather than a developer, and that he listens to feedback from the towns he works with. He described a Noble facility that he built in downtown Hartford with residential units above it.

Commissioner Zorda asked if the applicant had ever considered the old Mobil station on Hazard Avenue. Mr. Frisbie stated that he did inquire and was told that it is in the aquifer and can never be developed.

Commissioner Zorda asked if the applicant will be expanding into the new wetlands if this goes through. Mr. Frisbie stated that what they are showing on the plan is as big as it can be and they can always scale down. He explained what the proposed business will offer and described his vision for the project and how it will benefit the community.

Commissioner Zorda stated that there may be some pushback from the community but the project is definitely worth putting in an application.

Commissioner Pynzar asked how many parking spaces the project entails and where they will be located. Mr. Frisbie described the parking, which he stated is consistent with what is required by the zoning regulations.

Commissioner Pyznar stated that she likes the idea of having an electric car charging station on the property. She went on to state that she likes the project but the wetlands would definitely have to be mitigated correctly. Commissioner Pyznar concluded that they should put in an application.

Commissioner Higley suggested that they add a snow stockpile area onto the plans when they submit their application.

Commissioner Hendrickson asked if it is a net gain on wetlands, to which Mr. Solli replied that they can create more and better functioning wetlands on the site. He stated that they can elaborate upon how much net gain and even increase it now that they have more feedback from the Commission.

Agents Correspondence

Commissioner Zorda stated that the Commission had received a letter from Thomas DeAngelis, Senior Vice President of Winstanley Construction Management. He stated that it is regarding the vernal pool year one monitoring at the proposed Agrimark distribution facility at 113 North Maple Street.

Commissioner Zorda stated that the Commission had received the Town Attorney report as well as notices from CT DEEP for Tentative Determination to Approve the Applications for a Dam Safety Permit and Intent to Waive Public Hearing.

Ms. Driver stated that John Cabibbo sent an email regarding pending work, which Commissioner Zorda stated that they had received.

Ms. Driver asked if the Commission had received the attorney letter that she sent out, to which Commissioner Zorda replied that they did.

Approval of Minutes: May 4, 2021

Motion: Commissioner Pyznar made motion, seconded by Commissioner Higley, to approve the minutes from the May 4, 2021 meeting.

The motion passed with a 5-0-0 vote.

Votes: 5-0-0

Report of Development Services/Planning Staff

Ms. Driver stated that the next meeting will be in-person in Council Chambers. She requested that the Commissioners bring their large envelopes in when they come to the meeting.

Adjournment

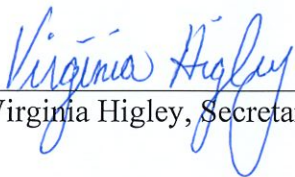
Motion: Commissioner Pyznar made a motion, seconded by Commissioner Higley, to adjourn.

The motion passed with a 5-0-0 vote.

Votes: 5-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,



Virginia Higley, Secretary