

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY

TUESDAY, SEPTEMBER 7, 2021 – 7:00PM

REGULAR MEETING

MINUTES

Enfield Town Hall - Enfield Room
820 Enfield Street, Enfield, CT 06082

RECEIVED
ENFIELD TOWN CLERK
2021 SEP 22 PM 3:20
Sharon Boddy

Call to Order

Chairman Corbin-Sobinski called the meeting to order at 7:00 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 Pynzar.

Also present was Georgienna Driver, Assistant Town Planner.

Chairman Corbin-Sobinski seated Commissioner Pynzar.

Town Attorney Report

Chairman Corbin-Sobinski stated that the Town Attorney Report dated August 26, 2021 is in the Commissioners' packets today.

Approval of Minutes: July 20, 2021

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pynzar, to approve the minutes from the July 20, 2021 meeting.

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

Votes: 6-0-0

Old Business

- a. POCD Draft-Chapters 1-6

Motion: Commissioner Howe made a motion, seconded by Commissioner Higley, to table this until the next meeting.

Commissioner Zorda stated that there is a meeting on the 15th and nothing is set in stone. He stated that they can submit suggestions for changes and requested that the Commissioners let them know any changes they would like to see. Commissioner Zorda stated that the Commissioners should look at the big picture data rather than focusing only on what pertains to IWWA.

The motion passed with a 6-0-0 vote

Votes: 6-0-0

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, to move the Report of Planning Staff to after the New Applications to be Received on the agenda.

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

Votes: 6-0-0

New Applications to be Received.

- a. **IW#629-** 52 South Road- Discussion for possible Agent Approval for a storage garage and geo-grid style gravel road addition request; Amy Molina, Applicant/Owner; Map 73/Lot 94; R-44 Zone

Ms. Driver stated that the applicant wants to put a storage garage for a boat and a jet ski in the back.

Amy Molina, 52 South Road, stated that the proposed location is within 100 yards of the wetlands so she is before the Commission for approval. She stated that there is an existing gravel road and they are just adding more on top of it so it will be sturdier. She stated that this will result in the boat and jet ski being in the back and no longer visible from the main street.

Chairman Corbin-Sobinski pointed out that this is two feet from the neighbors. Ms. Driver explained that it abuts a farm property and they want to do a geo grid style using a tarp with the geo grid on top and the gravel filling in the holes.

Ms. Driver stated that in order to address concerns regarding runoff from the tarp, there is a suggested condition that the gravel cannot be accessed from the roadway. Chairman Corbin-Sobinski asked how they would get to it, to which Ms. Molina replied that they can connect it to the driveway.

Ms. Driver asked if they are graveling the part that connects to the driveway, to which Ms. Molina replied that they are just graveling where there is already existing gravel.

Commissioner Higley asked how tall the structure is, to which Commissioner Zorda replied that the structure is just the driveway.

Chairman Corbin-Sobinski asked if this will go to the Planning & Zoning Commission (PZC). Ms. Driver stated that it would have gone to PZC if they were doing a second driveway from the road. She stated that the location is ok and just has to come before IWWA due to the wetlands on the property and the tarp they are putting underneath the gravel.

Commissioner Zorda asked where the wetlands are located; Ms. Driver pointed them out on the plans.

Chairman Corbin-Sobinski stated that she is concerned about the tarp, to which Ms. Molina replied that it is just a weed barrier. Commissioner Howe asked if water can flow through it, to which Ms. Molina replied that it can.

Commissioner Zorda asked how much excavation is going to be done, to which Ms. Molina replied that there is no excavation and they are going to put the weed mat down right on top of the grass, followed by the geo grid and gravel. She stated that it is not required to dig the geo grid into the ground. Commissioner Zorda stated that this will change the grade, and Commissioner Howe added that this will change the runoff. Ms. Molina stated that they are good friends with the neighbors, who said they would not mind.

Ms. Molina stated that they can push it to five feet from the property line rather than two feet. Commissioner Howe stated that she would rather see it pushed to at least ten feet from the property line, to which Ms. Driver replied that they can make this a condition.

Commissioner Zorda asked if there will be parking in this area, to which Ms. Molina replied that it is just for wheeling in the jet ski.

Commissioner Zorda asked if there will be any fuel stored in the structure, to which Ms. Molina replied that there will not as they have another storage shed for that.

Commissioner Zorda asked if the Commission has an agent, to which Ms. Driver replied that Zoning Enforcement Officer Ricardo Rachele will sign the permits as she is not certified yet since DEEP is still transitioning to a new permitting system to certify agents. She stated that Director of Development Services Laurie Whitten could also sign off on them.

Commissioner Higley suggested that they add a condition that no fuel is to be stored, which Chairman Corbin-Sobinski stated would be part of the next application.

Commissioner Howe asked if this is going before the PZC next. Ms. Driver stated that this would only occur if the applicant wanted to do the second driveway. Commissioner Howe stated that she would like to see the fuel included on this application as well.

Chairman Corbin-Sobinski stated that the garage has to come back before the Commission, as this application is only about the gravel road. Ms. Driver asked if the applicant has a building permit yet, to which Ms. Molina replied that they do not. Ms. Driver stated that the applicant is also asking for approval for the location of the storage garage. Commissioner Pyznar stated that the garage is ten feet from the property line.

Commissioner Zorda asked if this is going to be a pre-built garage and what type of foundation it will have. Ms. Molina stated that the foundation of the garage will be the same gravel. Commissioner Zorda stated that moving the road over ten feet will result in some sort of curve, which will require the storage building to move. Chairman Corbin-Sobinski stated that this means they will need a new plan.

Ms. Driver asked if the applicant will have to come back before the Commission with the new plan, to which Commissioner Zorda replied that it can be an agent approval as long as they do the site specific conditions. He stated that the conditions are for the gravel roadway to be moved to ten feet away from the property line, the gravel roadway does not connect directly to the road, no fuel is to be stored in the garage, and a new set of plans are issued to the Commission.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, to allow agent approval of IW#629 with standard conditions and four site specific conditions.

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

Votes: 6-0-0

- b. **IW#630-** 27 Crescent Beach Drive- Discussion for possible Agent Approval for above ground pool and deck installation; Nancy Martin, Applicant/Owner; Map 97/Lot 9; R-33 Zone

Nancy Martin, 27 Crescent Beach Drive, stated that they are looking to install a 27-foot round aboveground pool and to merge the existing composite deck with the pool.

Ms. Driver stated that they also need to remove two trees which have been declared diseased by an arborist. Ms. Martin stated that there is one tree on the property that is savable so they are going to treat that one.

Commissioner Zorda requested that the applicant utilize hay bales, which Ms. Martin replied that they are happy to do.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, to allow for agent approval of IW#630 with a condition that hay bales be used in addition to the fencing as a second line of defense for the lake.

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

Votes: 6-0-0

Report of Planning Staff

Ms. Driver stated that 190 Noble Gas is appearing before PZC this Thursday and will eventually have an IWWA application. She stated that if the car wash is not approved by PZC then the applicant will have a retail store in the back instead.

Commissioner Zorda asked if ZEO Rachele is monitoring the assisted living facility on Hazard Avenue as the fencing is starting to fail.

Commissioner Pyznar asked what is going in on Elm Street, to which Chairman Corbin-Sobinski replied that it is a daycare. The Commission discussed putting signage up on new construction sites so that people in town know what is being built.

Ms. Driver stated that there is also an application for a chocolate factory at 1695 King Street.

Adjournment

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

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

Votes: 6-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,



Virginia Higley, Secretary