

MINUTES
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, DECEMBER 21, 2021 – 7:00PM
REGULAR MEETING
Enfield Town Hall – Council Chambers
820 Enfield Street, Enfield, CT 06082

RECEIVED
ENFIELD TOWN CLERK
2021 DEC 23 AM 9:27
Sharon Bailey

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 and Robert Hendrickson. Absent was Commissioner Carrie Howe.

Also present were Georgienna Driver, Assistant Town Planner.

Public Participation

Chairman Corbin-Sobinski asked three times if anyone in the public would like to speak; no one came forward.

Approval of Minutes: December 7, 2021

Commissioner Higley stated that Page 5 second to last paragraph, should say outdated rather than updated.

Motion: Commissioner Higley made a motion, seconded by Commissioner Zorda, to approve the minutes from the December 7, 2021 Regular Meeting as amended.

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

Votes: 4-0-0

Old Business

- a. **IW#635- 117 North Street**-Restore Lost Wetlands (filled/disturbed) and to allow for the development of a contractor storage yard for materials, trucks, and an agricultural cropland; Wesley Wentworth, Applicant Representative; Joseph Liquore, Applicant/Owner; Map 93/Lot 15; I-1 Zone. (DoR: 10/5/2021)

Ms. Driver stated that the applicant is not present.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to move IW#635 to the end of the meeting.

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

Votes: 4-0-0

- b. ***IW#636-59 Cottage Road-** Application for a Wetlands Permit to replace the sea wall; David Vesce, Owner/Applicant; Map 80, Lot 180; R-33 Zone. (DoR: 9/21/21)*
CONTINUED TO JANUARY 4, 2022

Chairman Corbin-Sobinski stated that this has been continued until the meeting on January 4, 2022.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to move the POCD discussion and Report of Planning Staff Application Revision discussion to the end of the meeting.

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

Votes: 4-0-0

New Business

- a. AAA#639- 37 Queen Street- Agent Approval Applicant for the continued Phase 3 of the emergency generator replacement project; Hazardville Water Co., Owner; Robert Sherwood, Applicant; Map 66/Lot 334; R-88 Zone

Ms. Driver stated that the tank must be diesel because of the energy it is producing, and it will be about 200 feet away from the building on a concrete pad.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Hendrickson, approve AAA#639 for Agent Approval.

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

Votes: 4-0-0

Enforcement Report(s)

- a. Notice of Violation 1700 King Street

Property owner Ignacio Carballo addressed the Commission virtually.

Ms. Driver stated that the Commissioners had received a zoning complaint form from the Zoning Enforcement Officer as well as pictures showing the new structures being built over the property line into the escarpment area. She stated that wood pallets and debris may have fallen down the escarpment

area to the brook from a fenced in area that was extended by the owner. Ms. Driver stated that the area is within 100 feet of the brook and is an escarpment area, and no permits were pulled.

Chairman Corbin-Sobinski asked who owns the second property at 1706 King Street. Ms. Driver stated that it is a different owner.

Mr. Carballo's brother spoke as a translator for Mr. Carballo. He stated that Mr. Carballo is going to move the fence back to his property line and would like to know if he can purchase several feet of land toward the brook. Mr. Carballo's brother stated that Mr. Carballo was unaware of any permits that needed to be pulled.

Commissioner Zorda stated that the purchase of additional land toward the river has nothing to do with the Commission and they would have to speak to the owner of that property. He went on to state that the Planning Staff can help with applications, and if they want to do anything near the brook they must have permits. Commissioner Zorda stated that the first step is to get it cleaned up so that any damage currently being done is corrected.

Ms. Driver stated that the owner of 1706 King Street is Burlington Coat Factory, and Mr. Carballo has encroached into their property with his fence and debris.

Mr. Carballo's brother stated that the next step is to move the fence and clean the debris, and any further activity needs permits through the town. Commissioner Zorda confirmed this to be the case and asked how quickly it can be cleaned up. Mr. Carballo's brother stated that moving the fence will be difficult right now as the ground is frozen, and stated that it can be moved in the springtime. Commissioner Zorda stated that this is far too long, and he is willing to give them 90 days at the most.

Chairman Corbin-Sobinski stated that Mr. Carballo was advised to develop a plan for the cleanup and asked if this has been done yet. Mr. Carballo's brother stated that Mr. Carballo has started cleaning up but the plan is not written down. Chairman Corbin-Sobinski requested that he write up a plan and submit it to Staff before January 4, 2022. Mr. Carballo's brother stated that this sounds good.

New Applications to be Received.

- a. **IW#640- 21 and 23 Bailey Road-** Application for a Wetlands Permit due to close proximity of the Scantic River, to allow for the demolition of the current structure and build a new smaller multi-family home; Gary LeClair, Applicant's Representative; Richard Zannoni, Applicant/Owner; Map 109/Lot 19 and Map 109/Lot 20; R-88 Zone

Chairman Corbin-Sobinski stated that this is just to receive the application and they will discuss it at the meeting on January 4, 2022.

- b. **IW#641- 25 and 35 Bacon Road-** Application for a Wetlands Permit to construct a 1-story, 819,000 square foot distribution center with accompanying parking, loading docks, and trailer parking at the rear of the existing Winstanley Logistics Center at 25 Bacon Road; James Petropulos, Applicant Representative; Adam Winstanley, Applicant; WE 35 Bacon Road, LLC; Owner; Map 94/Lot 65 and Map 95/Lot 5; I-1 Zone

Commissioner Zorda suggested that they do a Public Hearing on this project; the rest of the Commission agreed.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to hold a Public Hearing for IW#641.

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

Votes: 4-0-0

The Commission discussed when the Public Hearing will take place.

Chairman Corbin-Sobinski asked if the applicants were present for IW#635, to which Ms. Driver replied that they were not. The Commission discussed whether this can be continued based on timing. Ms. Driver stated that the Commission has until the January 18th meeting to make a decision.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to continue IW#635 until the meeting on January 4, 2022.

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

Votes: 4-0-0

POCD: Discussion on Goals & Ideas

Ms. Driver went over some of the optional goals she had come up with for the Commission, stating that they can add or take away from them as they see fit. She read over the current goals from 2011, which she stated are included, before reading the 2021 goals.

Commissioner Zorda stated that establishing the new wetlands town map is something they need to do, as well as updating the regulations. Commissioner Hendrickson stated that they should somehow get people to follow the Noble Gas model; the Commission discussed and agreed that this is a good idea.

Commissioner Higley asked if they can pick one or two wetlands and invite the public to walk them and be educated on the importance of wetlands. Commissioner Zorda stated that the Conservation Commission is doing something like this.

Commissioner Zorda asked how the acquisition of lands and easements along Freshwater Brook works. Ms. Driver stated that it would come with new developments as easements are filed on the land records. She stated that she is not too familiar with the process but can research it and let the Commission know.

Report of Planning Staff

a. 2017 Inland Wetlands & Watercourses Agency Application Revisions Discussion

Ms. Driver stated that she included the new version of the Wetlands Application in the Commissioners' packets, which will be in use as of January 1, 2022. She went over the revisions that had been made to the application.

Chairman Corbin-Sobinski suggested that the regulations should match the application, to which Ms. Driver agreed.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to approve the corrections for the Inland Wetlands & Watercourses Agency Application.

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

Votes: 4-0-0

Adjournment

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

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

Votes: 4-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Virginia Higley, Secretary