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Shila M Bailey

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY

TUESDAY, JUNE 20, 2023 – 6:00PM

SPECIAL MEETING

MINUTES

Enfield Town Hall – Council Chambers
820 Enfield Street, Enfield, CT 06082

Call to Order

Chairman Corbin-Sobinski called the meeting to order at 6:00 P.M.

Roll Call

Commissioner Higley took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kevin Zorda, Virginia Higley, Robert Hendrickson, and Phil Kober. Absent were Commissioners Nancy Martin and Anne Collin as well as Alternate Commissioner Sean Deane.

Also present was Georgienna Driver, Assistant Town Planner.

Approval of Minutes:

a. May 16, 2023

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley to remove the item from the table.

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

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley to approve the minutes of May 16, 2023.

The motion passed with a 5-0-0.

b. June 6, 2023

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley to approve the minutes.

Commissioner Kober mentioned an edit for page 7, last paragraph, that ends with “they will have a”, however it was supposed to read “they will have an emergency exit” to conclude the sentence context that was missing from the June 6, 2023 Minutes.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley to approve the minutes as amended with the correction on page 7.

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

Old Business

-Determination of Permit Needed-

- a. **DPN# 2023-03-24D – 147 Abbe Road** – Request for a Jurisdictional Ruling for the expansion of the existing pond; Jarmoc Tobacco, LLC, Applicant; Jarmoc Real Estate, LLC, Owner; Map 85/ Lot 16; R-44 Zone. **TABLED**

Motion: Commissioner Kober made a motion, seconded by Commissioner Zorda to keep DPN# 2023-03-24D tabled.

This motion passed with a 5-0-0.

New Business

- a. **IW# 684 – 210 Moody Road** – Application for a subdivision; Top-Knot, LLC, Applicant/Owner; Map 100/Lot 11; I-1 Zone

Ben Hildebrand, P.E., and Bryan Balicki, P.E., from Furrow Engineering addressed the Agency on behalf of the applicant, Top-Knot LLC.

They are proposing to subdivide the lot known as 210 Moody Road, to create two additional properties with frontage along Moody Road. They explained the new lot acreage and open space information to the Agency based off their prepared site plan.

Mr. Hildebrand began to discuss the location of wetlands on the property and how drainage will be directed through a future stormwater management system that will meet the state of Connecticut stormwater quality standards.

Commissioner Kober wanted to confirm staff concerns were generally about stormwater runoff.

Mr. Balicki stated they prepared a concept of what the drainage would look like on the site as the larger lot being created will have a use for it. The middle lot is undetermined so they were asked to put together the concept drainage system to show what the drainage impact might be.

Mr. Balicki asked Ms. Driver if future development would have to come back to the agency if it is outside the regulated area.

Ms. Driver went over the staff report, concerns of the plan and conceptual drainage, and mentioned that slight changes need to be made to the plans.

Chair Corbin-Sobinski asked the applicant if they would be able to come back for the next meeting on July 20th.

Mr. Balicki stated yes they will be able to return and that they had already begun to work on the changes for the plans as recommended by staff.

Motion: Commissioner Zorda made a motion to continue IW# 684, seconded by Commissioner Higley.

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

Ms. Driver reported that there are no updates for the enforcement reports and gave a brief overview of pending violations.

Applications to be Received

IW# 685 – 157 South Road – Application for wetland permit for the development of three self-storage units; Eric Hewitt, Applicant, National Fleet Leasing LLC, Owner; Map 55/Lot 82; I-1 Zone.

IW# 686- Rear of 38 Post Office Road – Application for a wetlands permit to allow outdoor storage and processing of construction materials; Spazzarini Construction Company, LLC, Applicant; St. Thomas Realty Associates, LLC, Owners; Map 47/Lot 12; I-1 Zone

Ms. Driver mentioned IW# 686 is missing the soil science report from George Logan.

Adjournment

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley to adjourn the meeting at 6:20PM.

This motion passed with a 5-0-0.

Prepared by: Georgienna V. Driver on behalf of Sandie Barone, Recording Secretary.

Respectfully Submitted:

Virginia Higley, Secretary

Note: The next meeting will be a special meeting for Thursday, July 20th at 6PM.