



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
May 7, 2024
7:00 PM - Council Chambers
<https://www.youtube.com/watch?v=N9MfS7QqZUU>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Corbin-Sobinski called the meeting to order at 7:00PM.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. ROLL CALL

Present: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Donna Corbin Sobinski,
Nancy Martin, Kevin Zorda, Ken Kaufman, and Christopher Renaud

Absent: Anne Whitney Collins

Chair Corbin-Sobinski seated Commissioner Renaud as a regular member.

Also present was Assistant Town Planner; Georgienna Driver, and Recording Secretary; Rebecca Jones.

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

Information related to Civic Clerk training was received via email by the commissioners.

6. MINUTES OF PRECEDING MEETINGS

A. April 16, 2024

MOTION by: Virginia Higley **seconded:** Kelly Hemmeler to approve the April 16, 2024 meeting minutes.

Commissioner Hemmeler requested the following changes:

- Include the phrase 'to be created' on Page 3 after referencing the map of the vernal pool;
- Add the phrase 'and none will be added' where herbicide use is discussed; and
- Add the phrase 'by manual methods' when describing the 1.5 acres of invasive species removal.

MOTION by: Virginia Higley **seconded:** Kelly Hemmeler to approve the April 16, 2024 meeting minutes as amended.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Nancy Martin, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: Christopher Renaud.

7. TOWN ATTORNEY REPORT

A. April 26, 2024

Chair Corbin-Sobinski asked for Yankee Casting to be added to the Town Attorney report. Ms. Driver noted that it has been referred by the Town Attorney to DEEP. She will ask if this can be added to the next report.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. **IW# 699 – 75 Oliver Rd** – Application for a Wetlands Permit for the development of a single-family home; Heron Homes, LLC, Applicant; Town of Enfield, Owner; Map 47, Lot 63; R-44 Zone

Applicant and representatives were present for discussion. This application proposes the construction of a single family residence on a 2.9 acre parcel of land in the R-44 zone. The site plans include municipal water, sewer and gas connections. Wetland delineations were prepared and the designated construction zone lies outside the 100-year flood plain. The driveway construction will allow access to the home while incorporating a perpendicular pipe crossing beneath for water passage. Stormwater management design ensures that water flow from the construction site will be directed towards the western wooded wetland area. Erosion and sedimentation controls will be implemented to minimize adverse effects. Ms. Driver shared notes from her staff report. All department comments have been satisfied.

Chair Corbin-Sobinski asked to see the plan. The only tree cutting that will occur will be on Post Office Road to create the site line. Ms. Driver shared the site plan and reviewed the

wetlands, upland review area and tree removal. She explained that the applicant believes that this was the most suited way to do the development of the home without further wetlands impact. Commissioner Zorda expressed concern about the calculation of the pipe. He drives by frequently and sees year-round water at the farm site. His concern is that in a flood situation, a 12-inch pipe won't be able to handle floods. The applicant explained that the grade allows them to go with a bigger pipe, but the 12-inch pipe can handle a 50-year flood. The property is not located within the 100-year flood plain, so those calculations were not done. The stormwater design was reviewed by the Engineering Department with no comment. The applicant agreed to placing environmental sensitive signage around the property delineating the wetlands in an effort to keep the area free of leaves and other debris. Silt fence installation was discussed.

MOTION by: Kevin Zorda **seconded:** Dylan Bridge to approve IWWA #699 with site-specific conditions.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Nancy Martin, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

12. ENFORCEMENT REPORTS

Planning staff is working with DEEP on Yankee Casting. Mr. Rachele will be out of the office until mid-June, so enforcement reports will be handled by Ms. Driver and other planning staff.

13. PLANNING STAFF REPORT

None.

14. APPLICATIONS TO BE RECEIVED

A. IW# 700 – 14 Cranbrook Blvd – Wetlands Application for site remediation to correct a violation; Sam and Zak LLC, Owners/Applicant; Map 56/Lot 33; BL-Zone.

B. IW# 701 – 118 Raffia Rd – Application for a wetlands permit for a shed within the regulated area; Frank Pizzo, Applicant/Owner; Map 67/Lot 1; R-33 Zone.

C. IW# 702 – 17 & 21 Elm St – Application for a Wetlands Permit for the development of a single-family home; Chelsea Aiken, Applicant/Owner; Map 80/Lot 149; R-33 Zone/LOD.

D. **IW# 703 – 14 West Shore Dr** – Application for a Wetlands Permit for new construction, single-family home; Chelsea Aiken, Applicant/Owner; Map 80/Lot 149; R-33 Zone/LOD.

15. MISCELLANEOUS

Chair Corbin-Sobinski spoke about Public Act #5475: An Act Concerning The Development Of Housing, Challenges To Certain Decisions Of Municipal Agencies, And The Conversion Of Vacant Nursing Homes Into Multifamily Housing. Commissioner Hemmeler asked if she wanted to compose a statement to the agency. Ms. Driver explained that the CT Planners Association has sent letters in opposition related to this bill. Commissioner Hemmeler stated that the session ends on May 8th, which is the following day. Options for letter submission were reviewed. The last action on this bill was in early April, so it is likely that this may be a dead bill.

16. ADJOURNMENT

MOTION by: Nancy Martin, seconded: Virginia Higley to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 7:34 pm.

Respectfully submitted,

Virginia Higley
Secretary

Rebecca Jones
Recording Secretary