



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
May 21, 2024
7:00 PM - Council Chambers
<https://www.youtube.com/watch?v=u9LaDB9b3vM>

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,
Kenneth Kaufman, Kevin Zorda, Nancy Martin, Christopher Renaud

Absent: Anne Whitney Collins

Commissioner Kaufman was seated as a regular member.

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

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

None.

6. MINUTES OF PRECEDING MEETINGS

A. May 7, 2024

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the May 7, 2024 meeting minutes.

Commissioner Hemmeler noted that the bill discussed at the last meeting did die but encouraged commissioners to keep an eye on it for next year.

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

7. TOWN ATTORNEY REPORT

None.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

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

Applicant and representative were present for discussion. The representative was from Western Mass Environmental and explained the process for the removal of oil. The area is much smaller than anticipated. The area will be dug thoroughly as to ensure that the oil is removed, then there will be confirmatory samples taken before it is taken to a facility in Chicopee, MA. The representative will contact Planning staff and will put a silt fence and wattles around the area. The area will be back-filled the same day.

Commissioner Kaufman confirmed that the storage shed will not be removed. Ms. Driver confirmed that DEEP is involved, and the representative will contact their agency to ensure compliance. Engineering has requested that no additional fill be added in order to maintain the existing elevation due to the FEMA flood zone. This does not need to be its own special condition. The applicant must keep all chemicals stored inside, and the project must be completed within a year.

MOTION by: Kevin Zorda **seconded:** Nancy Martin to approve IW# 700 - 14 Cranbrook Blvd.

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

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.

Applicant/owner was present for discussion. He would like to put in a 14x40 shed to the north of his garage. Ms. Driver explained that this is one of the applications that she cannot approve through the building permit because of the wetland layer in the GIS. There are no significant concerns from staff. Commissioner Zorda confirmed this will be put on top of stone. No trees are coming down as a part of this project.

MOTION by: Kevin Zorda **seconded:** Dylan Bridge to approve IW# 701 - 118 Raffia Road.
UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Nancy Martin, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

C. IW# 702 - 17 & 21 Elm St - Application for a wetlands permit for the construction of a commercial development within regulated areas; Troiano Properties, LLC, Applicant/Owner; Map 26/ Lots 28 and 29; BL Zone

Applicant and representative were present for discussion. This application is for the proposed demolition of 17 and 21 Elm Street and the construction of a commercial development. There is a bank and 3-story medical building next to this lot and this will be the final portion of the parcel. From a zoning perspective, all three parcels will be under one special permit. There will be 38 parking spaces merged in with the existing parking near the medical center. The driveways will be interconnected with each other. The wetlands are consistent with the town map as it related to the parcel to the north, also owned by the applicant. The wetland scientist noticed that there is a man-made wetland in the middle of the parking lot. There is a discharge storm sewer and inlet storm sewer constructed in 2006 that has developed enough characteristics that it qualifies as a man-made wetland but is identified as a wetland. About half of the development site is within the upland review area. The storm drainage system was discussed. The storm drainage system that was installed during the bank construction is oversized in order to accommodate future builds such as this. This project will connect to the existing underground system and established outlets. There will be no new discharge points. There will be a gabled roof running down to the middle to accommodate water flow. The back corner of the lot will be left alone as one of the proposed tenants will need this outdoor area as part of their operation. A retaining wall will be built along the property line to minimize the amount of grading that needs to go to the north and east. Buffer planting plan was detailed. Any disturbance in the back corner will be re-seeded with wetland mix. There will be a total of 838 sq ft of disturbance, including the previously mentioned 'man-made' wetland.

Staff comments were reviewed. Some plan sheets were revised per staff comments. All access comments were addressed by the Fire Department. Mr. Troiano explained that the goal is to blend the property into the neighborhood. It is the expectation that there will be three medical tenants, with one present this evening. The special permit is needed because the veterinary tenant will be need the outside space for their clients. The owners of Pawsome Vet Servies were present for discussion. They previously received a text amendment to allow veterinary offices in the BL zone. There will be two sections of outdoor space with slightly different services. There will be no overnight clients. One space will be used for bathroom breaks and the other will be a comfort garden space for outdoor

euthanasia as the weather allows. This is a fairly new idea but the goal of their practice is to provide lifelong care with less stress. The applicant has proposed artificial turf to be used but it open to alternatives. Commissioner Zorda requested that no crumb rubber be used. Mr. Troiano explained that the tenant is working with a vet-specific engineer to ensure the best design and materials are used. It was confirmed that the wetland plants will be pet friendly.

Commissioner Zorda asked about a buffer zone. The upcoming Planning and Zoning application will show the buffer zone on a more detailed landscape plan as it is required when BL is located next to R33 zone. A fence may be relocated over to the property line. Along the back side of the medical center is a dedicated easement on the east side of the property. The large area to the north may be developed in the future. The large wooded area to the north has been rezoned to BL and the Troiano family is thinking of adding more of these small-scale buildings in the future with a large portion to remain as a conservation area. Snow will likely have to be trucked off-site. Commissioner Hemmeler asked about tree removal and none will be removed. She also asked about precautionary measures taken when demolishing the existing residential homes as they have asbestos siding. Both contractors are aware and hazmat testing has not yet been completed. Commissioner Higley clarified that she asked the veterinary tenant when they plan to open when she called the tenant onto the dias.

Ms. Driver asked that the swale be included on the final plans in order to satisfy all departmental comments. The plan scale issue mentioned in her report has been satisfied. Commissioner Zorda recommended site-specific conditions related to swale and artificial turf.

MOTION by: Kevin Zorda **seconded:** Kenneth Kaufman to approve IW# 702 - 17 & 21 Elm Street with site-specific conditions.

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

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 Applicants were present for discussion. This application proposes the demolition of the existing house and creation of a new single family home within 100 feet of the watercourse. The current site has several pre-existing non-conformities and by demolishing and building the new house, it eliminates the non-conformities from a zoning standpoint. The elevation is above the base foot elevation for FEMA, so there are no FEMA concerns. The house does not need to be built on stilts. Stormwater plans are satisfactory. All departmental

comments have been satisfied. Erosion and sediment controls were discussed. Silt fencing will be used. The soil stockpile is visible on the plans. Commissioner Zorda noted that the driveway is an odd shape but confirmed with the applicant that a new driveway will be created.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW # 703 - 14 West Shore Drive.

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

Ms. Driver reminded that applicant that they must come before the commission before any future maintenance to the seawall.

12. ENFORCEMENT REPORTS

None.

13. PLANNING STAFF REPORT

Ms. Driver reached out to Yankee Casting for a status update related to their application. There has been no response from DEEP either. She provided an update related to IW# 635. The soil scientist has been in contact with the Planning staff, and they are complying with the site-specific conditions. There has been additional work done on the site and they are currently negotiating with the Town Attorney. Ms. Driver also noted that all the bills discussed at the last meeting have died as Commissioner Hemmeler previously mentioned. Commissioner Zorda asked about possible regulation changes and recommended starting with the shed ordinance. Ms. Driver explained the process of regulation changes and will prepare something for the commission's review.

14. APPLICATIONS TO BE RECEIVED

None.

15. MISCELLANEOUS

The summer concert series will begin soon. Town Council and other boards are moving up meeting times on days when the bandshell will be used. ETV staff are available, as is town staff.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to change the meeting time to 6:00pm when and if concerts are in session.

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

16. ADJOURNMENT

MOTION by: Virginia Higley, seconded: Kenneth Kaufman to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 7:56 pm.

Respectfully submitted,

Virginia Higley

Secretary

Rebecca Jones

Recording Secretary