



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
July 2, 2024
6:00 PM - Council Chambers
<https://www.youtube.com/watch?v=Elst9TG6aiM>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Corbin-Sobinski called the meeting to order at 6:00pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. ROLL CALL

Present: Kelly Hemmeler, Virginia Higley, Donna Corbin Sobinski, Kenneth Kaufman, Christopher Renaud, Kevin Zorda

Absent: Dylan Bridge, Ann Whitney Collins

Commissioners Kaufman and Renaud were seated as regular members. 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. June 18, 2024

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the June 18, 2024 meeting minutes.

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

7. TOWN ATTORNEY REPORT

The latest Town Attorney report of June 25, 2024 was received.

8. CONTINUED PUBLIC HEARINGS

There is a continued public hearing to be held on July 16, 2024 for text amendment changes.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

MOTION by: Kevin Zorda **seconded:** Christopher Renaud to move Item D: IW# 706 - 45 Kennedy Drive to be heard before Item C: IW# 705 - 1297 Enfield Street.

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

A. AAA# 138 - 168 Post Office Road - Agent Approval request for an above ground pool within the regulated area; Alyssa and Joseph Fradette, Applicants/Owners; Map 53/Lot 288; R-33 Zone

Applicant was present for discussion. This application is for a proposed above-ground pool in the regulated area. Ms. Driver explained that this is a very simple application. She confirmed that silt fencing and other erosion and sediment measures will be used. This type of application is one that would be affected under the proposed text amendment change and any future applicants with similar situations would not have to wait.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to allow Agent Approval for AAA# 138 - 168 Post Office Road.

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

B. IW# 704 - 10 Wheeler Drive - Application to construct a deck within upland review area; Daniel Smith, Owner/Applicant; Map 80/Lot 165; R-33 Zone/LOD

Attorney Landolina and the applicant were present for discussion. They were before the commission 6 months ago to seek approval for a wooden retaining wall replacement on the southern and westerly border of the property. The wooden wall was taken out and a two-sided concrete retaining wall was put in place. There was not a lot of room along the boundary so instead of backfilling the exterior side, they backfilled the interior side. This caused the need for a slab concrete 15x15ft pad. Photos of the retaining wall, deck and surrounding area were provided to the commissioners for review. The concrete slab that holds the wall up is underneath the sand. The grade starts at the street and slopes down, similar to other properties on Shaker Pond. It is the applicant's intent to connect the end of the deck and place it on top of the concrete wall that is there and use it as support. The deck will not touch the ground except for the stairs leading to the walk. The applicant will be going back for ZBA approval for a 5-foot variance for the deck. Alternative plans were shared should the applicant not receive ZBA approval.

Ms. Driver asked the applicant about the precise location of the concrete slab. She also asked if the proposed deck would be the same size as the existing deck. Ms. Driver asked Chair Corbin-Sobinski to add a site-specific condition that the final plans will be revised to show the proposed deck wording instead of the existing deck wording once it goes through final plan stages and to go back before the agency if any changes are to be made due to zoning. She directed Attorney Landolina to have the plans changed to reflect this condition.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW# 704 - 10 Wheeler Drive with two site-specific conditions.

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

C. IW# 705- 1297 Enfield Street- Application for a wetlands permit for site disturbances within the upland review area to allow for the development of Elderly Housing; Felician Sisters of North America Real Estate Trust, Owner/Applicant; Map 46/Lot2; HR-33 Zone

Attorney Landolina and representatives from Fuss and O'Neill were present for discussion. This proposal is for an addition for elderly housing to the St. Felix property on the Felician Sisters campus. There will be 41 single 1-bedroom units and 4 studio units within the building. This is funded partially through HUD grants. The landscape architect explained that the disturbance within the 100-foot upland review area will consist of grading, earthwork as well as the use of an access drive. The area totals 58,148 sq ft and of that, the access drive will consist of approximately 9,276 sq ft. The existing conditions and campus map were shared. Existing topography was described. Currently, vehicular access is limited to St. Felix building, which necessitated the access drive to the east. This will connect into a 50-car parking lot behind the addition. This access drive is completely separated from the Enfield Montessori School circulation systems and their operations as to not disturb their use of the campus. There will be a gravel access fire lane to the west, dumpster refuge area and two courtyard amenity spaces. There will be native planting throughout the property. The site has been graded to continue the flow to the high point in the middle of the site near I-91. They will be raising the grade for the parking lot. Details related to the proposed detention basins were shared. The new system will reduce peak flow. Erosion and sediment measures were discussed. There will be silt fencing and hay bales placed throughout the campus.

The wetlands consultant explained there will be no direct wetlands impact. The current wetlands system has very limited function and value, and it is mainly associated with the historic disturbances and developments on both the site and I-91. There is a drainage swale on the DOT property that contains some flows but does not have a lot of residence time to

treat for water quality. The project will not have any impact on the already limited functions. The proposed stormwater management system will provide much more filtration. Most of the uplands review area is lawn. Commissioner Hemmeler asked about tree removal and replacement. Per the applicant, the line of silver maple trees will remain. Most of the trees being removed are eastern white pines. Ms. Driver noted there are no departmental concerns. She requested a site-specific condition that future detention basin maintenance may be authorized as an agent approval.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW# 705 - 1297 Enfield Street.

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

D. IW# 706 - 45 Kennedy Drive - Wetlands application to replace a stormwater drainage system; Drainage Pros, Applicant; Greg Wnuk, Owner; Map 103/Lot 29; R-44 Zone
Applicant representative was present for discussion. Connecticut Drainage Pros took over this project after it was completed incorrectly by another company. Ms. Driver was called out to the property to assess the damage from the pipe removal and noticed pooling at the rear of the home. Jarmoc Farms are the current abutters and the flooding intensified after they completed tree removal on their property. This specific approval is required because the applicant would like to drain into the brook located next to her property. Chair Corbin-Sobinski researched the property on the GIS website and asked why the Jarmoc parcel has not yet been labeled in the system. She also asked about the location of the brook as she was unable to find it. Ms. Driver explained the Jarmocs recently acquired that parcel and the change had not yet been made in GIS. The brook is not named as it is a small tributary and has a significant slope. All the water on Kennedy Drive flows into this stream. The proposed drainage system was explained to the commissioners. There is an existing drainage easement for homeowners on Kennedy Drive for use of this brook. The Assistant Town Engineer had no comment on the project.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve IW# 706 - 45 Kennedy Drive.

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

12. ENFORCEMENT REPORTS

Ms. Driver shared that the Zoning Enforcement Officer will issue a zoning violation for Yankee Casting. Chair Corbin-Sobinski asked for a review of enforcement reports at the next meeting.

13. PLANNING STAFF REPORT

There will be an inland wetlands conference in November. Both Ms. Driver and Commissioner Zorda encouraged commissioners to attend.

14. APPLICATIONS TO BE RECEIVED

None.

15. MISCELLANEOUS

None.

16. ADJOURNMENT

MOTION by: Virginia Higley, seconded: Christopher Renaud to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 6:50pm.

Respectfully submitted,

Virginia Higley
Secretary

Rebecca Jones
Recording Secretary