



**MINUTES**  
**INLAND WETLANDS & WATERCOURSES AGENCY**  
**REGULAR MEETING**  
**October 15, 2024**  
**7:00 PM - Council Chambers**  
[https://www.youtube.com/watch?v= fKJqdS4xBg](https://www.youtube.com/watch?v=fKJqdS4xBg)

**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 information was shared.

**3. ROLL CALL**

Present: Dylan Bridge, Anne Whitney Collins (via Zoom), Robert Gillespie, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda

Absent: None

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

**4. PUBLIC COMMUNICATION AND PETITIONS**

None.

**5. CORRESPONDENCE**

A new contact list was received by the commissioners. Emails were received from Mary Ann Turner related to planning and zoning. She also sent information regarding an upcoming 'Thompsonville All Aboard!' meeting happening next week.

**6. MINUTES OF PRECEDING MEETINGS**

A. September 17, 2024

**MOTION by:** Kevin Zorda **seconded:** Virginia Higley to approve the September 17, 2024 meeting minutes.

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

Commissioner Higley asked staff if the current tree plantings located on Hazard Avenue were appropriate as is, which they are per Ms. Driver.

**7. TOWN ATTORNEY REPORT**

A. September 25, 2024

A new report was received on September 25, 2024.

**8. CONTINUED PUBLIC HEARINGS**

None.

**9. NEW PUBLIC HEARINGS**

None.

**10. OLD BUSINESS**

None.

**11. NEW BUSINESS**

A. **IW# 709 – 226 Brainard Rd** - Application for a wetlands permit to build a detached garage in the Upland Review Area; William and Carolyn Herbert, Applicant/Owner; Map 62/Lot18: R-33 Zone

The property owners and representative from Denno Land Surveying were present for discussion. This is a residential lot on the east side of Brainard Road, south of George Washington Road. They are seeking to install a 26ft x 38ft detached garage right behind the existing driveway. The driveway will be extended to meet the garage. There are town delineated wetlands on the site, which is currently lawn. Drainage will be installed to catch the runoff off the roof. Silt fencing will be used around the construction area. The stockpile area will also have silt fencing installed to prevent any runoff from entering the wetlands. Commissioner Kaufman asked if any dirt would be brought in to build the wall, which they are not doing. Commissioner Hemmeler asked about an Engineering staff comment related to runoff and confirmed with the applicant that the runoff would be pitched in the same direction as it is now. That staff comment was submitted before the site plan was received. Mr. Hiney shared notes from his staff report. He confirmed with the applicant that there would be gutters installed. The trackpad is being placed on the lawn in order to save the integrity of the driveway. Ms. Driver confirmed that the excavated soil will be used for backfill. Chair Corbin Sobinski asked about drainage maintenance. She also asked Ms. Driver about the property's location to both the aquifer and watershed.

**MOTION by:** Kevin Zorda **seconded:** Kelly Hemmeler to approve IW # 709 - 226 Brainard Road.

**UPON A ROLL CALL VOTE**, the Chair declared the motion approved. Yes: Dylan Bridge, Anne Whitney Collins, Robert Gillespie, Kelly Hemmeler, Virginia Higley, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

**B. IW# 710 - 3 Palomba Drive** - Modification of a Wetlands Permit (IW# 689) for an addition within the Upland Review Area on Enfield Collision; Thomas Adamczyk Applicant, Balise Automotive Realty Owner; Map 57/Lot 320; BR Zone

Applicant and representatives were present for discussion. The applicant is seeking to amend its current permit to construct an approximate 4100sq ft addition to an existing auto repair shop. It will be located within the existing paved parking area. The wetlands are located in the woods in the far eastern side of the lot. The only work occurring within the upland review area will be the resurfacing of the parking lot. A section of the lot will be replaced with vegetated grass. Mr. Hiney shared notes from his staff report related to the original approval IW #689. The applicant had two other options they considered prior to this modification request and both staff and the applicant agreed that this was the most prudent option. The applicant addressed a comment made by Engineering and stated that the gutter line will have a constant pitch to the catch basin. There should be no low points that do not have a catch basin. Commissioner Hemmeler requested that snow stockpile signs be put in place as a condition of approval. Commissioner Zorda recommended replacing the Japanese dogwood proposed near the entrance. This application will also go before Planning & Zoning so the Engineering comment should be addressed at that time.

**MOTION by:** Kevin Zorda **seconded:** Kenneth Kaufman to approve IWA # 710 - 3 Palomba Drive with site specific conditions.

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

## **12. ENFORCEMENT REPORTS**

None.

## **13. PLANNING STAFF REPORT**

Ms. Driver shared a reminder about the CACIWC conference. She also invited the commissioners and public to an 'All Aboard Thompsonville!' meeting with national level planners to discuss implementation for plans of Thompsonville.

## **14. APPLICATIONS TO BE RECEIVED**

**A. AAA#140 – 27 Booth Road-** Application for an Agent Approval for construction of a single-family home; Erik Szyluk Applicant, Paul Rivard III Owner; Map 59/Lot 64; R-33 Zone

Ms. Driver explained that this applicant filed this application concurrently with a ZBA application and this has to be accepted by statute. Staff cannot make applicants file with ZBA first, they can only suggest it. The applicant can also request a continuance until they receive ZBA approval. This can be received even without a complete application. Chair Corbin Sobinski expressed concern about receiving an application with no additional

information as nothing was included in the master packet. If the materials are not ready in time for the next meeting, the commissioners can always deny an application for being incomplete.

## 15. MISCELLANEOUS

- Chair Corbin-Sobinski asked for an update on 92 Post Office Road. An email was received by Mrs. Menard on September 21, 2024, which Chair Corbin-Sobinski read into the record. Mrs. Menard listed several wetlands violations related to construction. Mr. Hiney shared a timeline of steps taken by staff to try and rectify the issue. At the time of Mr. Hiney's visit to the property, there were no violations of the E&S measures at that time nor was there a violation to the proposed conservation easement area. There was no condition of infill on the permit, therefore it is not enforceable, which Chair Corbin-Sobinski disagreed with. Ms. Driver shared efforts made by the developer to maintain E&S controls. Mr. Hiney went back to the site on October 3, 2024 to address an additional complaint about the silt fencing. Staff agreed to wait for the final as-built to be received in order to see how much disturbance had occurred. Chair Corbin-Sobinski opined that this is not correct and wants to contact the Town Attorney to stop the developer.

**MOTION by:** Virginia Higley **seconded:** Kelly Hemmeler to refer IW # 677 - 92 Post Office Road to the Town Attorney's office.

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

- Chair Corbin Sobinski asked about notification related to dumping in Connecticut River. Any information would come from DEEP.
- The November 5, 2024 meeting will be canceled due to Election Day.

### A. Review of Amended Bylaws

Kelly Hemmeler noted that Section 5 should read 'alternates' not 'alternatives'.

**MOTION by:** Kevin Zorda **seconded:** Kelly Hemmeler to approve the latest revision of the IWWA bylaws with the correction in Section 5 to change 'alternatives' to 'alternates'.

**UPON A ROLL CALL VOTE**, the Chair declared the motion approved. Yes: Dylan Bridge, Anne Whitney Collins, Robert Gillespie, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

## 16. ADJOURNMENT

**MOTION by:** Virginia Higley, **seconded:** Kelly Hemmeler to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted

unanimously, and the meeting stood adjourned at 7:55pm.

Respectfully submitted,  
Virginia Higley  
Secretary

Rebecca Jones  
Recording Secretary