



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
January 7, 2025
7:00 PM - Town Hall Council Chambers
820 Enfield Street, Enfield, CT
<https://www.youtube.com/watch?v=FO04DBPzh8>

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, Robert Gillespie, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski

Absent: Anne Whitney Collins, Kevin Zorda

Commissioners Renaud and Gillespie were seated as regular members.

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

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

There is a land use seminar being held on March 22, 2025 via Zoom. Interested commissioners should contact Donna Richer to sign up.

6. MINUTES OF PRECEDING MEETINGS

A. December 17, 2024

MOTION by: Kelly Hemmeler **seconded:** Virginia Higley to approve the December 17, 2024 meeting minutes.

Chair Corbin Sobinski noted that there was an amendment to the motion to approve that was made by Commissioner Bridge and seconded by Commissioner Hemmeler.

MOTION by: Kelly Hemmeler **seconded:** Virginia Higley to approve the December 17, 2024 meeting minutes as amended.

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

7. TOWN ATTORNEY REPORT

A. December 24, 2024

Town Attorney report was received.

8. CONTINUED PUBLIC HEARINGS

9. NEW PUBLIC HEARINGS

A. **IW# 714 - 20 Oliver Rd.** - Application for a wetlands permit to develop a horse training facility; Seafood Delight Farm LLC. Applicant/Owner; Map 47/Lot 42; I-1 Zone
Commissioner Higley read the legal notice into the record. Staff confirmed abutters notices were mailed. Chair Corbin-Sobinski read the rules of the public hearing.

MOTION by: Kelly Hemmeler **seconded:** Virginia Higley to open the public hearing for IW# 714.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Dylan Bridge, Robert Gillespie, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski No: None Abstain: None.

Property owner, soil scientist and civil engineer were present for discussion. The property owner is proposing to construct a horse training facility located at 20 Oliver Road. The subject property consists of approximately 59.3 acres on the south side of Oliver Road along the eastern edge of I-91. The northern portion of the property along Oliver Road is wooded with an intermittent stream going through the woods from east to west. An existing dirt driveway provides access to the site from Oliver Road. The driveway crossing over the intermittent stream is facilitated by an existing 60-inch diameter corrugated metal pipe. The driveway terminates at the remains of an abandoned house at the edge of the tree line. The central portion of the property is currently maintained as a hay field. The field extends southerly and westerly to the I-91 highway line. The southern and eastern portion of the property are wooded. The wetlands flags were surveyed and are shown on the site plan. The proposed project includes a half-mile oval track, three barns, and gravel parking.

The existing culvert that facilitates the driveway crossing of the intermittent stream will be removed and replaced with a 3-side box culver designed to provide for a new 18' wide gravel drive necessary to accommodate emergency vehicles. The oval track will be located within the existing hay field in order to avoid the most sensitive wetlands located in the forested areas. There will be a series of pipes installed under the track at various locations to maintain existing flows and drainage patterns across the hay field from east to west. In

addition, where the track requires fill over the wetland areas, the topsoil will be removed and replaced with crushed stone to maintain the existing groundwater conveyance and discharge functions provided by the wetlands. There will be catch basins around the barn to collect runoff from the driveway and parking lot and divert it through a treatment structure prior to discharge to an infiltration basin designed to provide groundwater recharge and retention. Erosion and sediment control measures were discussed. Silt sacks will be located at the catch basin as they are constructed. Project will result in 2.85 acres of wetland disturbance including 525 sq ft of permanent wetland fill and 150 sq ft of temporary disturbance associated with the installation of the water service. The installation of the sewer lateral across the hayfield will result in a temporary disturbance of approximately 923 sq ft. Alternative concepts were reviewed.

The soil scientist shared information from his report. Many of the wetlands are non-descript especially in the field area. A functions and values assessment was done, which tested the wetlands ability to filter pollutants and other sediment. Some of the wetlands have been subject to historic disturbance and were reviewed on the wetlands delineation map. There were several alternatives presented which are in the wetlands report. They wanted the development to stay within the maintained agricultural areas because the highest quality wetlands were in the wooded areas with possible vernal pools near the highway. They did not survey for them. Some of the earlier alternatives had buildings and infrastructure within the wooded areas and the soil scientists recommended that the development be settled within the existing agricultural areas. They also recommend the site draining east to west towards the highway as it is important to maintain the hydrology, which is being done by the gravel underlayment. There is very little surface water movement so groundwater conveyance is suitable. He also recommended that stormwater be treated in accordance with the new manual. There is a small patch of soil that will infiltrate, which will make this helpful. Several modifications to the plan have been made to make the site suitable and no adverse impact is expected. The wetland filling is in an agricultural area and not enough of the wetlands is being taken away to impact water quality function. There is a conservation easement in the southwest corner preserving about 13.2 acres.

Mr. Hiney shared notes from his staff report. He commended the applicant for preserving the wetlands and its function. He asked about engineering comments, which included questioning how equestrian wastewater will be handled. There will be wash areas in the barns which will also have floor drains. The applicant representative has answered their questions and not yet received a response. They intend to comply with further Engineering requests. There has been no comment from WPC yet, which Mr. Hiney believes will also be addressed during the PZC hearing. A comment from Commissioner Whitney-Collins was read into the record requesting a possible site walk. Chair Corbin Sobinski opined that this

is as of right aside from the wetlands infill. Snow stockpiles were reviewed. Commissioner Hemmeler confirmed that the only fill used will be stone. There may be soil brought in for the culver crossing but the fill will be minimal. She confirmed with staff that the fill will be clean. She also confirmed that the snow stockpiles will not affect the wetlands. Salt is not used at the property owner's current farm as it is not good for the horses. Chair Corbin Sobinski reviewed the second site specific condition, which addressed post construction monitoring to confirm adequate emergent vegetation along the inner part track.

The public hearing was opened for comment. No one spoke for or against the application.

MOTION by: Kelly Hemmeler **seconded:** Kenneth Kaufman to close the public hearing at 7:35pm.

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

MOTION by: Kelly Hemmeler **seconded:** Kenneth Kaufman to approve IW# 714- 20 Oliver Road with two site specific conditions.

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

10. OLD BUSINESS

A. IW# 711 – 1561 King Street – Application for a wetlands permit to build an EV charging station with supporting café in the Upland Review Area; Bob Patrick Applicant, Alaimo Family LLC Owner; Map 17/Lot 40; BG Zone

The applicant submitted revised site plans that staff requested be changed to address inconsistencies and errors. The applicant is now working on a new set of site plans altering where the retaining wall may be placed and how it will affect the rest of the site. A formal request for extension was read into the record. Mr. Hiney recommended it be for 30 days.

MOTION by: Kelly Hemmeler **seconded:** Christopher Renaud to grant a 30 day extension for IW# 711 - 561 King Street.

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

B. IW# 713 - 53 Oakwood Street - Application for a wetlands permit to develop a detached garage; Joseph Reda Applicant/Owner; Map 76/Lot 78; R-33 Zone

The property owner was present for discussion. This application is requesting the construction of a 24' x 37' 3-bay garage at 53 Oakwood Street. The garage will be located on the lawn and garden area at the end of the existing asphalt driveway. Impacted soils are limited to the current lawn, garden and possibly asphalt driveway areas. Grading is expected to be minimal and limited to the area around the new structure. Soil removed for the foundation will be spread and feathered around the garage perimeter to the west and south to maintain the current overall grade and ensure stormwater flows downslope, away from any structure and onto the lawn area. Gutters and downspouts will direct water from the roof to the downslope lawn area. The second phase is to convert the single first floor garage in the main home to an office. The driveway extension currently leading to the garage door, approximately 450 sq ft would likely be removed and seeded with grass. The existing driveway would likely be extended to the left and center bay of the new garage roughly matching the area of the driveway being removed. Mr. Hiney shared notes from his staff report. Chair Corbin-Sobinski explained that approval would include phase 1 and 2 of this project.

MOTION by: Kelly Hemmeler **seconded:** Christopher Renaud to approve IW# 713 - 53 Oakwood Street

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

11. NEW BUSINESS

None.

12. ENFORCEMENT REPORTS

A. 14 Cranbrook Boulevard

The revised report has been received with the typo corrected. The site is now clear of contamination.

MOTION by: Kelly Hemmeler **seconded:** Virginia Higley to close the enforcement report for 14 Cranbrook Blvd.

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

Commissioner Hemmeler asked for an update on the other open enforcement reports. Mr. Hiney has only checked on 59 Cottage Road. He has no other updates at this time.

13. PLANNING STAFF REPORT

None.

14. APPLICATIONS TO BE RECEIVED

None.

15. MISCELLANEOUS

Commissioner Renaud will work on language for adding fines to the bylaws and will email a draft to the commissioners.

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 7:54pm.

Respectfully submitted,

Virginia Higley

Secretary

Rebecca Jones

Recording Secretary