



**MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
January 21, 2025
7:00 PM - Town Hall Scitico Room
820 Enfield St, Enfield, CT**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Corbin Sobinski called the meeting to order at 7:03pm.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. ROLL CALL

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

Absent: Dylan Bridge, Anne Whitney Collins

Commissioners Gillespie and Renaud were seated as regular members.

Also present was Stephen Hiney, Assistant Town Planner; Ricardo Rachele, Zoning Enforcement Officer; and Rebecca Jones, Recording Secretary.

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

An email was received regarding a land use training on February 6, 2025.

6. MINUTES OF PRECEDING MEETINGS

A. January 7, 2025

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve the January 7, 2025 meeting minutes.

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

7. TOWN ATTORNEY REPORT

None.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

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

This has been continued to the next meeting.

11. NEW BUSINESS

12. ENFORCEMENT REPORTS

A. 117 North Street - Cease and Desist

Mr. Rachele received a complaint on January 14, 2025 regarding ongoing violations at 117 North Street. This property has been the subject of numerous violations of the Wetlands and Zoning regulations. Mr. Rachele inspected the property from the roadway and the abutting property to the west at 101 North Street. Obvious excavation activity was observed and photographed. The excavation activity ran from the front of the property west to that property line and then continued to the north into a wooded area. Portions of the wooded area of 117 North Street and 91 North Street are shown as a wetland area. There were no signs of any erosion and sediment control measures in place. On January 15, 2025 as part of the stipulated agreement, Mr. Rachele called the Liqueur and Gravel office and spoke with office staff advising them there would be an inspection of the property at 2:30pm.

On January 16, 2025, A Cease and Desist order was issued for the violation of the IWWA regulations for the excavation activity extending into the wetland area in the western portion of 117 North Street. An additional Cease and Desist order was issued for zoning violations. The Town has hired outside attorneys for this matter and they have been notified of this most recent citation. Mr. Rachele feels that the attorneys may want to meet with this board and PZC to review this situation as it has been going on since 2019. Commissioner Kaufman expressed concern regarding chemicals in the fill and debris on site.

B. 92 Post Office Road

On January 10, 2025, Chair Corbin Sobinski drove by the site, saw a dump truck on the property. She took pictures of the dump truck and called Mr. Rachele before leaving the site. Upon returning home, she emailed the photos to Planning staff. She emailed Mr. Rachele for a follow up and she shared portions of his response. The site had since been excavated and there are piles on both sides of the silt fences and erosion and sediment controls. They appear to be topsoil piles. Mr. Rachele noted the only area of question

regarding the topsoil is in the southeasterly corner, which is at the 100ft wetland buffer. Chair Corbin Sobinski explained that this commission does not see final site plans and that they rely on staff to ensure the final plans are being followed. A large pile of brush on site that has previously disappeared has reappeared per Chair Corbin Sobinski. This was discussed during their last site walk. No soil was supposed to be brought on property. The applicant consistently stated that no fill would be brought on to the property. She read portions of the approval conditions and opined that this applicant is consistently out of compliance. She proposed different actions the agency could take going forward. Commissioner Hemmeler suggested a site walk. They should have come back to the agency to explain why they needed additional fill instead of filling without permission. Mr. Rachele stated that there is only one section that this agency has authority over and he is not a surveyor and cannot confirm the accuracy of the agreed boundaries around the house.

MOTION by: Kelly Hemmeler **seconded:** Virginia Higley for a site walk at 92 Post Office Road.

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

The commissioner discussed a potential date for the site walk. They will set the date at the next meeting.

C. Enforcement & Violations Ordinance Discussion

Commissioner Renaud prepared a draft letter to be sent to the Town Attorney for review. The commissioners discussed fee schedule. Mr. Hiney proposed a language edit to the letter.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to accept the letter dated January 21, 2025 to be sent to the Town Attorney as written.

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

D. Review Open Enforcements

283 G. Washington Road- Situation is still the same. Mr. Rachele recommended issuing another Cease and Desist order with a timeline for remediation.

Yankee Casting- DEEP will be moving forward with this property. There is no further update.

59 Cottage Road- No activity since first hearing. He needs to get an engineering report before filing a permit application.

South River Street-Property owner is working on the permit application.

10 Wheeler Drive- No application has been received.

Oliver Road-There is no culvert or drain pipe in place per Chair Corbin Sobinski.

13. PLANNING STAFF REPORT

None.

14. APPLICATIONS TO BE RECEIVED

A. XIW# 25-01 - Aloha Drive, Holly Lane, Ridge Road, and Bell Acre Road -
Application for an Inland Wetlands Permit for roadway improvements, reconstruction, and replacement of sewer stormwater features; Town of Enfield, Applicant/Owner

15. MISCELLANEOUS

A. Begin IWWA Wetland Regulations Updates

Commissioners received the most recent state inlands wetlands regulations. They would like to review both the state and local regulations line by line to see if any changes have been made since 2020. Then those changes can be reviewed and added into the local regulations. There was a presentation at CACIWC a few years ago that explained state regulation changes are almost done but have not been finalized. Mr. Hiney will reach out to Janice Fournier regarding these updates. The commissioners agreed to review one section per meeting.

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 7:58pm.

Respectfully submitted,

Virginia Higley

Secretary

Rebecca Jones

Recording Secretary