



**MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING**

March 18, 2025

**7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

<https://www.youtube.com/watch?v=42D39ei-nNE>

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

Absent: None.

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

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

Chair Corbin-Sobinski received an email and phone call from a resident on Elan St regarding water runoff from an adjacent farm going onto his property. It is not on wetlands, so it is out of this commission's jurisdiction.

6. MINUTES OF PRECEDING MEETINGS

A. March 3, 2025 Special Meeting

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the March 3, 2025 special meeting minutes.

Commissioner Hemmeler corrected a misspelling of her last name at the end of the meeting minutes.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the March 3, 2025 special meeting minutes as amended.

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

B. March 4, 2025

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the March 4, 2025 meeting minutes

Commissioner Hemmeler requested to change the word 'invasive species of insects' to 'invasive species of jumping worms'.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the March 4, 2025 meeting minutes as amended.

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.

7. TOWN ATTORNEY REPORT

None.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. ENFORCEMENT REPORTS

A. Cease & Desist - 13 Hillyer Drive

On March 6, 2025 a complaint came to the office from the Building Department, that trees were being cut down by the end of Hillyer Drive and further into the woods. 13 Hillyer Drive is a residential property zoned R-33. This is currently a vacant parcel that is heavily wooded with a stream that runs along its eastern property line. According to the Town GIS, there are wetlands along the eastern side of the property as well as a stream by the dead end, running through the center behind 8 Trinity Drive, and the western side of the parcel behind 20 and 22 Trinity Drive where there appears to be another stream. There is also a 500-year FEMA flood zone that runs along the eastern side of the parcel where a wetland is demarcated. The property was inspected on March 6th at around 4:00pm. The weather was overcast, and the land was muddy due to rain the previous day. Upon arrival, one of the neighbors was outside and Mr. Hiney spoke to them. The neighbor had informed Mr. Hiney that they usually do the cutting on the weekends. According to the neighbor, the owners are the ones who have been doing tree cutting closer to the street as well as further into the property along with some wood burning. From the street, it was observable that the trees

were cut with the stumps remaining in place. It was also observed that there were tire marks going into the property and through the muddy soil. Further investigation showed that there was equipment on the property to help with the removal of trees. The cut-down trees appear to be a combination of freshly cut, and what may have already fallen over. The trees that were cut down were varied around the property, creating a cleared spot. There was also a pit with burnt wood on the property. The pit appears to have been created to control the burning within the area. There were no erosion and sediment controls found on the property. During the duration of the visit, the property owner was never seen. Section 6 of the wetlands regulations states that no person shall conduct or maintain a regulated activity without first obtaining a permit for such an activity from the Inland Wetlands and Watercourses Agency. A Cease and Desist order was mailed on March 8, 2025. On March 12, 2025, the owner on record, Kevin Ferguson came into the office and dropped off the Cease-and-Desist order that was mailed and claimed that they do not own the property anymore and that there was a permit from around 1995. When asked who it was sold to, he was unsure and stated that he simply signed the forms and gave them back to his attorney, Mr. Hiney stated the record will be checked to see if the owner was updated from when the order was sent out. After contacting the Town Clerk, there did not appear to be a new deed or any other records showing the sale. An email was then sent asking if they could provide the proof of sale. Mr. Ferguson responded the same day stating they will call his lawyer who handled the closing. As of March 14, 2025, the Planning office still has not received proof of sale or ownership change.

The new property owner, Thomas Brocuglio, was present for discussion. He stated his lawyer never filed the closing documents with the Town Clerk and filed them before the meeting. He plans to clear the lot and build a single-family home with livestock. He is working on hiring a surveyor but has not yet heard back from any of those he has contacted. Commissioner Zorda explained that the previous wetlands permit issued in 1995 is no longer valid and advised Mr. Brocuglio to contact Planning office staff to discuss what application is most appropriate for this lot. He is unsure as to where the house will be on the lot. Mr. Hiney offered to meet with Mr. Brocuglio to discuss the permitting process and setback requirements. The property owner is aware that no more activity can happen on the lot until a permit is received.

13. PLANNING STAFF REPORT

None.

14. APPLICATIONS TO BE RECEIVED

A. **XIW# 25-03 - Post Road, Simon Road, Weymouth School Road** - Application for an Inland Wetlands Permit for roadway improvements, reconstruction, replacement of sidewalks, and replacement of sewer stormwater features; Town of Enfield, Applicant/Owner

15. MISCELLANEOUS

Commissioner Zorda contacted Planning staff about a project approved on Oliver Road that has poor erosion controls, and he saw that no culvert was installed. A Cease and Desist order was sent to the property owner for a missing foundation as-built plan and is still in place. A construction entrance has been installed. Chair Corbin-Sobinski and Commissioner Zorda both saw work being done on the property since the issuance of the Cease and Desist order was issued.

Chair Corbin-Sobinski noted that there were missing erosion controls at the Post Office road property. She asked Mr. Hiney for an update. He emailed the builder notifying him of all the commission's requests. He asked the property owner to contact him once it is completed so he could inspect the property. The commissioners directed Mr. Hiney to email the applicant for a progress timeline.

Commissioner Hemmeler researched Bill 1313, which she thought was exempt from wetlands and conservation. She brought it to the commission's attention and requested Commissioner Renaud to review the bill to ensure this will not affect wetlands. Mr. Hiney read the bill and noted it is still moving through the Senate process and it is too early for Town staff to comment on this as many changes to the bill may happen. He believes this bill will affect zoning, not wetlands. Commissioner Hemmeler requested that Mr. Hiney keeps the commissioners notified as they want to be able to testify against this bill during public hearings should they occur.

Commissioner Zorda reminded commissioners that they cannot discuss the mall and train station projects because they are within the upland review area and they need to protect their proceedings.

Commissioner Kaufman notified Mr. Hiney of activity at 1695 King Street. It appears they are clearing brush and cutting trees with heavy machinery near a pond. There is an access road near the office building that may make the property more accessible. Commissioner Hemmeler stated a permit was issued in 2019, but it is likely expired by now.

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 7:27 pm.

Respectfully submitted,
Virginia Higley
Secretary

Rebecca Jones
Recording Secretary