



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

June 17, 2025

**6:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT**

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

Absent: Anne Whitney Collins

Commissioner Gillespie was seated as a voting member.

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

Chair Corbin Sobinski recognized four commissioners who were recently reappointed by Town Council until 2029.

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

Mr. Hiney emailed the commissioners information from the Army Corps of Engineers related to invasive plant control.

6. MINUTES OF PRECEDING MEETINGS

A. April 15, 2025

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve the April 15, 2025 meeting minutes.

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

7. TOWN ATTORNEY REPORT

A. April 30, 2025

B. May 23, 2025

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. **IW# 715 - 33 North River Street** – Application for a Wetland Permit for Development of an Apartment Complex and Associated Improvements within the Upland Review Area; 33 North River Street, LLC, Applicant; Ilona Levitz, Owner; Map 7/Lot 3; TD-4 Zone

Applicant and their representatives were present for discussion. The site history was reviewed. A Brownfield grant has been received and that will help to remediate the site before construction. There is a 8ft wall adjacent to the Connecticut River that traverses half the site. It will remain with a new wall behind it. The proposed rendered site plan was presented, and major improvements were discussed. It was confirmed that the 100-year-flood plain will not be impacted. Parking plan was reviewed. The building will be four stories with an amenity terrace. The landscaping plan was detailed. There will be native plantings throughout the space. Proposed grades were shown. Stormwater management plan was presented. The applicant provided 25 and 50-year projections. Silt fence and hay bales will be installed in multiple places to prevent the slope from washing into the river. There will be building-mounted lighting and pole-mounted lighting that ensure there will be zero lot line trespass on the upland portion. Low path lights will be provided along the river walk. The interior floor plan was reviewed. Amenity spaces within the building were highlighted. There will be a 'mill aesthetic' similar to Bigelow Commons.

Commissioner Higley confirmed that the river walk will be open to the public. They plan to open the walk later on by extending it through the Eversource parcel. Commissioner Zorda asked about a boat launch, but there will be none on this site. He also shared comments related to the planting plan. Chair Corbin Sobinski asked about dirt removal. Many of the soils can stay on site if they are capped and contaminated soils will be taken off-site. All materials being brought on site are construction-related materials. Commissioner Kaufman opined that the proposed snow storage is unrealistic. It was confirmed most snow will be

taken off-site. Commissioner Hemmeler asked about the clear-cutting of trees and the potential effect this may have on the slope and the river. E&S measures will be in place before any work is done on the site, which will prevent any soil migration.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to set a public hearing for IW # 715 - 33 North River Street.

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

12. ENFORCEMENT REPORTS

Town Council approved the proposed wetlands fining ordinance.

13. PLANNING STAFF REPORT

None.

14. APPLICATIONS TO BE RECEIVED

None.

15. MISCELLANEOUS

None.

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 6:39 pm.

Respectfully submitted,
Virginia Higley
Secretary

Rebecca Jones
Recording Secretary