



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
SPECIAL MEETING
July 15, 2025
6:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT 06082
<https://www.youtube.com/watch?v=29-nSYxTB2k>

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 information was shared.

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 Renaud was seated as a voting member.

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

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

An email was sent by Mr. Hiney, which will be discussed during the staff report. Commissioner Zorda read an email from resident Bob Roy into the record regarding his comment about the boat launch during the previous public hearing.

6. MINUTES OF PRECEDING MEETINGS

A. July 1, 2025

Commissioner Hemmeler corrected the motion to close the public hearing on Page 5. The motion was made by Commissioner Bridge and seconded by Commissioner Kaufman.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the July 1, 2025 special meeting minutes as amended.

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

MOTION by: Kevin Zorda **seconded:** Virginia Higley to hear Item 12B with Item 11A.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge,

Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, 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

A. IW# 716 – 28 and 36 South River Street – Application for a wetlands permit for site remediation within the Connecticut River Upland Review Area; Matthews Landing LLC & South River Realty LLC Applicant/Owner; Map 8/Lots 19 & 17; TD-1 Zone

Property owner and his representatives were present for discussion. Attorney Paul Smith explained that once the Cease and Desist was issued, the property owner stopped all activities. Mr. Hiney shared a brief overview of the violation. There was a substantial amount of car parts and concrete stored at the rear of the property. The owner is now seeking the proper permits for this activity. The intent is to remove the debris and stabilize the site. No new fill will be brought in. Proposed site plans were shared. Silt fencing will be installed. Commissioner Hemmeler asked if any of the soil is contaminated. While they have not confirmed that the soil is contaminated, there is a remediation plan in place should some be found. Most of what has been found is scrap metal. There have been no engines found. The applicant planned to hire Plaza Excavation for concrete removal, but Mr. Hiney found that their business license is inactive. Mr. Rachele shared information related to a recent ZBA meeting that involved Plaza Excavation. Mr. Pinkman agreed to find another company to use if their business license remains inactive.

Commissioner Gillespie arrived at 6:18pm.

Chair Corbin Sobinski asked about the proposed tree line shown on the plans. The proposed slope will be less steep than what it already is and stump removal will not impact its integrity.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to close the Cease and Desist Order for 28 South River Street because the applicant has submitted a wetlands permit application in response to this violation.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Dylan Bridge,

Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve IW# 716 - 28 and 36 South River Street with conditions.

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

12. ENFORCEMENT REPORTS

A. 263 North Maple Street - Notice of Violation

The property owner was not present for discussion. Plaza Excavation, which operated from 293 and 295 North Maple Street, has expanded to 263 North Maple Street with piles of materials and the storage of equipment, including trucks and semi-trucks. 263 North Maple Street is listed for sale and listing photos show how Plaza Excavation has expanded onto 263 North Maple Street and its proximity to a waterway and wetlands. The expansion and use of 263 North Maple Street by Plaza Excavation is a violation of the original approval for that business and property and is a violation of the IWWA regulations. The previous approvals were reviewed, and 293 and 295 North Maple Street were the subject of several approvals, including a subdivision, a variance for setbacks and a rezoning of the parcels from residential to I-1. The activity that has taken place appears to be an expansion outside the parcels as previously approved. Much of this activity is also in violation of the IWWA regulations due to the proximity to Jawbuck Brook that runs through 263 North Maple Street.

A Cease and Desist Order was sent to the owner on May 13, 2025. During a meeting with staff on May 22, 2025, the owner of 263 North Maple Street confirmed that they had conducted activity in the wetland area that was being washed out. Mr. Rachele explained that this type of activity required a permit through the IWWA. During the ZBA hearing on June 22, 2025, Attorney Kroh reported that his client is in active discussions with the owner of 263 North Maple Street to purchase the property from him in an effort to avert the problem of the expansion. No wetlands violations have been issued to the other properties. Mr. Rachele has not been on the property to inspect the culvert. If the property has not yet been sold, he can issue a Cease and Desist Order, but he cannot confirm that the property owner will attend. Commissioner Kaufman asked about logging and if any trees have been removed in the wetlands. The trucks have been removed, and a soil scientist has been engaged to ensure that there are no contaminated soils. A Cease and Desist will be issued before the first September meeting in the hopes that the property owner will attend and address these issues.

B. 28 South River Street - Notice of Violation

Discussion for this agenda item is under 11A.

13. PLANNING STAFF REPORT

Mr. Hiney sent the commissioners a survey prepared by CRCOG related to stormwater management practices. The commissioners are encouraged to fill out the survey and share their thoughts.

14. APPLICATIONS TO BE RECEIVED

None.

15. MISCELLANEOUS

Chair Corbin Sobinski reminded the commissioners to make comments related to the First Avenue violation.

16. ADJOURNMENT

MOTION by: Kevin Zorda, seconded: Virginia Higley 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