



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
September 2, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT
<https://www.youtube.com/watch?v=rKjaVDST7XU>

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, Donna Corbin Sobinski, Kevin Zorda

Absent: Anne Whitney Collins, Christopher Renaud

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

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

An email was received from Donna Richer on August 25, 2025 related to upcoming land use seminars.

6. MINUTES OF PRECEDING MEETINGS

A. July 15, 2025

MOTION by: Kevin Zorda **seconded:** Dylan Bridge to approve the July 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, Kevin Zorda No: None Abstain: None.

7. TOWN ATTORNEY REPORT

A. August 25, 2025

The Town Attorney report was received.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. ENFORCEMENT REPORTS

A. 14 West Shore Drive - Cease and Desist

Property owner Chelsea Aiken and her father, Nelson Aiken were present for discussion. Town staff received complaints that there was work occurring on the property that was outside the scope of what had been previously approved in May 2024. The general contractor came into Town Hall in June 2025, requesting a Certificate of Occupancy. The project had not been completed and there were issues related to the driveway location and unapproved hardscaping. Mr. Rachele sent an email requesting more information related to hardscape plans and received no response. There were also discussion related to the proposed location of the propane tank; which is now on the street side in front of the home. Mr. Rachele reviewed photos taken by Town staff and compared those to the approved plans. He also reviewed communications with the applicant related to the propane tank. Photos of an unapproved pump in the lake were shown. Mr. Rachele recommended that the commission review the existing propane tank to determine whether it has been changed or not. He also recommended engineering plans for the seawall and the hardscaping.

Mr. Aiken explained that the seawall has never been touched since it was installed in the 1970's. The only thing they have done in that is plant ornamental grass in order to absorb runoff. Mr. Zorda noted that the photos show that they have increased the grade at least 8 inches. Chair Corbin Sobinski explained that an engineering report must be submitted. They also must stop pumping water out of the lake. Commissioner Zorda recommended moving the hay bales until the next meeting. They also were directed to hold off on sod.

B. 92 Post Office Road - Cease and Desist

The property owner was not present for discussion. Mr. Hiney gave an overview of this site, its approval and subsequent violations. He shared an email from a resident from August 2025 explaining that 'the wetlands had been decimated'. The property owner called Mr. Hiney prior to this meeting to request that the Cease-and-Desist order be changed to a Cease-and-Correct order; to which Mr. Hiney agreed. Chair Corbin Sobinski noted that this

must be a Cease-and-Desist and the previously requested survey must be completed as it was requested in March 2025. The commissioners discussed issuing a new Cease-and-Desist. Mr. Hiney detailed the requested changes that were part of the Cease-and-Correct. The commissioners requested that Mr. Hiney provide a timeline of events and related violations for their review. They also requested that Mr. Hiney check with the Town Attorney as to the best path to move forward related to the Cease-and-Desist.

13. PLANNING STAFF REPORT

The commissioners reviewed the 2026 meeting calendar. Commissioner Corbin Sobinski noted that the meeting that falls on Election Day is usually canceled.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to approve the 2026 meeting schedule with the amendments discussed.

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, Kevin Zorda No: None Abstain: None.

14. APPLICATIONS TO BE RECEIVED

A. **IW# 717 – 75 Oliver Road** – Modification of a Wetlands Permit for a Single-Family Home; Heron Homes, LLC, Applicant/Owner; Map47, Lot 63; R-44 Zone

15. MISCELLANEOUS

Chair Corbin Sobinski asked why Notice of Actions are not posted on the Town website anymore. Mr. Rachele explained that the legal requirement is to publicize the votes, which is what is posted in the newspaper. Chair Corbin Sobinski recommended changing the title of the posting to include the town name to ensure clarity. Mr. Rachele gave an update related 293 and 295 North Maple Street. The new owner passed away, and the current owner has not made any effort to address the Cease-and-Desist. The commissioners discussed next best steps.

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 8:10pm.

Respectfully submitted,

Virginia Higley
Secretary

Rebecca Jones
Recording Secretary