



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
September 16, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT
<https://www.youtube.com/watch?v=5Mx-UQTz71I>

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Corbin Sobinski called the meeting to order at 7:00pm. There was a moment of silence for Jaime Nickerson before the Pledge of Allegiance.

2. FIRE EVACUATION ANNOUNCEMENT

Fire evacuation announcement was made.

3. ROLL CALL

Present: Dylan Bridge, Anne Whitney Collins (via Teams), Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda

Absent: Robert Gillespie

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

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

None.

6. MINUTES OF PRECEDING MEETINGS

A. September 2, 2025

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler **to approve the September 2nd, 2025 meeting minutes.**

Commissioner Bridge noted a mistaken capitalization. Commissioner Higley noted a typo in Mr. Rachele's name.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler **to approve the September 2nd, 2025 meeting minutes as amended.**

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

Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Donna Corbin Sobinski, Kevin Zorda No:
None Abstain: Anne Whitney Collins.

7. TOWN ATTORNEY REPORT

None.

8. CONTINUED PUBLIC HEARINGS

None.

9. NEW PUBLIC HEARINGS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

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

Applicant Mr. Rhinehard Von Hollander and Attorney Richard Case were present for discussion. Mr. Von Hollander read his proposal. Heron Homes LLC proposed the construction of a single-family residence with associated improvements on a 2.9-acre parcel at 75 Oliver Road, Enfield, CT, located in the R-44 Zone with frontage along Oliver Road. Wetland delineations confirmed that the site contains approximately 2.44 acres of wetlands. The delineated soils are characterized by high or seasonal groundwater. Mr. Von Hollander stated that constructing a true basement would require excavation into saturated soils and potential de-watering, which could adversely affect adjacent wetlands. He proposed a refined grading approach, which he believes is the least-impact alternative available.

Mr. Hiney shared excerpts from the staff report. It is his opinion that the amount of disturbance would still remain the same. He also noted that this applicant was not compliant with zoning regulations when it was received by staff, which contradicts what Mr. von Hollander stated in his narrative. Mr. Hiney also highlighted inconsistencies with the plans received for this project. Mr. Rachele explained that if this is approved by this commission for the grading application, then Mr. Von Hollander would have to seek Zoning Board of Appeals approval for the slab-on-grade home. He also noted that the current plan had the basement foundation at different elevations than the approved plan.

Commissioner Bridge recommended that a percolation ("perc") test be submitted because he does not have confidence that a home can be safely be built on this site. Commissioner Zorda stated that the site is flooded daily and questioned Mr. Von Hollander about the efficiency of the current drainage system. Mr. Von Hollander confirmed that this site has

always had standing water, and he added the reinforced concrete pipe to try to enhance the drainage. The northeast portion of the side is the most affected and takes two to three days to dissipate after a rain event. Commissioner Zorda confirmed that the grading was changed by three feet when the site was initially graded after approval. He asked how that changed the hydrology of the property now. Commissioner Bridge requested further documentation to prove that this site can be properly built on without consistent flooding. Mr. Von Hollander stated that this plan does not deviate in a material way from the plan that was approved by this commission. Mr. Hiney asked for any revised plans or additional documentation to be submitted to Town staff by September 26th in order to give the commissioners time to complete a full review before the next meeting. Commissioner Zorda asked for the Town engineer to review the plans for further clarification about the pipe. The commissioners also requested an engineering report opining on the hydrology of the site.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to continue this application to the next regular meeting.

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

12. ENFORCEMENT REPORTS

A. 18 West Shore Drive - Cease & Desist

Mr. Rachele explained that a phone call was received by Mr. Hiney from a gentleman he assumed was Mr. Nelson Aiken, the property owner's father. During this phone call, the man stated that DEEP provided an opinion related to pumping water from the lake. An email was received from Mr. Mark De Loureiro containing an email thread in which DEEP approved this activity. Mr. Rachel confirmed that this is under local jurisdiction and is still not allowed. The commission will await further documentation from the property owner.

13. PLANNING STAFF REPORT

The annual CACIWC conference is on Saturday November 15, 2025.

14. APPLICATIONS TO BE RECEIVED

IW 718 - 117 North Street - Application for a Map Amendment to the Town of Enfield Wetland Map to be Redelineated - Joseph Liquore Revocable Trust, Applicant - Joseph Liquore, Owner. Map 57, Lot 200, I-1 Zone.

15. MISCELLANEOUS

None.

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 8:09 pm.

Respectfully submitted,

Virginia Higley
Secretary

Rebecca A. Jones
Recording Secretary