



MINUTES
INLAND WETLANDS & WATERCOURSES AGENCY
REGULAR MEETING
October 7, 2025
7:00 PM - Town Hall-Council Chambers
820 Enfield St, Enfield, CT
<https://www.youtube.com/watch?v=AjYW0Fv7KFg>

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

Absent: Dylan Bridge

Commissioner Renaud was seated as a voting member.

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

4. PUBLIC COMMUNICATION AND PETITIONS

None.

5. CORRESPONDENCE

None.

6. MINUTES OF PRECEDING MEETINGS

A. September 16, 2025

MOTION by: Kevin Zorda **seconded:** Virginia Higley to approve the September 16, 2025 meeting minutes.

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

7. TOWN ATTORNEY REPORT

A. September 25, 2025

8. CONTINUED PUBLIC HEARINGS

9. NEW PUBLIC HEARINGS

A. **IW# 718 – 117 North Street** - Application for a Map Amendment to the Town of Enfield Official Wetlands Map to Re-Delineate the Wetland Areas as Referenced on the Site Plan; Joseph C. Liquore Revocable Trust, Applicant, Joseph C. Liquore, Owner; Map 57, Lot 200, I-1 Zone

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to open the public hearing for IW# 718.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Anne Whitney Collins, Kelly Hemmeler, Virginia Higley, Kenneth Kaufman, Christopher Renaud, Donna Corbin Sobinski, Kevin Zorda No: None Abstain: None. The public hearing was opened at 7:03pm.

Wesley Wentworth, P.E., was present on behalf of the applicant. The property is located on the north side of North Street in Enfield. Site grading, excavation and filling activities associated with expanding cropland easterly were taking place on site at the time of the initial wetlands delineation. Subsequent to these disturbance activities, the project received a wetlands permit, IW# 635. Per the approved plans, the fill material was removed, and the area vegetated and stabilized on September 29, 2022. The wetlands were re-delineated at this time, surveyed and plotted as shown on the submitted wetlands amendment map.

Gerald Sakalouski, 156 Moody Road, owns the property at 164 Moody Road. He wants to know why the applicant is trying to do this and what he is going to do with the change.

Mr. Wentworth explained that this application was triggered by Condition 8 in the Conditions of Approval of IW# 635. Historically, wetlands maps were not always precisely accurate. There will be no change to any of the surrounding parcels.

MOTION by: Kevin Zorda **seconded:** Christopher Renaud to close the public hearing.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Anne Whitney Collins, 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# 718 – 117 North Street - Application for a Map Amendment to the Town of Enfield Official Wetlands Map to Re-Delineate the Wetland Areas as Referenced on the Site Plan; Joseph C. Liquore Revocable Trust, Applicant, Joseph C. Liquore, Owner.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Anne Whitney

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

10. OLD BUSINESS

A. **IW# 717 – 75 Oliver Road** – Modification of a Wetlands Permit for a Single-Family Home; Heron Homes, LLC, Applicant/Owner; Map 47, Lot 63; R-44 Zone

Mr. Hiney read a request for continuance into the record from the property owner.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to continue IW# 717 to the next regularly scheduled meeting.

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

11. NEW BUSINESS

12. ENFORCEMENT REPORTS

A. **50 Steele Road** - Cease & Desist

Attorney Brian Smith was present on behalf of the property owners, Martin and Lorraine Andexler. A Cease and Desist order was issued for tree clearing within a wetland without a permit. Attorney Smith explained that neither resident were home on the date of the violation. The neighbor at 52 Steele Road had authorized and performed the work. The Andexlers met with Town staff and will obtain a survey to confirm where the boundaries are on the property. Photos of the property were shared. Mr. Andexler had a conversation with the owner at 52 Steele Road and asked him to cease activity until the boundary survey is completed.

MOTION by: Kevin Zorda **seconded:** Kelly Hemmeler to continue the Cease and Desist for 50 Steele Road until December 2, 2025 when the lot delineation is complete.

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

B. **18 West Shore Drive** - Cease & Desist

Attorney Wendell Avery and property owner Nelson Aiken were present for discussion. This Cease and Desist was issued in September when it was observed that the property owner was siphoning water from Shaker Pines lake to irrigate his lawn. Mr. Nelson has complied with the Cease and Desist Order and submitted an affidavit stating the same. Mr. Hiney is

satisfied with the response.

MOTION by: Kevin Zorda **seconded:** Virginia Higley to lift the Cease and Desist order for 18 West Shore Drive.

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

C. 14 West Shore Drive - Cease & Desist

Mr. Hiney read an email thread between property owner, Chelsea Aiken and Rick Rachele, Zoning Enforcement Officer. Town staff are still waiting for a full application.

13. PLANNING STAFF REPORT

None.

14. APPLICATIONS TO BE RECEIVED

A. **IW# 719 - Parsons Road** - Application for a Wetland Permit for a New Single-Family Home Within the Upland Review Area; Our Town Home Buyers LLC; Applicant/Owner, Map 11/Lot 18; R33 Zone

B. **AAA# 143 - 37 Oxford Drive** - Application for an Agent Approval for an Inground Pool within the Upland Review Area; Juliano's Pools, Applicant, Carmine Santaniello, Owner, Map 58/Lot 284, R-33 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 7:47pm.

Respectfully submitted,

Virginia Higley

Secretary

Rebecca Jones

Recording Secretary