

2020 JUN 17 AM 10: 59

**NOTICE OF ACTION**

Pursuant to CGS, Section 1-225(a)  
Enfield Inland Wetlands and Watercourses Agency  
Held a REGULAR MEETING on  
TUESDAY, JUNE 16, 2020 – 7:00 p.m.  
Remote - <https://www.youtube.com/watch?v=tEBofqns1ZA>  
820 Enfield Street, Enfield, CT 06082

**Call to Order** - Chairman Donna Corbin-Sobinski called the meeting to order at 7:00 P.M.

**Roll Call** – Secretary Higley took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kevin Zorda, Virginia Higley, Carrie-Anne Howe, and Alternate Commissioners Robert Hendrickson, Marcy Taliceo, and Marie Pyznar.

Absent Commissioners were: Jane Smith and Robert M. Chagnon.

Also present were: Director of Development Services Laurie Whitten, Zoning Enforcement Officer Rick Rachele, Assistant Town Planner Savannah-Nicole Villalba, Recording Secretary Elizabeth Bouley, Ray Gwozdz, Scott Egan, George Logan, Eric Davidson, Jeff Bohler, Jim Petropulos, David Gagnon, Steve Parent, Nate Kirschner, Val Ferro, and Sigrun Gadwa.

**Approval of Minutes:** May 5, 2020 (Regular Meeting)

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to approve the minutes for the May 5, 2019 Regular Meeting.

The motion passed with a 4-0-2 vote. Commissioners Higley and Howe abstain.

**Votes: 4-0-2**

**New Business**

- a) **IW # 605 – Wetlands Permit - 118 Hazard Avenue** – Application for a permit to conduct a regulated activity that will fill +/- 4,877 sq. ft. of existing wetlands and land in the 100-foot Upland Review Area to construct a two-story 29,000 sq. ft. assisted living facility with associated improvements on the property known as 118 Hazard Avenue; Map 065/Lot 0059; Zone R44; Ward Manor, LLC, owner; Kaplan Development Group, LLC; applicant. (DoR: 06/16/2020).

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW# 605 with the standard conditions and six site-specific conditions.

The site-specific conditions are as follows:

- 1) The applicant will create and share with the Agency a mitigation construction sequence plan for the site.
- 2) The applicant agrees to hire a third-party inspector to monitor sedimentation and erosion control.
- 3) The applicant will create a plan that delineates the proposed mitigation area at a minimum of 2:1 ratio.
- 4) The applicant will share appropriate documentation of the 9-acre agricultural conservation easement.
- 5) The applicant will ensure the maximum preservation and protection of any existing trees as possible.
- 6) The applicant will create and share with the Agency maintenance plans for the mitigation areas.

The motion passed with a 6-0-1 vote. Commissioner Howe abstained.

**Votes: 6-0-1**

- b) **IW # 607 – 113 North Maple Street** – Application for a permit to conduct a regulated activity in the 100-foot Upland Review Area to construct a proposed distribution facility and associated improvements on the property known as 113 North Maple Street; Map 082/Lot 1, 2, 3, and 4; Industrial Land Zone I-1; WE 113 NORTH MAPLE STREET LLC, owner and applicant. (DoR: 06/16/2020).

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Howe, to approve IW# 607 with the standard conditions and four site-specific conditions.

The site-specific conditions are as follows:

- 1) The applicant will monitor the vernal pool located on the site for three (3) years.
- 2) The applicant will create and share with the Agency specific notation of snow load storage areas on a site plan.
- 3) The applicant will train the construction crew on site on how to identify and locate endangered species.
- 4) The applicant will create and share with the Agency a conservation plan for protecting the wetland area #1.

The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

- c) **Motion to Add 06/16/2020 Agenda to add DPN# 2020-06-12 – 33 Sandpiper Road** – Application to install paver patio approximately 20'x30' directly behind garage of home on

the property known as 33 Sandpiper Road; Map 089/Lot 0013; R-44 Zone; Steeve Parent, Applicant. (DoR 06/16/2020).

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to add IW# 608 to the 6/16/2020 agenda as DPN item (B).

The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

- d) **DPN # 2020-05-22 – 10 Hazard Avenue also known as 50 Hazard Avenue –** Determination of Permit Need for the proposed +/- 6,300 sq. ft. expansion of a portion of the main retail strip at Brookside Plaza within the Upland Review Area. Map 056/Lot 0022; Commercial Use Zone BR; Equity One (Northeast Portfolio) c/o Michael Lai, Owner; Regency Centers c/o Michael Lai represented by Nate Krischner-Lagan.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, for DPN# 2020-05-22 to be assigned agent approval for an inland wetlands and watercourses application.

The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

- e) **DPN# 2020-06-12 – 33 Sandpiper Road -** Application to install paver patio approximately 20'x30' directly behind garage of home on the property known as 33 Sandpiper Road; Map 089/Lot 0013; R-44 Zone; Steeve Parent, Applicant. (DoR 06/16/2020).

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Pyznar, for DPN# 2020-06-12 to be assigned agent approval for an inland wetlands and watercourses application.

The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

### **Adjournment**

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to adjourn at 9:24 PM.

The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

Next Regular Meeting is **Tuesday July 7, 2019** at 7:00 p.m.