

AGENDA
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, July 7, 2020 – 7:00PM
REGULAR MEETING

PLEASE JOIN THE MEETING VIRTUALLY WITH THE FOLLOWING LINK

LOGIN INFORMATION TO JOIN THE MEETING:

Join OfficeSuite Meeting

<https://meeting.windstream.com/j/1125642949>

Meeting ID: 112 564 2949

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Meeting ID: 112 564 2949

MEETING MAY ALSO BE SEEN VIA YOUTUBE AT:

<https://youtu.be/igkRLx9BtbM>

APPLICATION MATERIALS MAY BE FOUND AT:

<http://www.enfield-ct.gov/650/Inland-Wetlands-Watercourses-Agency>

REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Executive Session (Public will not be able to participate)**
5. **Correspondence**
6. **Agents Correspondence (Site Visit Updates – if any)**
7. **Approval of Minutes: June 16, 2020**
8. **Old Business**
9. **New Business**

Delegate Enfield Inland Wetlands and Watercourses Agent pursuant to C.G.S. §22a-42a (c)(2) – Savannah-Nicole Villalba, Enfield Assistant Town Planner

Wetland(s) Permits

- a. **IW # 609** – 61 Kimberly Drive – Application for a permit to conduct a regulated activity that is located within the escarpment slope area as delineated by the Town of Enfield Official Wetlands Map to install an 18-foot round above ground pool on the property known as 61 Kimberly Drive; Map 070/Lot 0013; Zone R-88; David Roulston, Owner. (DoR 07/07/2020).

10. **Statewide Inland Wetlands & Watercourses Activity Reporting Form**
11. **Enforcement Report(s)**
 - a. **North Maple Street (near 230 N. Maple St.)** – Notice of Violation sent on 06/24/2020 telling the owner to cease and desist with excavation and disturbance of soil in the wetland area(s); Map 081/Lot 0121; Zone R-44; Maplewood Associates Partners, LLC, Owner. (DoR 07/07/2020).
12. **Report of Development Services/Planning Staff**
 - a. Lisa Mariakakis from the Pond and Lake Connection reached out on 06/29/2020 to notify the Commission that Crescent Lake (Crescent Beach Drive, AQUA-2019-338rev) will be treated on or around 07/08/2020.
 - b. Lisa Mariakakis reached out on 07/01/2020 to notify the Commission that Pappas Pond (1 Riverview Street, AQUA-2018-348) will be treated on or around 07/07/2020.
13. **New Applications to be Received**
14. **Agent Approvals**
15. **Adjournment**

Note: Next Regular Meeting will be virtually on **Tuesday, July 21, 2020** at 7:00 p.m. Instructions to join that meeting will be posted on the agenda and on the IWWA webpage at <http://www.enfield-ct.gov/650/Inland-Wetlands-Watercourses-Agency>.

By: Donna Corbin-Sobinski, Chairman - Files are available for review on the Town of Enfield Inland Wetlands and Watercourses Agency Website.

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, JUNE 16, 2020 – 7:00PM
REGULAR MEETING
DRAFT MINUTES FOR COMMISSION CONSIDERATION
Virtual Meeting

Call to Order

Chairman Donna Corbin-Sobinski called the meeting to order at 7:01 P.M.

Roll Call

Commissioner Zorda took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kevin Zorda, Virginia Higley, Carrie Howe and Alternate Commissioners Marie Pyznar and Marcy Taliceo. Absent were Commissioners Robert Hendrickson, Robert Chagnon, and Jane Smith.

Also present were Laurie Whitten, Director of Development Services; Savannah-Nicole Villalba, Assistant Town Planner; Ricardo Rachele, Zoning Enforcement Officer and Elizabeth Bouley, Recording Secretary.

Chairman Corbin-Sobinski seated Alternate Commissioners Pyznar and Taliceo.

Assistant Town Planner Savannah-Nicole Villalba introduced herself to the Commission.

Commissioner Hendrickson arrived at the meeting.

Agents Correspondence (Site Visit Updates – if any)

Commissioner Howe asked if the other Commissioners had received the email from the state that training is available online. The Commission confirmed that they had all received the email and briefly discussed the details of the training.

Approval of Minutes: May 5, 2020

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to approve the minutes for the May 5, 2020 Regular Meeting.

The motion passed with a 4-0-2 roll call vote with Commissioners Higley and Howe abstaining.

Votes: 4-0-2

New Business –Wetland(s) Permits -

- a. **IW # 605 – 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).

Commissioner Howe recused herself from the meeting.

Jeff Bohler of Bohler Engineering addressed the Commission. He presented a PDF of the proposed site plan and provided the Commission with some background information regarding the project.

Soil scientist Eric Davison pointed out the areas of Wetlands on the subject property.

Mr. Davison stated that they had conducted a vernal pool survey on the property and provided the Commission with an overview of the findings. He stated that the vernal pool has low diversity and very low productivity. Mr. Davison utilized a map of the area and a table of his findings to explain why the pool has low productivity.

Mr. Bohler utilized a colorized version of the site map, stating that the plan is for a two-story assisted living facility. He went over some of the site features and amenities that would be included in the facility. He described the proposed parking and access, explaining that the building was strategically placed to minimize impacts to the surrounding environment. Mr. Bohler described the signage plan, which he stated is fully compliant with zoning regulations.

Mr. Bohler stated that they plan to have informative placards to describe the wetlands, which will benefit residents as well as the Commission. He explained the reasons behind the orientation of the building, to stay within setbacks and minimize impacts to the rear area.

Mr. Bohler utilized a site map to illustrate the planned area of wetland mitigation. He stated that they are taking out 5,000 square feet (SF) of wetlands but are putting back 10,000 SF.

Mr. Davison stated that they use the guidelines and recommendations of the best practices document in order to assess the vernal pools. He explained that this development does not comply with the recommendations in the document. Mr. Davison stated that the population in the area is in a stressed condition so this vernal pool will likely not survive even if no development occurs onsite or if a smaller development is put onsite. He stated that they will be able to create wetlands fairly easily onsite, and went over the recommendations in his report for erosion and sedimentation control.

Chairman Corbin-Sobinski asked about the farmland in the southwestern corner of the property. Mr. Bohler stated that the adjacent farmer was farming that piece of land and had some concerns about drainage. He went over the drainage plan for the area, which he stated is very sophisticated and respects the existing drainage pattern.

Commissioner Zorda asked how the mitigation area will affect that farming area. Mr. Bohler stated that there is a 30-foot buffer by the driveway in accordance with regulations, but if that can be moved east closer to the property line they can give more there.

Mr. Davison showed photographs to illustrate the location of the mitigation area, which he stated would not affect the existing limits of farmland.

Commissioner Zorda asked what kind of maintenance plan is done for a project like this. Mr. Davison stated that after the initial plantings they would propose a three-year monitoring period during which they would investigate the plantings and report any successes and/or failures to the town.

Mr. Bohler stated that they have a robust soil erosion plan which is in accordance with the 2002 soil erosion guidelines.

Ms. Whitten described the silt sacks that would be used, stating that they are very effective. She stated that vernal pools with less than 25 egg masses are not usually viable, so this pool is not likely to survive.

Commissioner Zorda asked if the applicant is amenable to having a third-party inspector for erosion and sediment control, to which Mr. Bohler replied that they are.

Commissioner Zorda brought up the preservation and protection of existing trees when possible. Mr. Davison estimated that three trees may have to come down, but he would prefer to keep them and work around them if possible.

Commissioner Zorda asked if Mr. Bohler will be using the report that Mr. Davison made, which Mr. Bohler confirmed that they will.

Mr. Davison explained that they will do test pits prior to grading and planting in order to determine the exact bottom elevation mitigation area. Commissioner Zorda suggested a condition to state that the Commission would like to see detailed plans of what the applicant plans to do.

Commissioner Pyznar stated that a lot of thought has gone into this project and she likes that they are leaving the nine acres for agricultural in order to maintain the integrity of the property.

Commissioner Zorda asked why waffle paver stones are not being used for the access to Middle Road. Mr. Bohler stated that they would be amenable to this but it is a very long run so they just did the gravel.

Commissioner Zorda asked what kind of bonding is done for mitigation construction like this. Ms. Whitten stated that it will likely be tied into the erosion and sedimentation control bond.

Chairman Corbin-Sobinski seated Alternate Commissioner Hendrickson, who joined the meeting after roll call.

Motion: Commissioner Zorda made motion, seconded by Commissioner Pyznar, to approve IW# 605 as amended.

The motion passed with a 6-0-0 roll call vote.

Site Specific Conditions Prior to Recording the Permit on the Land Records

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 and share a plan with the Agency that delineates the mitigation area at a minimum of a two to one 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.
6. The applicant will create and share with the Agency maintenance plans for the mitigation areas.

Prior to the Start of Construction:

7. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
8. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
9. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
10. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.
11. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
12. The Permittee shall submit a plan noting plant type, caliper size, and number of plants to be placed in affected area.
13. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

14. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
15. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
16. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
17. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
18. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;

19. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
20. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
21. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
22. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
23. The permittee shall immediately inform the Planning office of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
24. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
25. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
26. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
27. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

Votes: 6-0-0

Commissioner Howe rejoined the meeting.

- 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).

Val Ferro of Good Earth Advisors addressed the Commission on behalf of the applicant along with Jim Petropulos, President of Hayner/Swanson, Inc. and Scott Egan, a Wetland Wildlife Ecologist from AECOM. Ms. Ferro provided an overview of the property and proposed project. She stated that there are no direct wetland impacts.

Ms. Ferro utilized an aerial photo of the site in order to illustrate the property and adjacent buildings. She described the field investigation that was performed and stated that they are keeping an eye on a potential vernal pool that will be in need of more protection. Ms. Ferro described entry and egress into the property as well as planned parking.

Commissioner Zorda asked if the parking can be moved and expanded to the northern area if the wetland area is potentially a vernal pool. Ms. Ferro stated that the parking is actually loading and circulation, so without it the lower part of the building cannot be used.

Mr. Petropulos went over the details of the stormwater management plan, stating that they were trying to protect the land in the back of the property and respect the neighboring properties. He described the combinations of treatment practices they plan to use. Mr. Petropulos described the soils onsite and utilized an aerial site map to explain where the drainage treatment elements would be located and where the discharges would be. He went over the various other measures they plan to take for stormwater management.

Mr. Egan described his experience and credentials and provided the Commission with the results of the habitat evaluation they had conducted. He described the typical habitat of box turtles as well as other wetland amphibians, stating that the buffer zones are very significant to protect them during mating season and metamorphosis. Mr. Egan utilized photographs to show the ponding area and what it looks like during various times of year.

Mr. Egan described the preferred habitat of the beetles onsite, stating that it does not appear to still be in place. He explained that Dr. Wagoner has visited the site and will be able to provide them with more information.

Mr. Egan stated that the best alternative to protect these species is a silt fence barrier. Ms. Ferro stated that they will train the crews onsite so that they can spot the turtles and look out for them.

Mr. Petropulos stated that they plan to build a small pipe that does not touch the wetlands in order to aid with erosion control measures.

Commissioner Zorda stated that there were some contamination issues at Fermi across the street and asked if any testing had occurred that may impact the farmland on this site during construction. Ms. Ferro stated that the site has been investigated and nothing regulated was discovered.

Chairman Corbin-Sobinski asked where snow stockpiling will take place; Mr. Petropulos utilized the site map to illustrate where snow will be stored.

Ms. Whitten asked about lighting, to which Ms. Ferro replied that she had sent the overall photometrics plan to Staff this morning.

Commissioner Zorda asked if they should wait on the evaluation of risk to the beetles prior to voting on this. Ms. Ferro explained that they would file Dr. Wagoner's report when they file for stormwater, and that his initial read is that this has been agriculturally farmed for decades and he does not see any habitat there. She concluded that they do not believe the tiger beetles and the wetlands have a relationship.

Commissioner Howe asked when Dr. Wagoner's report will be in, to which Ms. Ferro replied that she is not sure and that they had procured him for CT DEEP filing rather than wetlands.

Chairman Corbin-Sobinski stated that she likes the idea of them training the onsite crews.

Commissioner Pyznar stated that Winstanley has been a good partner for Enfield and she trusts them to do what is right.

Commissioner Zorda asked if they would be willing to do some plantings to mitigate impacts on the vernal pool. Ms. Ferro stated that they are going to go with the retrofit lighting so it will be dark. Commissioner Zorda requested that the Commission be provided with that lighting plan.

Commissioner Zorda asked if the applicant would be willing to submit a monitoring plan to monitor that vernal pool, to which Ms. Ferro replied that they would.

Commissioner Zorda asked if they would have to come back before the Commission since there are unknown tenants at this time. Ms. Whitten stated that if there were a proposed truck washing or other possible contaminants entering the site, they would come back before the Commission.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, to approve IW # 607 as amended.

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

Site Specific Conditions Prior to Recording the Permit on the Land Records

1. The applicant agrees to 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 agrees to train the construction crews on site on how to identify and relocate endangered species.
4. The applicant will create and share a conservation plan for protecting wetland area #1.

Prior to the Start of Construction:

5. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
6. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
7. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
8. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a "business day" is a day when the Town Hall is open for business.
9. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
10. The Permittee shall submit a plan noting plant type, caliper size, and number of plants to be placed in affected area.
11. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

12. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
13. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
14. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
15. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
16. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
17. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;

18. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
19. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
20. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
21. The permittee shall immediately inform the Planning office of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;
22. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
23. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
24. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
25. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

Votes: 7-0-0

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to add 33 Sandpiper Road to section b of the Determination of Permit need section of the agenda.

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

Votes: 7-0-0

Determination of Permit Need –

- a. **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.

David Gagnon of Lyman Engineering addressed the Commission as a representative for the applicant. He utilized a PowerPoint presentation to provide the Commission with an overview of the proposed project. Mr. Gagnon described the existing conditions onsite and pointed out the areas of renovation. Mr. Gagnon went over the proposed site layout, stating that there will be no increases to impervious surfaces.

Mr. Gagnon went over the proposed grading, drainage and utility layout. He provided illustrations of the face of the new planned Burlington Coat Factory, which will be located where the current Walgreens is located.

Chairman Corbin-Sobinski pointed out that the wetlands is already paved over. Commissioner Howe stated that this is not an application to amend the wetlands map. Commissioner Zorda stated that he is comfortable doing an agent approval as long as they make sure the landscaped areas that are disturbed will be mitigated by plantings elsewhere.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to allow agent approval for DPN# 2020-05-22.

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

REFERENCE PLANS

1/9 “Inland Wetlands & Watercourses Agency Determination Submission Burlington Coat Factory Expansion at Brookside Plaza,” 50 Hazard Avenue, Enfield, Connecticut 06082; Cover Sheet with Location Map, Civil Drawing Index, and List of Abutting Property Owners within 200’; Title and Contact Information Owner, Architect, Land Surveyor, Civil Engineer, and Landscape Architect; Scale 1” = 1000’; Prepared by Langan CT Inc., 555 Long Warf Drive, New Haven, CT 06511. Prepared for Equity One (Northeast Portfolio), LLC, C/O Michael Lai, 28 Church Lane, Suite 200, Westport CT 06880. Dated May 22, 2020.

2/9 “Partial Boundary and Topographic Survey” – Scale 1”= 30’; Dated May 11, 2020.

3/9 “General Notes and Master Legend” – Scale: None; Dated May 22, 2020

4/9 “Overall Site Plan” – Scale: 1”= 60’; Dated May 22, 2020

5/9 “Site Plan” – Scale: 1” = 20’; Dated May 22, 2020

6/9 “Site Details” – Scale: None; Dated May 22, 2020

7/9 “Grading, Drainage, Utility, and Erosion Control Plan” – Scale: 1” = 20’; Dated May 22, 2020

8/9 “Grading, Drainage, Utility, and Erosion Control Details I” Scale: None; Dated May 22, 2020

9/9 “Grading, Drainage, Utility, and Erosion Controls Details II” Scale: None; Dated May 22, 2020

DATED this day 11th day of June 2020.

Votes: 7-0-0

- b. **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).

Mr. Rachele stated that there had been a complaint filed about excavation occurring onsite. He stated that a deck and aboveground pool had been removed, and some excavation was being performed in a wetlands area. Mr. Rachele stated that they want to put in a patio with pavers where the deck used to be. Mr. Rachele explained where exactly the patio would be and where the wetlands are located. He stated that he instructed the property owner to add a silt fence and the pavers would allow for drainage.

Steve Parent, 33 Sandpiper Road, addressed the Commission. He stated that the excavation was taking place in an area where a deck used to be.

At Commissioner Zorda’s request, Mr. Rachele described the distance from the house to the escarpment.

Commissioner Higley suggested an agent approval, which the Commission agreed with.

Motion: Commissioner Higley made a motion, seconded by Commissioner Pyznar, to allow agent approval for the patio blocks at 33 Sandpiper Road.

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

Votes: 7-0-0

Report of Development Services/Planning Staff

Ms. Whitten stated that she is very happy to have Savannah-Nicole Villalba on board.

Adjournment

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to adjourn.

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

Votes: 7-0-0

Prepared by: Elizabeth Bouley, Recording Secretary

Respectfully Submitted,

Virginia Higley, Secretary



TOWN OF ENFIELD

ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

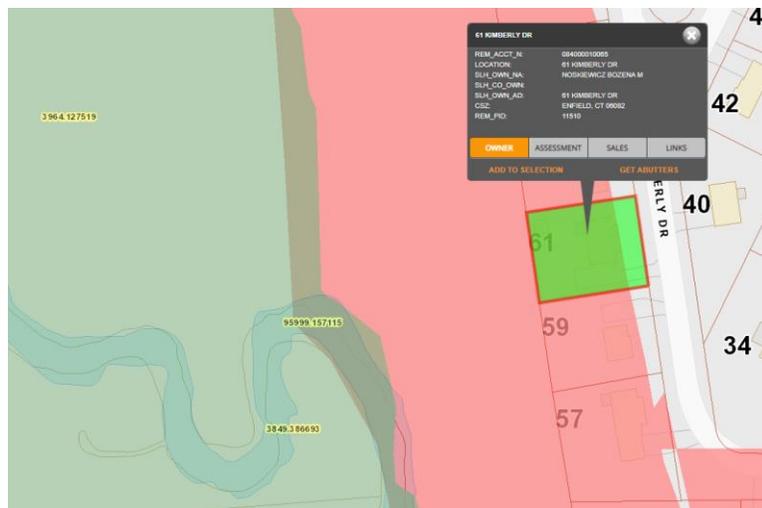
IW# 609 – 61 Kimberly Drive, Enfield CT 06082 – Pool Installation

STAFF REPORT

June 29, 2020

BACKGROUND

This is a permit application for the installation of an 18-foot round above ground pool on the property known as 61 Kimberly Drive, Enfield CT 06082. The proposed location of the pool is just beyond the 200-foot regulated area from the Scantic River and is located in the escarpment slope area as delineated by the Official Wetlands Map of the Town of Enfield. The Capital Region Council of Government's GIS shows the parcel to have well drained soils.



Per Section 2 Definitions, all escarpment slopes as identified on the Official Wetlands Map of the Town of Enfield are considered a **regulated activity area**.

Please refer to the additional imagery in your master packet that shows photos, a topographic map, and the Capital Region Council of Governments GIS imagery of the property.

STAFF COMMENTS

- There are concerns regarding the movement of soil to level the proposed pool area. These concerns include the type of machinery used to level the proposed area, where the disturbed soil will be placed during and after construction, and what erosion and sedimentation measures will be used.

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TOWN OF ENFIELD

- John Cabibbo, Assistant Town Engineer, commented that the Department of Public Works is aware of existing erosion and settling problems along the escarpment area near the location of 61 Kimberly Drive. Some portions of the slope along the rear property lines in this area are settling without added loading. The Assistant Town Engineer does not recommend adding the weight of the proposed pool on this area.

RESOLUTION

MOTION TO APPROVE A WETLAND'S PERMIT FOR IW# 609 – 61 Kimberly Drive- Inland Wetlands and Watercourses Permit for the installation of an 18-foot round above ground pool within the escarpment slope area as delineated by the Town of Enfield Official Wetlands Map; David Roulston, Owner; Map 070 / Lot 0013; R-88 Zone.

Prior to the Start of Construction:

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

General Conditions:

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;

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TOWN OF ENFIELD

9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;



TOWN OF ENFIELD

18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

REFERENCE PLANS

1/1 – "IW 609 Site Plan Drawing" created by the Applicant.

DATED this day 1st day of July 2020.



TOWN OF ENFIELD

Inland Wetlands & Watercourses Agency

Planning Division • 820 Enfield Street Enfield, CT 06082

Telephone: 860-253-6355 Website: www.enfield-ct.gov

Permit Application for Inland Wetlands & Watercourses Activity

Application For: Permit Extension Agent Approval Other Modification (Existing Permit/ Application #'s):

Staff Use Only

Table with 2 columns: IW # (609), View Permit # (TPL-20-61), and IWWA Regulation Section.

PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS

Property Address: 61 Kimberly Dr Enfield CT Map #: 070 Lot #: 59 0013
Zone(s): R-88 Size of Parcel: .29 acres Account #: 084000010065
Current Use: Residential
Project Name: Pool
Summary Description: Installing a Pool 18 feet round, above ground

Applicant's Name: David Roulston
Applicant's Address: 61 Kimberly Dr. Enfield CT 06082
Contact #: 860-849-8032 Email: David.roulston@sbdinc.com
Applicant's Representative:
Representative Address:
Contact #:
Email:

Does Applicant own the Property? [X] Yes (Attach Copy of DEED)
[] No (Provide Information Below)

\$ 135.00 Credit Card



TOWN OF ENFIELD

Owner's Name: David Roulston
Owner's Contact #: 860.849.8032
Owner's Address: 61 Kimberly Dr. Enfield CT 06082
Owner's Email: David.roulston@shdinc.com

Project Information:

- Septic: [] Yes [X] No
Public Sewer: [X] Yes [] No
Well Water: [] Yes [X] No
Public Water: [X] Yes [] No
Outdoor Storage: [X] Yes [] No
Design District: [] Yes [X] No
Do wetlands and watercourses affect this application? [X] Yes [] No
Is the property within a Level A or Level B Aquifer Protection Area? [] Yes [X] No
Does this application include any regulated activity in a floodplain [] Yes [X] No

(If yes, you will need to also submit a Flood Hazard Development Permit application to the Planning & Zoning Commission)

What is the total lot acreage? .29 acres

What is the length of the property frontage? (List by Street) 42 Feet, 61 Kimberly Dr.

Name the abutting street(s): Susan Cir. + Renee Ln

What are the existing land uses and zoning districts for abutting properties or across the street(s)?
North R-88
East R-88
South R-88
West R-88



TOWN OF ENFIELD

Environmental History:

Is any portion of the property located within 500 feet of an adjoining municipality? Yes No

Name Municipalities: _____

Area of wetlands located on the property: _____ Square Feet

Area of wetlands to be impacted: _____ Square Feet

Watercourses located on the property: Yes No

Name and type of watercourses: _____

Are proposed activities located within the 100-Year floodplain? Yes No

Are proposed activities located within a floodway? Yes No

Are there slopes with grades in excess of 15% located on the property? Yes No

Is any portion of the project located within a public water supply aquifer or watershed area?

Yes No

Phase I: Land Records reviewed for environmental hazards? Yes No

Phase II: Environmental Hazards Identified? Yes No

If yes, please list the environmental conditions found: _____



TOWN OF ENFIELD

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Enfield, Inland Wetlands & Watercourses Agency, and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

I have reviewed and acknowledge the Land Use Application Guide for further instructions on how to complete my application.

Applicant Signature: _____ Date: _____

Print Name: _____

Owner's Signature: _____ Date: _____

Print Name: _____

Subscribed and sworn to before me _____ day of _____, 20_____.

Notary Public

My Commission Expires:

For Office Use	
Application #: _____	Date Submitted: _____
DEP Form Submitted Date: _____	

Hello,

My name is David Roulston, I live on 61 Kimberly Dr. Enfield CT 06082. I am putting in my application so that I may install an 18-foot round above ground pool on my property. Please see copy of the Deed, Lot Plan & Application attached.

Thank you,

David Roulston
61 Kimberly Dr.
Enfield CT 06082
(860)849-8032

IW#609

740.46

1

125

61

100

POOL

15 1/2

47 FF.

25 1/2

125

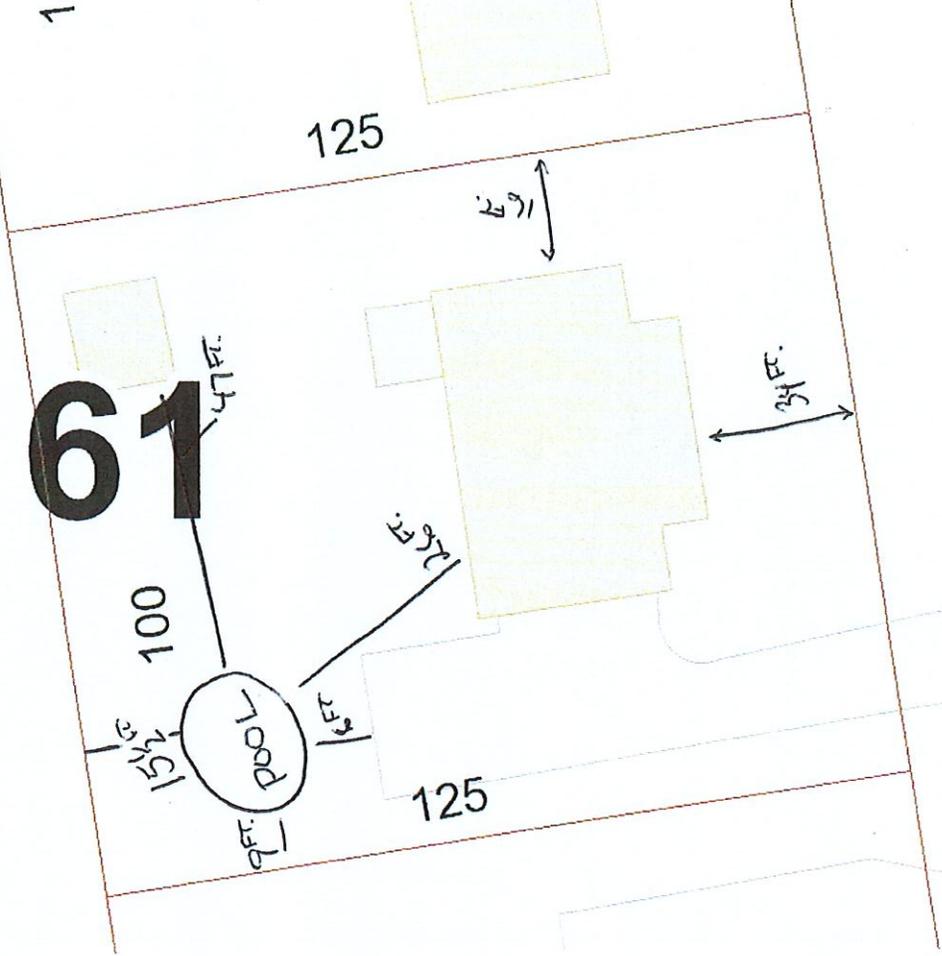
16 FF.

29 1/2

34 FF.

KIMBERLY DR

4



3964.127519

95999.157115

3849.386693

61 KIMBERLY DR ✕

REM_ACCT_N:	084000010065
LOCATION:	61 KIMBERLY DR
SLH_OWN_NA:	NOSKIEWICZ BOZENA M
SLH_CO_OWN:	
SLH_OWN_AD:	61 KIMBERLY DR
CSZ:	ENFIELD, CT 06082
REM_PID:	11510

OWNER ASSESSMENT SALES LINKS

ADD TO SELECTION GET ABUTTERS



40

KIMBERLY DR

61

59

110



Result_Query result ...

Tax Parcels ...

Parcel Polygons ...

Quick Maps ...

Municipal Data ...

Regional Bike Trails ...

Regional Land Use ...

Census ...

Farmland Soils ...

Inland Wetland Soils ...

Poorly Drained and Very Poorly Drained Soils

Alluvial and Floodplain Soils

Regional Zoning ...

Detailed Soils ...

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Water
- Not rated

Protected Open Space ...

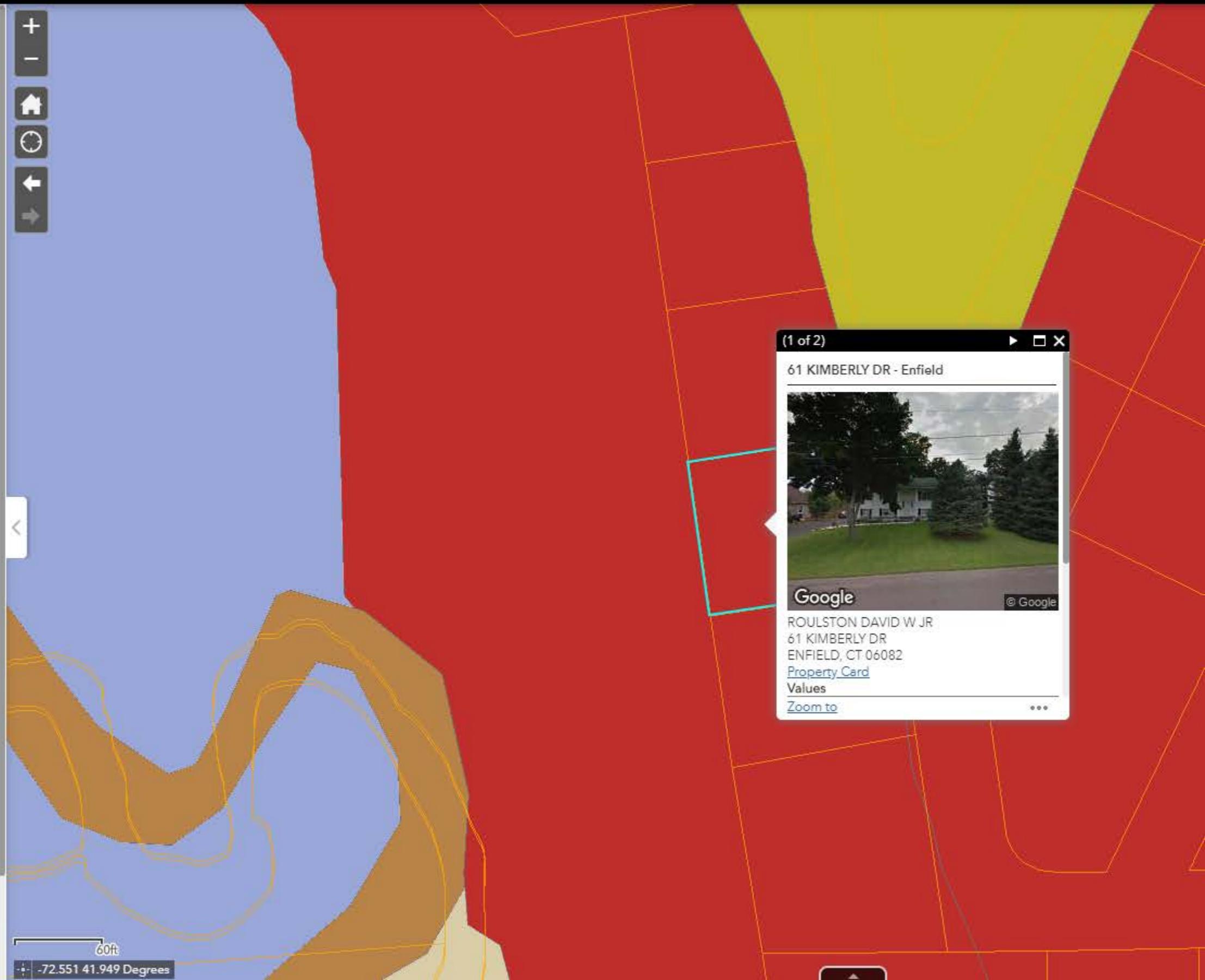
CT ECO Critical Habitat ...

Aquifer Protection Area ...



60ft

-72.551 41.949 Degrees



(1 of 2) [Close] [Fullscreen] [Refresh]

61 KIMBERLY DR - Enfield

Google © Google

ROULSTON DAVID W JR
61 KIMBERLY DR
ENFIELD, CT 06082
[Property Card](#)
Values
[Zoom to](#) ...

INSTR # 2018010086
VOL 2686 PG 650 01/30/2018 03:00:49 PM
RECORDED IN ENFIELD CT
SUZANNE F. BLECHNICKI TOWN CLERK
TOWN CONVEYANCE TAX RECEIVED \$661.25
STATE CONVEYANCE TAX RECEIVED \$1,983.75

RETURN TO:

Jason G. Doyon, LLC
33 D South Main Street
East Windsor, CT 06088

WARRANTY DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT I, **BOZENA M. NOSKIEWICZ**, of the Town of Enfield, County of Hartford and State of Connecticut for the consideration of **TWO HUNDRED SIXTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$264,500.00) DOLLARS** received to my full satisfaction of **DAVID W. ROULSTON, Jr.**, of the Town of Enfield, County of Hartford and State of Connecticut, do give, grant, bargain, sell and confirm unto the said **DAVID W. ROULSTON, Jr.**, his heirs and assigns forever,

A certain piece or parcel of land, with the buildings and improvements thereon, situated on the westerly side of Kimberly Drive (formerly Neelans Street) in the Town of Enfield, County of Hartford and State of Connecticut, known as No. 61 Kimberly Drive and shown and designated as Lot No. 59 Neelans Street on a map or plan entitled, "NEELANS PARK 'ON THE BUCKHORN' Map showing an area at Hazardville in the town of Enfield, Hartford County, Conn. Scale 1" = 100' Class A2 Dec. 1956 I hereby certify this map is substantially correct and Zoning Regulations are not violated. H.F. Rosenberger, Jr. L.S. 725 Thompsonville, Conn.", which map or plan is on file in the Office of the Town Clerk of the Town of Enfield in Book of Maps, Volume 5, Page 189, to which reference is hereby made for a more particular description.

Together with any and all rights, privileges and benefits applicable to said lot, flowing from certain Judgments appearing on the Enfield Land Records in Volume 493 at Page 249, Volume 493 at Page 251, Volume 493 at Page 269, and a certain Memorandum of Decision appearing on the Enfield Land Records in Volume 493 at Page 253.

Said premises are subject to the following:

Pole and guy wire easement to Connecticut Light and Power Company (located fifteen feet from roadway) dated June 20, 1957 and recorded in Volume 157, at Page 339 of the Enfield Land Records.

Declaration of Restrictions and Covenants, dated February 20, 1964, and recorded in Volume 236, ad Page 448 of the Enfield Land Records.

Easement in favor of Connecticut Light and Power Company, dated May 20, 1985 and recorded in Volume 502 at Page 513 and re-recorded in Volume 507, at Page 331 of said Enfield Land Records.

Easement in favor of The Hazardville Water Company as it appears in the Enfield Land Records in Volume 260, at Page 19.

I W # 609

Applicable obligations imposed on Lot No. 59 Neelans Street, by a certain AMENDED DECLARATORY JUDGMENT and the letter and spirit of a certain MEMORANDUM OF DECISION, both of which are dated September 19, 1984, on file in Superior Court for the Judicial District of Hartford – New Britain at Hartford (Docket No. CV94-295752) in the matter of DALY, INC. ET AL V. TOWN OF ENFIELD, on file in Volume 493, at Page 253-276 of the Land Records of the Town of Enfield.

“Town Planning Commission Regulations”, for the Town of Enfield, Connecticut, adopted June 16, 1954, on file in the Building Department for said Town of Enfield, Connecticut.

“The Zoning Ordinances of the Town of Enfield, Connecticut”, approved June 7, 1923; adopted 1925 – effective March 13, 1925; amended 1947, effective 30 days from date of adoption – adopted 1948 – effective May 9, 1948; amended March 10, 1955 – effective 30 days from adoption, on file in the Building Department for said Town of Enfield, Connecticut.

“Revised Zoning Map Town of Enfield Connecticut March 1956” on file in the Building Department for said Town of Enfield, Connecticut.

Said premises are further subject to taxes to the Town of Enfield on the List of October 1, 2017, and thereafter, which the grantee herein assumes and agrees to pay as part consideration of this deed. Said premises are further conveyed subject to any and all provisions of any public law, Municipal, State and/or Federal regulations, restrictions, covenants, caveats and easements as of record appear.

Being the same premises conveyed to the Grantor herein by

Warranty Deed from Marcel Gariepy and Claudete Gariepy to Boguslaw S. Noskiewicz and Bozena M. Noskiewicz recorded 5-31-1994 in Volume 868 at Page 71 of the Enfield Land Records.

Quit Claim Deed from Boguslaw S. Noskiewicz to Bozena M. Noskiewicz recorded 3-21-11 in Volume 2530 at Page 898 of the Enfield Land Records.

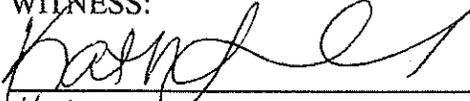
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee, his heirs, successors, and assigns forever, to him and his own proper use and behoof. And also, I the said grantor do for myself, my heirs, executors, administrators, and successors, covenant with the said grantee, his heirs, successors, that at and until the ensembling of these presents, I am well seized of the premises, as a good indefeasible estate in Fee Simple; and have good right to bargain and sell the same in manner and form as is above written and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs forever to *Warrant and Defend* the above granted and bargained premises to the said grantee, his heirs, successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, **BOZENA M. NOSKIEWICZ**, have set my hand this 29th day of January, 2018.

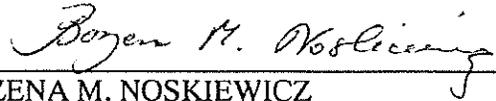
Signed and Delivered in the presence of:
(Type or Print name below each signature.)

WITNESS:



Katherine L. Oliver

GRANTOR:



BOZENA M. NOSKIEWICZ



Susan M. Williams

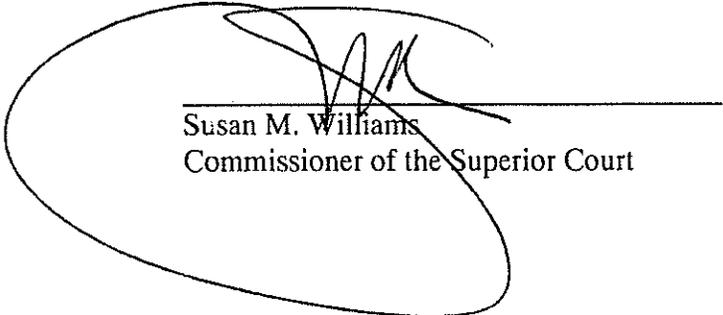
STATE OF CONNECTICUT)

COUNTY OF HARTFORD)

ss: Enfield

January 29, 2018

Personally Appeared **BOZENA M. NOSKIEWICZ**, signer of the foregoing Instrument, and acknowledged the same to be her free act and deed, before me.



Susan M. Williams
Commissioner of the Superior Court

GRANTEE'S ADDRESS:

61 Kimberly Dr.
Enfield, CT 06082

61 KIMBERLY DR

Location 61 KIMBERLY DR

Mblu 070 / 0013 / /

Acct# 084000010065

Owner ROULSTON DAVID W JR

Assessment \$156,790

Appraisal \$223,990

PID 11510

Building Count 1

Fire District 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$163,700	\$60,290	\$223,990
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$114,590	\$42,200	\$156,790

Owner of Record

Owner ROULSTON DAVID W JR
 Co-Owner
 Address 61 KIMBERLY DR
 ENFIELD, CT 06082

Sale Price \$264,500
 Certificate
 Book & Page 2686/0650
 Sale Date 01/30/2018
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROULSTON DAVID W JR	\$264,500		2686/0650	00	01/30/2018
NOSKIEWICZ BOZENA M	\$0		2530/0898	01	03/24/2011
NOSKIEWICZ BOGUSLAW + BOZENA M	\$141,500	1	0868/0071	UNKQ	05/31/1994
NOSKIEWICZ BOGUSLAW + BOZENA	\$0	2	0868/0071		05/31/1994
GARIEPY MARCEL + CLAUDETTE	\$109,900	3	0540/1180		03/06/1987

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 1,360
Replacement Cost: \$198,199
Building Percent Good: 82
Replacement Cost Less Depreciation: \$162,520

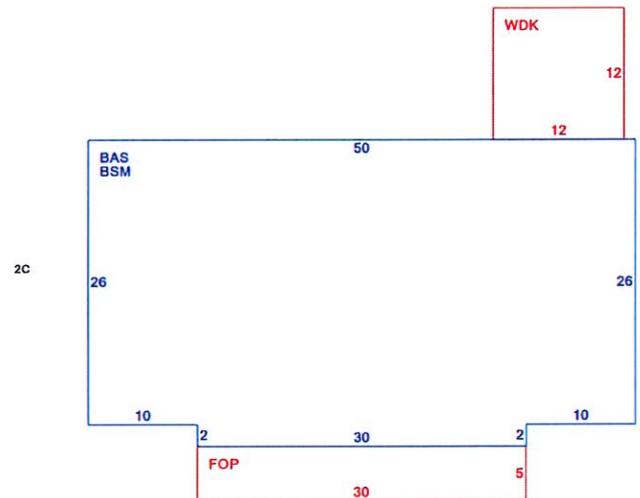
Building Attributes	
Field	Description
Style	Raised Ranch
Model	Residential
Grade:	
Stories	1.00
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Full Bthrms:	2
Half Baths:	0
Extra Fixtures	1
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Good
Extra Kitchens	
Fireplace(s)	1
Extra Opening(s)	0
Gas Fireplace(s)	
Blocked FPL(s)	
Usrflid 106	
Bsmt Garage(s)	2
Fin Bsmt	600
FBM Quality	FLL Living

Building Photo



(<http://images.vgsi.com/photos2/EnfieldCTPhotos/A00\02\76\10.JPG>)

Building Layout



(ParcelSketch.ashx?pid=11510&bid=11510)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,360	1,360
BSM	Basement	1,360	0
FOP	Open Porch	150	0
WDK	Deck	144	0
		3,014	1,360

Whirlpool(s)	
Sauna	
Walk Out	Yes
Solar	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
 Description Res Dwelling
 Zone R88
 Neighborhood 060
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.29
 Frontage 100
 Depth
 Assessed Value \$42,200
 Appraised Value \$60,290

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	192.00 S.F.	\$1,180	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$163,700	\$60,290	\$223,990
2017	\$163,700	\$60,290	\$223,990
2016	\$163,700	\$60,290	\$223,990

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$114,590	\$42,200	\$156,790
2017	\$114,590	\$42,200	\$156,790
2016	\$114,590	\$42,200	\$156,790



TOWN OF ENFIELD

July 7, 2020

Enfield Inland Wetlands & Watercourses Agency Enforcement Report

N. Maple Street – Map 081// Lot 0121: Owner- Maplewood Associates Partners, LLC

On June 15, 2020 I received an anonymous phone call from a male reporting that an excavator was digging in a wetland area off of N. Maple St. near 230 N. Maple St. The area was checked, and I did find and photograph an excavator that was located approx. 100 yards to the east of the roadway near 230 N. Maple St.

Upon returning to the office it was found that the property is owned by Maplewood Associates Partners, LLC and that the property is 29.17 acres in size, zoned R-44 with it's use is described as Tillable. The area where the excavator was located and being used was found to be designated wetland area according to our mapping.

The area where the excavator was located was dug up and the soils removed were piled along that area which ran from east to west. Photos area attached to this report.

Among the properties abutting this property is Map 081// Lot 0123 which is 3.68 acres of designated open space property owned by the Town of Enfield. It was also found that there exists a right of way easement granted to the Town to access that open space property through several properties included the property in question.

A co-owner listed on the Assessor's card is the law firm of Labelle, Labelle and Naab of Manchester, CT. An inquiry through the Sect. of State's website found that the property owner is a James Stanton of 46 Masons Island Rd., Mystic CT and the law firm was noted as an Agent for the LLC.

Over a period of time, the property was checked and there was no activity until approx. the middle of June when the activity started again, and more photographs were taken. It was found that further excavation had been taking place, along with, what appears to be the installation of piping in the wetland area of the property.

On 6/24/20 the Building Dept. advised me that a James Stanton (860-536-1999) had called that office asking about who the inspector was on his property. I called and spoke with James Stanton who was very defensive and argumentative. Mr. Stanton said that he had already been harassed for years by A. DiPace and that he knew what his rights were. He also stated that there weren't wetlands in the area that he was digging in.

I tried to explain several times to Mr. Stanton that the maps show that the area that he is excavating in are wetlands and that under the regulations once you start constructing a roadway a permit is required. Mr. Stanton stated that he was already issued a wetlands permit. When I asked him about that he stated that it was issued to him back in 1998 and that he was allowed to do whatever he needed to do under that permit.

Page 1



TOWN OF ENFIELD

I again tried to explain that if he was issued a permit in 1998 that the permit was no longer valid, and he needed to apply to the IWWA for a new permit for the excavation. I also advised Mr. Stanton that he was not to continue working in that area until he obtains a permit. He was also advised the he was being issued a Notice of Violation advising him to Cease & Desist with the activity and of the upcoming meeting that he should attend to explain to the IWWA how he intended to correct the issues.

A Notice of Violation, dated 6/24/20, was sent to Mr. Stanton advising him of the violation(s), to Cease & Desist with activities in the wetland area(s) and inviting him to the next IWWA meeting on 7/7/20.

On 7/2/20 I received a call from Richard Zulick (860-428-9355) who reported that he is a soil scientist and would be representing Mr. Stanton. Mr. Zulick stated that he and Mr. Stanton do not believe that a permit is needed to "improve" an existing roadway on a farm. I asked Mr. Zulick if he had been to the property and he said that he had. I then asked him about the installation of the piping and he said that the area was wet and Mr. Stanton was moving the piping to improve that area so the farm vehicles to drive over it and not get stuck.

Mr. Zulick was advised of the date and time of the meeting and how to join the meeting through our website.

Respectfully Yours,

Rick Rachele
CZEO

N. Maple St. – Maplewood Associates Partners, LLC
Date of Picture: 5/15/20



Date of Picture: 5/18/20





Date of Picture: 6/24/20



Date of Picture: 6-25-20



Rich Pau

