

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY  
**WEDNESDAY, NOVEMBER 4, 2020 – 7:00PM**  
SPECIAL MEETING  
DRAFT MINUTES FOR COMMISSION CONSIDERATION  
Virtual Meeting

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**Call to Order**

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

**Roll Call**

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

Also present were Savannah-Nicole Villalba, Assistant Town Planner and Elizabeth Bouley, Recording Secretary.

Chairman Corbin-Sobinski seated Alternate Commissioner Pyznar.

**Correspondence**

Chairman Corbin-Sobinski stated that the Commission had received the Town Attorney report dated October 27, 2020.

Chairman Corbin-Sobinski stated that the Commission had received an email from the Connecticut Bar Association regarding CAZEO training to be held on March 6, 2021 via Zoom. She stated that registration information will be sent out when it gets closer and people will receive continuing education credit for attending. Discussion took place as to who had received this email and Chairman Corbin-Sobinski agreed to forward the email to Ms. Villalba and the rest of the Commission.

**Approval of Minutes:** October 21, 2020

**Motion:** Commissioner Zorda made motion, seconded by Commission Hendrickson, to approve the minutes from the October 21, 2020 Special Meeting.

The motion passed with a 4-0-1 vote with Commissioner Higley abstaining due to technical difficulties.

**Votes: 4-0-1**

**New Business**

- a. **IW# 619** – 135 Freshwater Boulevard – 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 titled ‘Wetlands Map Amendment’ dated 10/02/2020 for the property known as 135

Freshwater Boulevard. South Meadows No. 9 LLC and Hartzito Investments LLC, Owner; Shawn DiBella, Applicant Representative; Map 056 / Lot 024; I-P Zone.

**Motion:** Commissioner Pyznar made a motion, seconded by Commissioner Zorda, to go into Public Hearing.

The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

Chairman Corbin-Sobinski stated that the legal ad had been posted and went over the rules for the meeting. Ms. Villalba stated that the motion in the draft resolution should show Sean DiBella as the applicant representative.

David Ziaks of F.A. Hesketh & Associates, Inc. addressed the Commission along with Sean DiBella, who was present as a representative for the applicant.

Mr. Ziaks provided a slideshow presentation of the Map Amendment Application to the Commission. He utilized an official town wetlands map to show the location of the proposed facility in relation to the surrounding wetlands and other businesses.

Mr. Ziaks stated that nearly all of the surrounding land is still owned by the town and is part of the old industrial park land, zoned IP, which the town acquired back in the 1980s. He stated that the parcel is 6.71 acres and utilized map graphics to illustrate the nearby wetlands in relation to the parcel. Mr. Ziaks pointed out the areas of wetlands that had been flagged by the soil scientist, stating that a proposed golf course project had once been started and stopped on the site. He stated that all of the wetlands surrounding this property have been heavily disturbed over the years and the wetlands are primarily made up of man-altered wetlands that re-vegetated over the years.

Mr. Ziaks stated that the only wetlands currently flagged on the property are the man-made drainage ditch along the northeast portion of the site.

Chairman Corbin-Sobinski stated that there was mention of amphibians inhabiting the southern wetlands soil. Mr. Ziaks pointed out the cross-culvert that comes under Freshwater Boulevard, stating that it is on town property and there is probably a vernal pool there. He explained that there are various other water features/vernal pools to the east of the parcel that were man-made during the initial construction of the golf course, so he would not be surprised if there was a vernal pool to the south as well. He stated that there are no such features on the subject property.

Commissioner Pyznar asked if there is currently a building on the property, to which Mr. Ziaks replied that there is currently a building with a paved driveway. Commissioner Pyznar asked if the existing building is staying in place, to which Mr. Ziaks replied that it is.

Mr. Ziaks stated that the next application is for the building and this application is for the map amendment.

Chairman Corbin-Sobinski asked three times if anyone in the audience would like to speak; no one came forward.

**Motion:** Commissioner Zorda made a motion, seconded by Commission Pyznar, to close the Public Hearing.

The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW# 619.

The motion passed with a 5-0-0 vote.

**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;

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;
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 – "Wetlands Map Amendment" prepared for Hart Zito Investments, LLC. and South Meadows No. 9, LLC. Prepared by F. A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026, (860) 653-8000, dated 10/02/2020.

**DATED** this day 22<sup>nd</sup> day of October 2020.

**Votes: 5-0-0**

- b. **IW# 620** – 135 Freshwater Boulevard – Application for a permit to construct a new 5,040 square foot building, 10 parking spaces, and 111,000 square feet of outdoor storage with associated improvements on the property known as 135 Freshwater Boulevard and as referenced on the Site Plans provided by the applicant dated October 2, 2020. South Meadows No. 9 LLC and Hartzito Investments LLC, Owner; Shawn DiBella, Applicant Representative; Map 056 / Lot 024; I-P Zone. (DoR: 10/21/2020).

Mr. Ziaks stated that this is the same property from the Public Hearing and there is currently a building onsite with Laird Plastics as the one occupant. He utilized an aerial photograph of the subject site to show the location of the existing building and parking lot as well as the proposed building with parking, access and outdoor patios.

Mr. Ziaks described the use of the proposed building and pointed out on the site map where the equipment will be stored. He stated that they are going with a standard processed gravel aggregate material for the surface rather than millings, per Staff suggestion. Mr. Ziaks stated that coverage will go from 20.2% to 62.7%, which is still below maximum coverage of 66% allowed in the IP zone. He stated that approximately 2.3 acres of the development will be within the upland review area, but most of that upland review area is associated with the drainage ditch located on the northeastern side of the property.

Mr. Ziaks pointed out other areas of the wetlands that come within the 100-foot area, stating that there is a temporary disturbance to the upland review area with the installation of underground utilities.

Mr. Ziaks pointed out on the map where the water quality basin will be constructed, stating that the drainage from the outdoor storage will sheet flow into this water quality basin before it leaves

the site. He described the drainage plan for the paved parking lot on the west side of the proposed building, stating that there will be no direct discharges to the nearby wetlands as part of this project.

Mr. Ziaks went over the landscaping plan for the area around the proposed building. He stated that the water quality basin will be seeded with a conservation wetland mix in order to get some wetland-type plantings to grow.

Mr. Ziaks went over the grading plan for the project and pointed out where the new drainage piping will be located. He stated that temporary disturbances associated with continuing the underground utilities from the existing building to the proposed building will be restored and re-vegetated.

Mr. Ziaks stated that they have no concerns with Staff comments or recommendations.

Commissioner Pyznar asked if Mobile Minis are similar to Pods, to which Mr. Ziaks replied that they are similar but the Pod is more geared toward residential uses while the Mini is geared toward commercial/industrial clients. He pointed out on the map where the Minis will be parked and loaded.

Chairman Corbin-Sobinski asked where snow piles will be placed, which Mr. Ziaks replied that they will have to take up some areas as the snow will have to drain into the water quality basins first. Commissioner Pyznar asked where the snow piles are for the existing building, to which Mr. Ziaks replied that he believes it may be on the grass area in front of the building.

Chairman Corbin-Sobinski asked if the storage containers will be washed or cleaned. Mr. Ziaks stated that they do not usually do that onsite but if they do it will be done inside. He pointed out the location of an oil/grease separator associated with floor drains inside the building. Mr. Ziaks stated that in Connecticut, commercial equipment cannot be washed outside without going to a sanitary sewer.

Ms. Villalba stated that Staff is thankful to the applicant and representatives for going with the processed gravel instead of the millings.

Commissioner Zorda asked if the ditch to the north goes to the brook. Mr. Ziaks explained that it eventually intercepts the watercourse on the town's property which takes all the drainage from Stop & Shop and flows to Freshwater Brook on the north side of Hazard Avenue. Commissioner Zorda stated that he was concerned about the increased volume coming off of the paved surface, to which Mr. Ziaks replied that the only place not detained is the small proposed 10-car parking area. He stated that all of the outdoor storage area has to go through the water quality basin, which only has a 6-inch outlet out of it. Mr. Ziaks stated that they do not have a concern about the volume as it is going to be detained and attenuated onsite, and the Town Engineer agreed.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW# 620 with five site-specific conditions.

The motion passed with a 4-0-1 vote with Commissioner Higley abstaining due to technical difficulties.

**Site Specific Conditions:**

1. The applicant agrees to properly remove all cut material from the site; and
2. Sedimentation and Erosion Control Best Management Practices will be practiced; and
3. The applicant agrees to seed all disturbed areas with the seed types referenced on page LS-1 of the referenced site plan dated 10/02/2020; and
4. All conditions of approval and Departmental Comments above will be forwarded to the Planning and Zoning Commission for their review; and
5. The Inland Wetlands and Watercourses Agency shall receive a full set of the final plans that accurately depict the outdoor storage surface area of processed gravel material in accordance with CTDOT Form 818, Section M.02.03 – Grading “C” and the Engineering Department and Water Pollution Control Division Comments.

**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;
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;
  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**

1/12 – “Proposed Mobile Mini Solutions Facility 135 Freshwater Blvd, Enfield Connecticut.” Title Page, List of Drawing, and Development Team prepared for HartZito Investments LLC. and South Meadows No. 9, LLC. Prepared by F. A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, CT 06026, (860) 653-8000, dated 10/02/2020.

2/12 – MA-1 – “Master Plan”; Scale 1” = 30’; Dated 10-02-2020.

3/12 – LA-1 – “Layout Plan”; Scale 1” = 30’; Dated 10-02-2020. **\*Revised on the PZC Application; Revision Date 10-26-2020.**

4/12 – LS-1 – “Landscape Plan”; Scale 1” = 30’; Dated 9-??-2020.

5/12 – GR-1 – “Grading, Drainage, SE&SC & Utility Plan,”; Scale 1” = 30’; Dated 10-02-2020. **\*Revised on the PZC Application; Revision Date 10-26-2020.**

6/12 – SD-1 – “Details”; No Scale; Dated 10-02-2020.

7/12 – SD-2 – “Details”; No Scale, Dated 10-02-2020. **\*Revised on the PZC Application; Revision Date 10-26-2020.**

8/12 – NT-1 – “Notes”; No Scale; Dated 10-02-2020.

9/12 – NT-2 – “Notes”; No Scale; Dated 10-02-2020.

10/12 – PS-1 – “Property Survey,”; Scale 1” = 40’; Dated 10-02-2020.

11/12 – A-1.1 – “Foundation Plan”; Multiple Scales; No Date.

13/12 – A-3.1 – “Elevation Plan”; Scale 1/8” = 1’-0””; No Date.

**DATED** this day 30<sup>th</sup> day of October 2020.

### **Votes: 4-0-1**

- c. **IW# 621** – 165 Elm 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 titled “Existing Conditions” dated 07/29/2019 and revised 10/19/2020 for the property known as 165 Elm Street. American Eagle Property Management and Investments, LLC, Owner; Kate Bednaz, Applicant Representative; Map 57 / Lot 200; R-33 Zone.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to go into Public Hearing.

The motion passed with a 4-0-1 vote with Commissioner Higley abstaining due to technical difficulties.

**Votes: 4-0-1**

Chairman Corbin-Sobinski went over the rules for the meeting and read the legal notice.

Kate Bednaz utilized an aerial photograph of the subject property in order to describe various features of the site including parcel size, adjacent properties and wetlands onsite. She stated that there is a slippery elm tree right in the center of the property.

Ms. Bednaz utilized a soil map from the most recent soil survey from NRCS to point out the various soils listed onsite. She described the soils she found when she visited the site. Ms. Bednaz provided her credentials and stated that in her professional opinion the wetlands no longer exist on this property; therefore they are requesting that the wetlands map be amended to reflect these observations.

Commissioner Pyznar stated that the big elm tree onsite is the oldest elm tree in Enfield, according to the Conservation Commission.

Chairman Corbin-Sobinski asked three times if anyone in the audience would like to speak; no one came forward.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Hendrickson, to close the Public Hearing.

The motion passed with a 4-0-1 vote with Commissioner Higley abstaining due to technical difficulties.

**Votes: 4-0-1**

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW# 621.

The motion passed with a 4-0-1 vote with Commissioner Higley abstaining due to technical difficulties.

### **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;
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;
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.

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#### **REFERENCE PLANS**

1/1 – "Existing Conditions" Prepared for River View Shops, LLC. Prepared by LADA, P.C., 104 West Simsbury, Simsbury, CT 06070, (860) 651-4971, dated July 29, 2019 and revised on October 19, 2020.

**DATED** this day 22 day of October 2020.

**Votes: 4-0-1**

Chairman Corbin-Sobinski stated that they should get a plaque for the tree. Commissioner Pyznar stated that she needs to talk to Karen LaPlante or Gretchen Pfeiffer-Hall.

## **Adjournment**

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

The motion passed with a 5-0-0 vote.

**Votes: 5-0-0**

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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Virginia Higley, Secretary