

**ENFIELD CONSERVATION COMMISSION**  
**MINUTES OF THE REGULAR MEETING**  
Tuesday, February 8, 2022

A Regular Virtual Meeting of the Enfield Conservation Commission was called to order by Chair Bill Cote on Tuesday, February 8, 2022 @ 8:40 PM

**Roll Call**

Secretary Kathy Vose took the roll.

Present - Chair Cote, Commissioner Dynia, Commissioner Vose, Commissioner Pfeifer-Hall, Commissioner Wyzga, Commissioner LaPlante, Commissioner Kober and Commissioner McGuire

Absent – Commissioner Sacerdote

Also Present – Georgie Driver – Staff and Karen Timpone – Recording Secretary

**Approval of Meeting Minutes:** A motion to accept the minutes of January 11, 2022 - was made by Commissioner LaPlante, seconded by Commissioner Wyzga - Discussion - Commissioner Cote stated that under Present it was listed as Chair LaPlante and should be Commissioner LaPlante – after discussion and the change made, a motion by Commissioner Kober was made to accept the minutes with the correction of Chair to Commissioner – seconded by Commissioner Pfeifer-Hall – passed unanimously 8/0/0

**Public Participation:** None.

**Correspondence:** None.

**Approval of Invoices and other Financial Matters:** None.

**Reports of Officers, Committees and Staff:** Commissioner Pfeifer-Hall stated that Commissioner LaPlante spoke at the Town Council Meeting and raised the issue of the kiosk. She asked Georgie if that is something the ECC can pursue again with all the new members of the town boards. Commissioner Cote asked Georgie not only can we ask but who/how do we ask. Georgie will ask Laurie tomorrow as to what the process is and will e-mail Chair Cote.

**Unfinished Business:**

POCD –

Commissioner LaPlante did not have an update. The meeting was cancelled this past month. Not a lot of input at the meetings. Commissioner Pfeifer-Hall stated that in light of the Winstanley project and all the people coming out to discuss it - she stated those people should be weighing-in on the POCD. They did not know that all this land was zoned industrial for three decades and has been on the market, and is now purchased for industrial distribution centers. Somehow the ECC should have all these people weighing-in on the POCD. When the POCD is done and presented to the public it is too late for their input and for any change. She feels it is too little too late when they direct their anger/energy to something that is already done. Commissioner Dynia stated that when the POCD is set, no one follows it. Chair Cote asked, as a Commission what do we do to get public participation. Commissioner LaPlante stated that Laurie has been letting people who were not on the committee come to the meetings. She is not sure if they were invited or if they expressed an interest. The meetings are posted as well as the virtual connection. She has

been telling some people who have called her regarding the project to get involved. She suggested putting the meeting dates on Facebook so people can attend. Zoning is redoing all the zoning regs and concerned people should weigh-in on that also. Maybe we need a farm zone and an open space ordinance so some properties can go into open space. Planning and Zoning and the Town Council would have to do an open space ordinance according to the 490 regulations. This would give people the ability to put their 490 land in open space so they can privately own it but not pay the highest tax price for the land value. There must be criteria for this as far as what the minimal space is, does it matter where it is, a certain zone or all over the town, etc.? At this point, we are about 2,000 acres short on open space based on the 21/22%. Commissioner Pfeifer-Hall asked if a letter should be sent to the Town Council asking them to enact an Open Space Ordinance. Chair Cote asked that this be tabled until the next meeting and added to the agenda under unfinished business. He would like everyone to come with some ideas on how to work with the Town of Enfield to try to implement this type of ordinance. One is to incorporate it into the POCD and get it to the Town Manager and Council to start thinking about this now. Georgie said to make it a POCD goal and work from there. It is outlined in the 490 Book of how to go about doing this. The concern is that if this is not done and the taxes are raised on some of the 490 properties, the owners may be looking to sell the property.

**Subcommittee Update/Grant Update:** Commissioner LaPlante sent the ECC the grant application. Nelson Tereso and Martin McGuane worked with them to get all the numbers together and do the research on the trees, etc. Georgie worked with them on plan and put some documents together for them. Everyone's help was appreciated. The final grant application was for \$18,972 for the amount they were requesting. The matching funding was going to be \$7,260 from the Town for a laborer to do in-kind watering of the trees, 10 hours per week 22 weeks, \$33.00 an hour. Martin McGuane is going to get the trees, plant the trees and do all the digging, trimming existing trees at the Ella Grasso Manor, go pick out the trees at the nursery and make sure they get delivered undamaged. They probably will not hear until sometime in March if they got the grant. There is also an educational aspect. When he is planting the trees some students from Enfield High will be there to watch the planting session of the trees.

**New Business:** Commissioner LaPlante wanted to talk about the Winstanley project. This will be a Public Hearing on Thursday, February 10, 2022. Commissioner LaPlante has copies of the plans and would like ECC to make some comments on the landscaping. There are required certain landscape specifics for industrial when it abuts residential and she does not think they are meeting it and that is what people are having issues with. The one thing that is required in the zoning regs is the buffer yard for landscaping standards. In section 10.20B it talks about buffer yards. Any lot developed or proposed to be developed with commercial or industrial uses which abuts or is located across the street from a residential district shall establish and maintain buffer yards as a minimum to the standards of which follow. The standard is standard 4 which is a D buffer and these standards shall be required were any industrial district abuts a residential district. A D buffer yard is 100 ft. deep, so between an industrial and a residential property which is all of the rear side of the east side of Cottage Road which is all residential. An example of D buffer is 100 ft. x 100 ft. area square. They are supposed to have 8 canopy trees, 12 under story or evergreen trees and 50 shrubs in the 100 x 100 and should go the whole length of the buffer. There are some existing trees but in many cases, it is not 100 ft. deep. The planting on the plans – Pg. 41- are not sufficient as far as the D buffer. There are berms in the plans but the regulations state that additional requirements – the commission may in addition to requiring the buffer yards, require that a berm be built and may require the substitution of evergreen trees for under story trees in those instances where it determines that it is necessary to screen the site from adjacent uses. She would like to see the trees required planted in addition to the berms not in place of. Georgie states that they asking for modifications and they will show how it can meet the requirements. The ECC will put a letter together regarding this. Commissioner Cote suggested they write a letter stating that in view of this farmland now becoming industrial bordering residential community, they ask that the Planning and Zoning insist upon full

implementation of the standard for D buffer requirement are be considered during the process. They will put the letter together and email it to the ECC for approval and it will be read by Commissioner LaPlante at the Planning and Zoning meeting. Commissioner Dynia made a motion that the ECC draft a letter to be read into the record at the P&Z public hearing, seconded by Commissioner Kober – passed unanimously. They will email it to Georgie and she will put it on their desks for Thursday.

Commissioner Dynia reported the Scantic River Watershed is hosting a hike on Superbowl Sunday at 1 pm at Power Hollow. They are meeting at the red barn and it will be about 1 ½ mile hike going up the smaller hill, due to conditions. A collection for the food shelf will take place.

Commissioner Kober stated that a survey for the 190/220 corridor has been sent out. He is asking that the ECC take the survey and pass it along to others to fill out. Commissioner LaPlante will mention it at the P&Z meeting during public participation.

**Adjournment:** Next meeting is Tuesday, March 8, 2022 –

Motion was made by Commissioner Pfeifer-Hall to adjourn seconded by Commissioner Kober – No discussion – Passed unanimously.

Meeting adjourned @ 9:36 pm