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Sheila M Bailey

## MINUTES

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY

**TUESDAY, February 21, 2023, 7:00PM**

REGULAR MEETING

Council Chambers; 820 Enfield Street, Enfield, CT 06082

### 1. Call to Order

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

### 3. Roll Call

Commissioner Higley took the roll and present were Chairwoman Corbin-Sobinski, Commissioners, Kevin Zorda, Virginia Higley, Robert Hendrickson, Anne Collins, Nancy Martin, and Phil Kober.

Also, present Georgienna Driver, Assistant Town Planner

### 4. Public Communication- None

**5. Agent Correspondence-** Chairwoman Corbin-Sobinski stated they received the agency bylaws from Georgie. Some received the new BAR Association book for the Land Use Training Annual education meeting on March 11<sup>th</sup>.

### 6. Approval of Minutes:

#### a. February 7, 2023

Commissioner Zorda made a motion to approve the minutes from February 7, 2023, seconded by Commissioner Higley.

Discussion: Commissioner Kober made a comment on 1<sup>st</sup> page, paragraph 5, last sentence, its says talk instead of talks.

Commissioner Zorda made a motion to amend the minutes from February 7, 2023, seconded by Commissioner Higley.

**Motion passed as amended by 6-0-1 Vote.**

### 7. Town Attorney Report: None

### 8. Continued Public Hearings: None

### 9. New Public Hearings: None

### 10. Old Business: None

## 11. New Business:

a. **DPN# 2023-01-26: 600 Enfield Street**-Application for a Determination of Permit Needed for regulated activities within 100 feet of Grape Brook; Shiraz Choudhary; Applicant; Troian Realty Corporation. Owner; Map 32/Lot 8; BL Zone.

Dave Ziaks, a professional engineer with F. A. Hesketh & Associates, INC. representing the applicant, gave an overview of the project proposal. Mr. Ziaks shared a sketch to the Agency. The property is 1.31 acres and, in the BL Zone, and north of the property is Grape Brook. The applicant is proposing to completely redevelop the site; however the car wash tunnel will stay as well as the little office. The self service bay area will be completely demolished and in its place a small convenience store will be built. The gas canopy will remain but renovated, with new gas pumps and gas tanks. The carwash will be renovated and operated. Around 60% of the site is within the upland review area. The asphalt that is there now will be milled and removed. Landscaping will be along Enfield Street and around the property.

There will be a 2770 square feet convenient store, 5 new gas pump stations, and 21 parking spaces. The upgrades will be a new drainage system and new stone edging. Under the canopy will be a new storm drainage system which discharges over an existing location. New catch basins with trapped hoods will be added. The new concrete pad under the canopy will have PLB grooving around the edge. The driveway will be cut down in size and a new concrete sidewalk will be constructed along the entire frontage. A complete erosion plan will be incorporated into this plan.

Commissioner Higley stated one concern with the escarpments. She asked if they are planning on doing any grading in that area. Mr. Ziaks stated that they will be pulling back away quite a bit.

Ms. Driver gave some points on this project. She has met with the applicant on several occasions to discuss the best way to develop this site since it's a sensitive area. The applicant has agreed to remove a majority of the impervious surface and bring it into code to meet the regulations. There will be minimal disturbance on this site. Ms. Driver read from a DEEP document about the status of the site remediation.

Chairwoman Corbin-Sobinski asked where the snow will be moved to. Mr. Ziaks stated it would be pushed back to the west side of the site away from the Brook side and get it to drain into the catch basins.

Commissioner Zorda made a motion to require wetlands permit for **DPN# 2023-01-26: 600 Enfield Street**, seconded by Commissioner Higley.

**Motion passes by 6-0-1 vote.**

**b. DPN# 2023-02-07: 92 Post Office Road-**Application for a Determination of Permit Needed for minor disturbances in the upland review area; Windbrook Homes, LLC, Applicant/Owner; Map 47/Lot 10; R-44 Zone.

Reinhard von Hollander and Roy McGee were present to give an overview of the project for this site. The applicant plans on constructing a single-family home with a 2-car attached garage. Presently about  $\frac{3}{4}$  of property slopes to the rear of the property. There are wetlands identified at the rear of the property, however the proposal to build this home will be 100 feet away from the wetland area.

Ms. Driver read her report to the agency on this property. This report summarizes the property proposal as well as any impact on the wetlands.

Commissioner Collins asked about the letter submitted and its reference to the characteristics of the soil.

Commissioner Higley asked about the February 20<sup>th</sup> letter to Georgie, that states the University of Connecticut soil feasibility map for the State of Connecticut shows 92 Post Office Road excessively drained, what year was that feasibility map done? Mr. McGee said he would have to go back and look. Commissioner Higley states that she knows there were wetlands created because of a lawsuit years ago. She would like to know if this was done before or after the lawsuit.

Ms. Driver stated that her staff report indicates that there was an increase in wetlands, which was one part of the court case. The other part was that each part of land would have to come wetlands for approvals.

Commissioner Zorda made a motion to require a permit for **DPN# 2023-02-07: 92 Post Office Road** seconded by Commissioner Higley.

**Motion passed by 7-0-0 vote.**

**c. Raffia Farms- Solar Facility Proposal**

Lonestar participants were present virtually. Carrie, the attorney representing Hercules LLC introduced the members present virtually. They submitted a petition for declaratory ruling for the Connecticut citing council for the solar project on Raffia Road. Sam gave an overview of the project. The project is located on 99-113 Raffia Road and is a 4-megawatt AC ground mounted solar facility. The total project area will cover 14 acres. She shared her screen to show the site plan. The vehicle access will be through an existing roadway and for electric access they are proposing putting 3 utility poles along the access roadway.

Carrie stated that the project is under jurisdiction of the CT citing council, application was filed January 5, 2023, with a decision deadline by July 5, 2023. In addition to filing the application with the CT citing council, they have submitted application material with CT DEEP Storm water division. The professionals on this project contacted DEEP/Storm

Water for input and their input was incorporated into the design of the plan. She addressed the memo from staff with the questions and concerns. A written response was generated and included in the packet.

Chairwoman Corbin-Sobinski stated they have concerns with the escarpments.

Kevin addressed the agency on the escarpments. He stated the goal is to stay away from the escarpments. Ms. Driver asked Kevin to show the grading plan as they are concerned with the grading near the escarpments and which part of the escarpments will be disturbed.

Kevin showed the plan and explained that they will be working within the limits and tie into the existing grading area and maintain the vegetation south of the property. They will be staying away from escarpments.

Commissioner Kober asked about the grading plan. Do they intend to bring in fill or use the existing on the property.

Ms. Driver asked if they had considered reconfiguring the project for less cut and fill on the property? Possibly reducing the number of solar panels in that area.

Commissioner Zorda explained from the agency perspective the map looks like the escarpments will be disturbed but you're saying you will not be grading.

Ms. Driver asked Lonestar if they had looked at the town's wetlands layer and GIS to find the escarpments line. To which they replied they did not. Carrie mentioned that she is not sure where the Aquifer Protection Boundary is. Ms. Driver asked if they have consulted the Hazardville Water Company for clarification on this and to ensure if there is a way that absolutely no fueling will take place over the Aquifer. Lonestar replied they have not discussed this with the Hazardville Water Company, but will soon when they apply for building permits. Ms. Driver informed them the Water Company's are not tagged in on pending permit application and that they will need to discuss with them separately.

Matt, the soil scientist stated that he did the wetland delineation on site and flagged the wetland boundary. He also stated that they have identified highly erodible soils and they generally match the NRCS data. That soil data is not delineated as part of their wetland's delineation; however they will not be going into those escarpment areas.

Carrie went over the narrative that they provided based on the comments, questions and concerns from staff and the agency.

**12. Enforcement Report (s):** None

**13. Report of Planning Staff:** Ms. Driver stated that she received an email from Graham from Yankee Castings and they are working on a time frame.

**14. New Applications to be Received:** None

**15. Miscellaneous:** None

**16. Adjournment:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to adjourn the meeting.

**Motion passed by a show of hands 7-0-0 vote.**

Meeting adjourned at 8:18 PM

Prepared by: Sandie Barone

Respectfully Submitted,

Virginia Higley, Secretary