

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY  
**WEDNESDAY, AUGUST 5, 2020 – 7:00PM**  
SPECIAL MEETING MINUTES  
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**

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

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

Chairman Corbin-Sobinski seated Alternate Commissioners Hendrickson and Pyznar.

**Approval of Minutes – July 21, 2020 Regular Meeting**

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Hendrickson, to approve the minutes of the July 21, 2020 Regular Meeting.

The motion failed with a 3-0-2 vote with Commissioner Pyznar and Howe abstaining.

**Votes: 3-0-2**

**Motion:** Chairman Corbin-Sobinski made a motion, seconded by Commissioner Zorda, to table the Approval of Minutes until the next meeting.

The motion passed with a 4-0-0 vote.

**Votes: 4-0-0**

**New Business**

**Wetlands Permit(s)**

- a. **IW# 611** – 67 Middle Road – Application for a permit to construct a single family residence within the 100-foot Upland Review Area (URA) on the property known as 67 Middle Road; Raffia Farms, INC., Owner; Map 065/Lot 062; Zone R-44. (DoR 07/21/2020).

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve the application for IW# 611.

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

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**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 – "Proposed Single Family House" prepared for Raffia Farms, Inc., 67 Middle Road, Enfield, CT, Map 065/Lot 0062, Zone R-44. Prepared by Gary B. LeClair, LLC, 57 Acorn Drive, Windsor Locks, CT 06096, (860) 627-8200, n.d.

**DATED** this day 14<sup>th</sup> day of July 2020.

**Votes: 5-0-0**

- b. **IW# 612** – 19 Carmela Terrance – Application for a permit to construct a 14' x 24' shed within the escarpment and wetland soil areas as delineated by the Town of Enfield Official Wetlands Map on the property known as 19 Carmela Terrance; Jody Foisy, Owner; Map 063 / Lot 0176; Zone R-33. (DoR 07/21/2020).

Commissioner Zorda stated that he would like a condition added to specify that no toxic chemicals will be stored in the shed due to proximity to the stream. Ms. Foisy stated that no chemicals will be stored in the shed and that she has a garage on the opposite side of the property to store gas for the lawnmower.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Hendrickson, to approve the application for IW# 612.

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

**Site Specific Conditions**

1. No toxic chemicals shall be stored in the shed.

**Prior to the Start of Construction:**

2. 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;
3. 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;
4. 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;
5. 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.
6. 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.
7. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
8. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

**General Conditions:**

9. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;
10. 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;

11. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
12. 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;
13. 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;
14. 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;
15. 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;
16. 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;
17. 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.
18. 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;
19. 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;
20. 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.
21. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.

22. 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 612 – 19 Carmela Terrance – Site Plan" drawn by the applicant.

**DATED** this day 15<sup>th</sup> day of July 2020.

**Votes: 5-0-0**

### **New Applications to be Received**

- a. **IW# 614** – 228-230 N. Maple Street – Application for a permit to repair an agricultural road by cutting in wetland areas and restoration of the pond located on 228-230 N. Maple Street; Maplewood Associates Partners, LLC, Owner; James Stanton, Applicant; Map 081/Lot 0121, Account #001400020297; Zone R-44. (DoR 08/05/2020) – Agent Approval determined at 07/07/2020 meeting.

Ms. Villalba stated that she had visited the property along with Zoning Enforcement Officer Ricardo Rachele and Director of Development Services Laurie Whitten. She stated that they would like to move forward with the agent approval process.

Ms. Villalba stated that the applicant is constructing the agricultural road and will restore one of the ponds located on the property. She stated that they are asking in the conditions for the applicant to follow best practices for soil erosion and clean water.

### **Agent Approvals**

- a. **IW # 613 – 50 Hazard Avenue (AKA 10 Hazard Avenue)** – Application for Agent Approval for a permit to construct a +/- 6,300 square foot renovation and expansion with associated improvements on the property known as 50 Hazard Avenue; Map 056/Lot 0022; BR Zone; Regency Centers c/o Michael Lai, Owner; Nate Krishner (Lagan), Applicant Representative. (DoR 07/21/2020). Approved on 07/22/2020.

Ms. Villalba stated that it had been approved on July 22, 2020 and the applicant had been told that construction cannot start until the fifteen day petition period is over.

### **Adjournment**

**Motion:** Commissioner Howe made a motion, seconded by Commissioner Hendrickson, 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

