

MINUTES
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, September 20, 2022, 7:00PM
REGULAR MEETING
Council Chambers
820 Enfield Street, Enfield, CT 06082

RECEIVED
ENFIELD TOWN CLERK
2022 SEP 28 PM 3:48
Shelby M Bailey

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 Donna Corbin-Sobinski, Commissioners, Kevin Zorda, Virginia Higley, Nancy Martin, Anne Collins, Phil Kober and Robert Hendrickson.

4. Public Participation- None

5. Correspondence- received correspondence from CCM convention and they will be holding a debate.

6. Agent Comments: Chairwoman Corbin-Sobinski stated that most of the Commissioners attended an FOI (Freedom of Information) meeting on September 15, 2022, which was put on by the Town Attorneys and was very informative.

7. Approval of Minutes: September 6, 2022

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley to approve the minutes from the September 6, 2022, meeting.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley to amend the approval of the minutes from September 6, 2022, with the corrections stated.

Motion passed with a 7-0-0 vote

Approval of minutes as amended with the following changes:

Item 17 Adjournment: from the motion passed with a 6-0-0 vote corrected to 7-0-0

Item 5 Correspondence: correct spelling of Caciwc

Item 16 New Items to be Received: added

IW# 666-327 Brainard Road,

XIW# 667-Cranbrook Boulevard

XAAA#127- Cheryl Drive

8. **Town Attorney Report:** None
9. **Continued Public Hearings:** None
10. **New Public Hearings:** None
11. **Old Business:** None
12. **New Business:**

Determination of Permit Needed:

a. **DPN#2022-08-15-37 Gordon Ave-** Application for an in-ground pool in the upland review area of a subdivision with surrounding wetlands. Nadia Wright of Juliano's Pools, Applicant; Patrick W. O'Connor, Owner; Map 20/Lot14; R-33 Zone

Nadia Wright from 321 Talcottville Road Vernon, CT stated that they are proposing a 12X24 inground pool with 4-foot safety fencing within the 100-foot buffer zone. There will be no stockpiling on site and they will install silt fencing and hay bales. Chemicals are brought in by the company to maintain the pool.

Motion: Commissioner Zorda made a motion to require a permit seconded by Commissioner Kober for **DPN# 2022-08-15- 37 Gordon Ave-** Application for an in-ground pool in the upland review area of a subdivision with surrounding wetlands; Nadia Wright of Juliana's Pools, Applicant; Patrick W O'Connor, Owner; Map 20/Lot 14; R-33 Zone.

Motion passed by 7-0-0 vote

Wetland(s) Permits -

b. IW# 664 - 18 Mullen Road- Application for the expansion of outdoor storage in the upland review area; CML Realty, LLC, Owners; Map 16/Lot 51; I-1 Zone.

Brennan Sheahan and Timothy Coon indicated that the area in which the request to expand the outdoor storage is in the large hale field located to the west of the existing buildings. The proposal is to add another 3.3 acres in this area to expand the outdoor storage. This area will be re-graded to relatively flat with millings as a surface and install a swale along the eastern edge to collect run off and divert to a new storm water basin which will be located to the southeast corner of the storage area. Along the wetland area they will maintain a 50 foot non disturbed area with or no grading within 50 feet of the wetlands.

Questions asked by the Commissioners:

What will be stored outside? Bagged mulch will be stored outside on pallets.

How many bags will be stored? About 300,000 bags on approximately 60 bags per pallet.

What is the turn around for the equipment used to move the pallets is there a lot of activity at one time? The bagging starts in mid-September and they bag until the yard is full. With the new storage area added the bagging will start mid-September to February.

Do tracker trailers go into the storage area? For 2022 the yard was full so the loading started on the pad.

Will there be new pavement in the proposed area? No pavement, it will millings.

Is the 15-foot access drive within the upland review? No, its not. The upland review is

outside the northern end.

Where will you stockpile the snow? In the event of heavy snowfall, a lane will be maintained.

Commissioner Zorda made a motion to approve, seconded by Commissioner Higley **IW# 664 - 18 Mullen Road-** Application for the expansion of outdoor storage in the upland review area; CML Realty, LLC, Owners; Map 16/Lot 51; I-1 Zone, with standard general conditions as well as site specific conditions

1. Applicant may apply for agent approval for the retention basin maintenance if needed.
2. The final plan will note stockpiling.

Motion passed by 7-0-0 vote

c. **IW# 665 - 274, 284, and 242 Brainard Road** - Application for wetlands permit for the development of a 42-unit multifamily housing with single-detached homes; Washington Associates of Enfield LLC, Applicant; Washington Associates of Enfield LLC and Anthony Troiano Jr+ John Petronella; Maps and Lots: 62-319, 77-67, & 77-68; R-44 Zone

Dana Steele Engineer with JR Russo and Associates, Frank Troiano Jr, property owner and George Logan from Rima Ecological Services presented on the project for this area and the impact to the wetlands. They have been through this process once. The Wetlands Commission and Zoning approved this proposal in 2005, but due to economic changes they were unable to start this project. There is no substantial change from the 2005 application to this new application. On the 2005 application a soil scientist indicated a wetland sticking out into the property. With this new application, a new soil scientist, George Logan confirmed an additional wetland on the other side of the property. The issue is the additional

wetland is close to Unit 16, within the buffer area and the other 2 units are within the 100-foot regulated area.

The east side of the property is next to land that is owned by CT Water Company. Jessica Demar, an Aqua Protection Administrator sent a letter to the Commission at 5pm raising some concerns with the project. Commissioner Kober suggested since they all received the letter at 5pm and it has not made it to the public posting that this case be continued.

George Logan visited the area in March to confirm the wetland area that was noted in the 2005 report and noted the second wetland area on the southeast side of the property that causes a concern for the development of a unit. George concluded that it's not a significant wetland for functional value analysis. However, the wetland in the southwest area of the property has two principal habitat and functions. In his report George added a list of plant species to be planted and monitored in this area.

Questions from the Commissioners:

Is the 3-year monitoring of the mitigation creation area documented on the plan? It has not been included in the plan; however, a full implementation will be added or added as a condition of approval.

Will there be an impact to St. Martha's Pond? This plan will not impact the discharging into St. Martha's Pond.

Commissioner Zorda recommended continuing so the applicant can review and address some of the concerns made by CT Water and make any changes to the plan if needed. It was also determined that a public hearing was not needed as this project does not meet the requirements for a public hearing.

Commissioner Zorda made a motion to continue for the next meeting on October 4, 2022, seconded by Commissioner Higley for **IW# 665 - 274, 284, and 242**

Brainard Road - Application for wetlands permit for the development of a 42-unit multifamily housing with single-detached homes; Washington Associates of Enfield LLC, Applicant; Washington Associates of Enfield LLC and Anthony Troiano Jr+ John Petronella; Maps and Lots: 62-319, 77-67, & 77-68; R-44 Zone, in order for the applicant to address the letter sent from CT Water Company.

Motion passed by 7-0-0 vote

d. **IW# 666 - 327 Brainard Road-** Application for a Wetlands Permit for maintenance of the Detention Pond; Betty-Jo O'Brien, Applicant; Ashmead Commons Condo Association, Owner; Map 77/ Lot 58; R-33 Zone.

Commissioner Zorda made a motion to continue for next meeting, on October 4, 2022, seconded by Commissioner Higley as the applicant did not show to the meeting.

Motion passed by 7-0-0 vote

e. **XIW# 667 - Cranbrook Boulevard** - Application for a Wetlands Permit to allow for road improvements near the wetlands; Town of Enfield, Applicant/Owner.

Request for Agent Approval-

XAAA# 127- Cheryl Drive, Edmund Lane, Moody Road, Stephen Drive - Application for an Agent Approval authorization to allow for the construction of a road improvement project on those sections within the upland review area; Town of Enfield, Applicant; Owner.

JP Rodriguez from the Department of Public Works, Bill Anderson, and Eric Neosanti presented on the roadside projects for Cranbrook Boulevard, Cheryl Drive, Edmund Lane, Moody Road, and Stephen Drive.

Moody Road will be reconstructed from Elm St. to North Maple St. Cranbrook Boulevard from Freshwater to Palomba Drive, and reclaiming Cheryl Drive, Edmund Lane, and Stephen Drive.

Bill Anderson provided a presentation with the breakdown of the project. There will be storm drainage improvements and upgrades to the entire project, significant increase in water quality measures, BMPS throughout construction activity, additional catch basins, hoods sumps, and no fill in 100 yr. flood plain.

Questions from Commissioners:

With the new distribution facility on Moody Road was traffic taken into consideration. A significant cut along with a heavy base, 21 inches will consider the truck traffic on Moody Road as well as Cranbrook Boulevard.

Commissioner Zorda made a motion to approve, seconded by Commissioner Kober for **XIW# 667 - Cranbrook Boulevard** - Application for a Wetlands Permit to allow for road improvements near the wetlands; Town of Enfield, Applicant/Owner

Motion passed by 7-0-0 Vote

Commissioner Zorda made a motion to approve the request for agent approval, seconded by Commissioner Martin for **XAAA# 127- Cheryl Drive, Edmund Lane, Moody Road, Stephen Drive** - Application for an Agent Approval authorization to allow for the construction of a road improvement project on those sections within the upland review area; Town of Enfield, Applicant; Owner.

Motion passed by 7-0-7 Vote

13. Review of Bylaws: Ms. Driver informed the Commission that they should have received a revised copy and new changes are in bold.

Commissioner Kober indicated in Article 4, Section 4 under resignations from the agency the wording should be, forward to Town Manager and then to Town Clerk. He also suggested to add virtual hybrid meetings to section 1. Lastly to revise in Article 9 in the sample agenda instead of Other Business to Miscellaneous.

Chairwoman Corbin-Sobinski indicated in Article 9 section 2 there should be a space between

14. Enforcement Report (s): No New Updates

15. Report of Planning Staff: None

16. New Applications to be Received: None

17. Adjournment: Commissioner Kober made a motion, seconded by Commissioner Higley to adjourn meeting.

Meeting adjourned at 8:51 PM

Motion passed by 7-0-0 vote

Prepared by: Sandie Barone

Respectfully

Submitted,

Virginia Higley, Secretary