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MINUTES

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY

TUESDAY, November 15, 2022, 7:00PM

2022 NOV 22 PM 2:56

REGULAR MEETING

Council Chambers; 820 Enfield Street, Enfield, CT 06082

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

Also, present Georgienna Driver, Assistant Town Planner

4. Public Participation- None

5. Agent Correspondence- None

6. Approval of Minutes:

a. October 18, 2022

Commissioner Higley made a motion to move the October 18, 2022, minutes, from the table, seconded by Commissioner Zorda.

Motion passed by a show of hands 7-0-0 Vote

Commissioner Zorda made a motion to approve the minutes of October 18, 2022, seconded by Commissioner Martin.

Motion passed by 7-0-0 Vote

b. November 1, 2022

Commissioner Zorda made a motion to approve the minutes of November 1, 2022, seconded by Commissioner Martin.

Motion passed by 6-0-1 Vote

7. Town Attorney Report: None

8. Continued Public Hearings: None

9. New Public Hearings: None

10. Old Business:

a. IW# 670-878 Enfield Street - Application for the demolition of a structure within 200' of the Freshwater Brook; Troiano Properties, LLC, Applicant/Owner; Map 26/Lot 14; TD 5 Zone.

Professional Engineer, David Ziaks, presented the plans for the demolition of 878 Enfield Street. The request is to demolish the two buildings on site. The area will be grated and seeded. The seeding in mulching will be done in the spring. The result of demolishing both buildings, grating and seeding has no negative impact on the floodplain. The reason for removing the buildings is to make the property more attractive for redevelopment.

Ms. Driver added that she revised her report, recapping that the applicant is in front of the Agency because the property is near the Freshwater Brook. Questions brought up by staff was the timeline for the temporary retaining wall or if the applicant considered removing the retaining wall instead. What would be the significance of keeping the retaining wall? Keeping the retaining wall will minimize site disturbance. No other concerns from the planning department. A request for the timeline of scheduled demolition and timeline for completion was made.

Chairwoman Corbin-Sobinski asked if they were going to use a water tank to control the dust. The demolition will begin in the winter, therefore there will be no issues with dust.

Commissioner Zorda made a motion to approve, **IW# 670-878 Enfield Street**, seconded by Commissioner Higley with the following site-specific conditions:

1. The fill documentation will be submitted to the Wetlands Agent prior to the commencement of the fill activities.
2. The applicant will seed and loam the compacted gravel area depending on the weather.

Motion passed by 7-0-0 Vote

b. **IW# 669- 161 Post Office Road** – Application for a proposed lot division; Garrett Homes, LLC; Mitchell Wojnar, Owner; Map 68/ Lot 232; BL Zone.

Withdrawn by the applicant.

Commissioner Zorda made a motion to acknowledge the withdrawal of **IW# 669- 161 Post Office Road**, seconded by Commissioner Higley

Motion passed by 7-0-0 Vote

11. New Business:

a. **IW# 671- 91 Carriage House-** Application for a Wetlands Permit for clearing trees from the access to the waterway to reduce flooding; Carriage House-Enfield Association, Applicant/Owner; Map 52/Lot 420; R-44 Zone

Ms. Driver stated that she would like to strike the site-specific recommendations.

Tom Ward along with Chris Weiland presented to the Agency the need to clear trees at the Carriage House Condo Association. The water course that passes through the property has resulted in flooding within the buildings and basements. Different drainage and sump pumps have been used to no avail. There is one area of the water course that they cannot access because it is heavily wooded. The proposal is to clear a pathway on one side of the water way to access it and keep it clear and allow the water to flow freely.

Commissioner Zorda asked if the species database was checked, Ms. Driver stated that she did and there was no critical endangered species on site.

Commissioner Kober asked if there was a Wetlands study or delineation completed or just going off the GIS record. Most likely this was conducted when the construction of the condos.

Commissioner Zorda asked if there was a plan to maintain? Yes, the plan is to maintain the area annually.

Ms. Driver recommends scheduling an inspection within 3 days of the work being completed to ensure that everything is ok.

Commissioner Zorda made a motion to approve **IW# 671- 91 Carriage House** seconded by Commissioner Kober with the following site-specific conditions:

1. The area will be loamed and seeded with a wetland mix, weather permitting.
2. A maintenance plan will be submitted to the agent for approval prior to the completion of the project.
3. A site inspection will be conducted within 3 days of project completion.

Motion passed by 7-0-0 Vote

b. **IW# 672- 50 Palomba Drive-** Application for a Wetlands Permit for Gale Toyota to construct site improvements; Gale Toyota, Applicant, 50 Palomba LLC, Owner; Map 57/Lot 337; BR Zone.

Guy Hesketh, professional engineer, and Robert Greene president of Gale Toyota presented on the need for a Wetlands Permit. The proposal is to renovate Gale Toyota, and as such includes the demolition of the building, except for the service area. Re-grading will be required on the site and around the building, reconfiguring the parking lot and the building will come a little closer to the road. There is no direct Wetland impact with the renovation of the building and parking lot areas.

Commissioner Zorda asked how snow removal will be handled.

There are designated areas on the property that will handle snow storage.

Also, can the stockpile area be moved since it's so close to the Wetland area.

The stockpile can be moved farther away from the Wetland area.

Commissioner Zorda made a motion to approve **IW# 672- 50 Palomba Drive** seconded by Commissioner Higley the reason, it was concluded that both Wetland areas do not exhibit significant Wetland functions or values, small size and location determined the areas are of low quality and minimum functionality. Site-specific conditions are as follows:

1. To move the temporary stockpile as far as possible from the Wetlands.
2. Use hay bales or sediment logs, in addition to the two layers of silt fence.

Motion passed by 7-0-0 Vote

c. IW# 673- 210 Moody Road- Application for a Wetlands Permit for a 13,900 SF addition onto the existing facility; Top-Knot, LLC, Applicant/Owner; Map 100/Lot 11; I-1 Zone.

Ben Hilderbrand, engineer presented the application for Wetlands Permit. The request is for adding an addition to an existing building. The proposed work is within the 100-foot Upland review area. Silt fencing will be installed around the construction area and straw bales will be installed to protect existing catch basins. Staff comments have been reviewed and revisions have been made to the plans.

Commissioner Zorda made a motion to approve **IW# 673- 210 Moody Road**, seconded by Commissioner Higley with the following site-specific conditions:

1. Final plans will include a lighting sheet
2. All outlet structures shall be inspected annually and cleaned as necessary
3. All vegetated slopes and swales shall be visually inspected twice annually prior to the seeding seasons and areas in need of repair shall be reseeded.

Motion passed by 7-0-0 Vote

12. Enforcement Report (s): None

13. Report of Planning Staff: Ms. Driver gave an update on a project that was approved a couple of months ago, on the development of two single family homes on Sunset and Woodland. The silt fencing has been installed, however it's backwards. The property on 117 North Steet was visited and the silt fencing is installed backwards on some areas, and they are in the process of removing some stockpile

items from the Upland Review area. All American has complete their project, and Ms., Driver will be going to site to review mitigation.

14. New Applications to be Received:

a. **IW# 674 – 33 Aloha Drive-** Application for a Wetlands Permit for a residential home improvement; Michelle Weeks, Applicant; Bobelle, LLC, Owner; Map 63/Lot 55; R-33 Zone.

15. Miscellaneous: None

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

Meeting adjourned at 7:59 PM

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

Prepared by: Sandie Barone

Respectfully Submitted,

Virginia Higley, Secretary