

MINUTES
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, NOVEMBER 21, 2023, 7:00PM
SPECIAL MEETING
Scitico Room; 820 Enfield Street, Enfield, CT 06082

1. Call to Order

Chair Corbin-Sobinski called the meeting to order at 7:05 P.M.

3. Roll Call

Members present: Chair Corbin-Sobinski Commissioners, Virginia Higley, Kevin Zorda, Christopher Renaud, and Anne Collins

Members absent: Nancy Martin

Chair Cobin-Sobinski seated Chris Renaud as a member in the absence of Nancy Martin.

Also present: Georgienna Driver, Assistant Town Planner and Sandie Barone, Recording Secretary

Chair Corbin-Sobinski stated that they received 2 letters of resignation from Phil Kober who was voted on the Board of Education and Robert Henderickson was voted onto the Town Council.

4. Public Communication: Lori Parker 101 Cottage Rd, asked about the application for Mayfield, if it is on the agenda.

Ms. Driver said it is on the agenda but is not being heard this evening.

5. Correspondence:

Commissioner Zorda made a motion to add to New Business, the vote for the 2024 meeting calendar, seconded by Commissioner Renaud.

Motion passed 4-0-0 vote.

6. Approval of Minutes:

a. October 17, 2023

Commissioner Zorda made a motion to approve the minutes as amended for October 17, 2023, seconded by Commissioner Renaud.

Revised to show that Commissioner Collins was present at the October 17, 2023, meeting.

Motion passed 4-0-0 vote.

Commissioner Higley entered the meeting at 7:10PM

7. Town Attorney Report:

a. October 26, 2023

Sharon M. Bailey

2023 NOV 30 PM 4:26

RECEIVED
ENFIELD TOWN CLERK

10. Old Business:

a. IW#691- 145 & 153 South Road- Application for a Wetlands Permit for the development of the Maplewood Village Apartments; Enfield Properties, LLC + Maplewood Village of Enfield, LLC, Applicant/Owners; Map 55/Lot 80 and Map 55/Lot 59; I-I/R-44 Zones.

David Ziaks Professional Engineer, George Logan Soil Scientist and Frank Triano to present the project for the Maplewood Village Apartments.

Chair Corbin-Sobinski said that her property abuts this property and if the applicant wants her to recuse herself, she will. The applicant agreed to have her remain in the meeting.

Mr. Ziaks discussed the previous project and this project is smaller and falls under a new regulation that allows regular market rate rental apartments and that they do not need to be elderly apartments. However it's unique that the parcel must have 2 different zones. It must abut an industrial zone.

Commissioner Zorda made a motion with site specific conditions to approve the wetlands application for **IW#691- 145 & 153 South Road**, seconded by Commissioner Higley.

Motion passed 5-0-0 vote.

11. New Business:

a. DPN#2023-10-27 North Maple Street – Application for a jurisdictional ruling for a timber harvest for agricultural cropland; Cliff Champman/Applicant, Mayfield Place, II LLC/Owner; Map 79/Lot 11; R-44 Zone.

Commissioner Zorda made a motion to accept the extension request for **DPN#2023-10-27 North Maple Street**, seconded by Commissioner Higley.

Motion passed 5-0-0 vote.

b. 2024 Meeting Calendar –

Commissioner Zorda made a motion to accept the meeting calendar, seconded by Commissioner Higley.

Motion passed 5-0-0 vote.

13. Report of Planning Staff: Ms. Driver read into the record correspondence from Lodestar-141 Town Farm Road.

14. New Applications to be Received:

a. **IW# 692-1A Glenwood Street-** Application for a Wetlands permit for the removal of a 16x32 inground pool; Paul Morin Applicant/Owner; Map 76/Lot 236; R-44 Zone.

b. **AAA# 133 – 13 Lousie Drive-** Application for authorized agent approval for a shed; Josh Morgan, Applicant; Marie Benitez-Echeagary, Owner; Map 53/Lot 324; R-33 Zone.

c. **IW#693 – 327 Brainard Road-** Application for a Wetlands permit for the maintenance of the detention pond; Jennifer Brymer and Michael McManus, Applicants; Ashmead Commons Condominium Association, Owner; Map 77/Lot 58; R-33 Zone.

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

Motion passed unanimously.

Meeting adjourned at 7:54 pm

Prepared by: Sandie Barone

Respectfully Submitted,

Virginia Higley, Secretary