

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING
MINUTES

TUESDAY, FEBRUARY 5, 2019 – 7:00PM

Enfield Town Hall – Council Chambers
820 Enfield Street, Enfield, CT 06082

Call to Order

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

Roll Call

Secretary Higley took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kelly Hemmeler, Keyin Zorda, Carrie Howe, Virginia Higley and Alternate Commissioner Marie Pyznar. Absent were Commissioners Robert Chagnon, Jane Smith and Alternate Commissioner Marcy Taliceo. Chairman Corbin-Sobinski seated Alternate Commissioner Pyznar for the absent Commissioners.

Also present were Laurie Whitten, Director of Developmental Services and Raquel Ocasio, Assistant Town Planner

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to go into Executive Session.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

The Commission entered into Executive Session, during which no decisions were made.

Chairman Corbin-Sobinski announced that the Commission has a new Alternate Commissioner, Robert Hendrickson, who will be joining the Commission at the next meeting.

Correspondence

- a. Town Attorney Report(s)

Chairman Corbin-Sobinski went over the reports in their packets and asked if there were any questions; there were none.

Chairman Corbin-Sobinski pointed out invitations that the Commission had received, one for the Connecticut Land Use Law for Municipal Land Use Agencies, Boards & Commissions meeting on Saturday March 23, 2019 at Wesleyan University and the other for the Connecticut Federation of Planning & Zoning Agencies annual conference on Thursday March 28, 2019 at the Aqua Turf Club.

Chairman Corbin-Sobinski asked if anyone from Enfield would be recognized with an award at the annual conference, to which Ms. Ocasio replied that some from the Planning & Zoning Commission and Zoning Board of Appeals had been previously recognized but would not be in attendance at the conference.

Ms. Whitten stated that the Connecticut Land Use Law meeting is an excellent overall review of the different purviews and jurisdictions of the various land use commissions and encouraged the Commission to attend if possible.

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Chairman Corbin-Sobinski went over other correspondence, including the 2019 Agency Meeting Schedules and new Commissioner's List.

Commissioner's Correspondence (Site Visit Updates – if any)

None

Approval of Minutes: November 20, 2018 (Regular Meeting)

Motion: Commissioner Higley made a motion, seconded by Commissioner Hemmeler, to approve the minutes for November 20, 2018.

The motion passed with a 4-0-2 vote with Commissioners Howe and Pyznar abstaining.

Votes: 4-0-2

Public Hearing(s)

Old Business

- a. Review of Bylaws – Tabled
 - Consideration of a modification to Article IX-Order of Business to include Legal Ad prior to Public Hearing.
 - Consideration of a modification to Article IX-Section 3 to include reason for failed motion.
 - Consideration of an Alternate Commissioner Voting Schedule.
 - Meetings-Article VII- Section 5.
- b. Review of Model Regulation Amendment – Tabled.
 - Materials Distributed at the meeting of October 16, 2018.

Ms. Ocasio explained that the legislation and new regulatory advisories since 2016 had been incorporated into the model regulations of Planning staff and the Director of Development Services. She stated that they would be reviewing it prior to going to Public Hearing for the adoption of the updated regulations.

Public Participation

None

New Business

Chairman Corbin-Sobinski stated that an application which had been before the Commission previously is delayed as it has to go before the ZBA prior to coming before the Commission.

Enforcement Report(s)

- a. **117 North Street** - Cease and Desist Order for the cutting of trees, excavation, and construction within 100 feet of wetlands.

Commissioner Higley stated that there was a triaxle coming out of the property a little after 11:00 am today and suggested that Staff mention this to Zoning Enforcement Officer Rachele. Ms. Ocasio stated that the person has an attorney whom ZEO Rachele was unable to reach today. Chairman Corbin-Sobinski asked how the Commission will proceed from here, to which Ms. Whitten replied that at this point the town has met their obligation of inviting him to a hearing within

10 days of the notice and he did not show up for it. She went on to state that they would be trying to work with him on this and other issues and that Staff would let the Commission know how it progresses.

Report of Planning Staff

- a. **AAA# 119** – Queen Street/Indian Run – Application to install a generator pad; Hazardville Water, owner/applicant; Map 66/Lot 334; R-88 Zone.

Ms. Ocasio went over the report for the Phase 2 Avery Well Improvement Project, which she stated has minimal impact to existing wetlands.

- b. **XIW # 19-01**- Thompsonville Southwest Road Reconstruction Project # 18-5-Application for the reconstruction of the roadways, installing new curbing, concrete sidewalks and driveway aprons. *DEEP requirement for soil and erosion control measures*. Project streets include: Cross Street 298 ft., Maple Avenue 704 ft., Pease Street 829 ft., South Street 1,010 ft., and Spring Street 2,304 ft; Town of Enfield, Owner/Applicant; Residential 33 (R-33), Thompsonville Village Center (TVC) and Industrial 1 (I-1) Zones.

Ms. Ocasio explained that this project was previously approved and does not affect wetlands.

- c. **XIW # 19-02** - Orlando Drive Woodgate Apartments - Emergency application for the reconstruction and repair of a compromised sewer pipe and culvert in cooperation with the Army Corps of Engineers and DEEP; Town of Enfield, Owner/Applicant; Map 011/ Lot 0054; Residential 33 (R-33) Zone.

Ms. Whitten explained the emergency nature of the situation, due to the broken sewer pipe and blown-out culvert. She stated that Public Works, DEEP and Army Corps of Engineers were all out there the next day and that currently the pipework is in the process of being completed.

New Applications

None

Adjournment

Motion: Commissioner Howe made a motion, seconded by Commissioner Higley, to adjourn.

The motion passed with a 6-0-0 vote.

Votes: 6-0-0

Prepared by: Elizabeth Bouley, Recording Secretary

Respectfully Submitted,



Virginia Higley, Secretary

w/2 corrections - as noted in minutes