

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
WEDNESDAY, SEPTEMBER 16, 2020 – 7:00PM
SPECIAL MEETING
DRAFT MINUTES FOR COMMISSION CONSIDERATION
Virtual Meeting

Call to Order

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

Roll Call

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

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

Chairman Corbin-Sobinski seated Alternate Commissioners Pyznar and Hendrickson for the absent Commissioners.

Approval of Minutes: September 1, 2020

Motion: Commissioner Higley made a motion, seconded by Commissioner Zorda, to approve the minutes for the September 1, 2020 Regular Meeting.

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

Votes: 5-0-0

New Business

- a. **IW# 615** – 188 Moody Road - Application for a permit to clear +/- 2.2 acres of trees in the Upland Review Area (URA) on the property known as 188 Moody Road as referenced on the Tree Clearing Plan prepared for Troiano Realty Corporation, 188 Moody Road, Dated 09/08/2020; Troiano Realty Corporation, Owner; Map 100/Lot 0012; I-1 Zone. (DoR: 09/01/2020).

Roger Kellman of F.A. Hesketh was present before the Commission on behalf of Troiano Realty.

Ms. Villalba stated that the draft resolution contains the updated date for the site plan they had received from the applicant. She stated that the plan is to clear 2.2 acres in the upland review area. Ms. Villalba went on to state that the new site plan is flagged 50 feet from the wetlands and 25 feet from the property boundary where there are no wetlands for 50 feet.

Ms. Villalba went over the five site-specific conditions in the draft resolution. Mr. Kellman stated that they have no issues with the conditions and had made all changes suggested by Staff.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Pyznar, to approve IW# 615 with conditions.

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

Site Specific Conditions:

1. The applicant agrees to cut trees flush to the ground with no removal of tree stumps;
2. The applicant agrees to remove all cut tree material from the site;
3. The applicant agrees to seed all disturbed areas with seed type C as referenced on the site plan dated 09/08/2020;
4. The applicant agrees to ensure erosion and dust control measures are practiced; and
5. The applicant will come back before the commission if any future excavating or grading is necessary for prospective projects.

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 – "Tree Clearing Plan" prepared for Troiano Realty Corporation, 188 Moody Road Enfield, Connecticut. Prepared by F.A Hesketh & Associates, INC., 3 Creamery Brook, East Granby, Ct 06026, 860-653-8000, dated 07-24-2020 and revised on 09-08-2020.

DATED this day 10th day of September 2020.

Votes: 5-0-0

Chairman Corbin-Sobinski stated for the record that the Commission had reviewed this application in a past meeting.

Ms. Villalba stated that the YouTube recordings of the Commission meetings are always updated on the IWWA website.

- b. **IW# 616** – 176 South Road – Application for a permit to conduct the following regulated activities: clear trees and vegetation around the perimeter of the parcel, clear the drainage ditch, cleaning out the drainage structures and piping on site, regrade the area between South Road and the front parking lot by filling with loam and seed, and add landscape material in the front area on the property known as 176 South Road. Cliff Chapman, Owner; J.R. Russo & Associates, Applicant Representative; Map 055 / Lot 0088; I-P Zone.

Timothy Coon of J.R. Russo & Associates addressed the Commission, stating that the site plan had been presented to the Commission at the last meeting. He stated that at the request of the Commission they re-submitted the site plan to show the limits of the clearing, which coincide with the property lines.

Mr. Coon stated that there are two twin culverts on the property that come under South Road where the ditch originates. He stated that the brush and secondary growth had been cleared out and the applicant plans to loam and seed that area.

Mr. Coon stated that stated that there are two catch basins onsite that the applicant intends to clean. He stated that he would also like to clean out the bottom of the drainage ditch as the pipes that come across South Road are half-filled with sediment. Mr. Coon explained that the drainage ditch is within the maintenance easement for the town, but the applicant is willing to take care of it while he is out doing the work.

Mr. Coon stated that the front depression had not ever historically been used as a detention or retention basin and was not designed to act as a stormwater feature.

Commissioner Zorda asked how the portion of the property to the rear of the building will be affected if the drainage ditch is cleared out. Mr. Coon stated that the sediment has built up around the property but they can only go as far as the property line. He stated that it will certainly improve the flow characteristics to that point, and it is a step in the process to improve the situation.

Commissioner Howe joined the meeting.

Ms. Villalba stated that the clearing of the drainage ditch is on the original application. Mr. Coon stated that he wanted to make sure that the clearing includes the removal of the sediment. Ms. Villalba stated that the updated resolution in the Staff Report includes the clearing of the drainage structures and the piping onsite.

Ms. Villalba stated that the ditch is on the property and the applicant is not going into the culvert. She went on to state that DPW has been made aware of the condition of the culvert.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, to approve IW# 616.

Chairman clarified that Commissioner Howe is seated.

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

Site Specific Conditions:

1. All areas disturbed along the site perimeter and within the drainage ditch will be seeded with a wetlands seed mixture;
2. Best Management Practices will be followed when cleaning out the piping and culverts located on the property; and
3. Any additional clearing outside of the site plan dated 09/08/2020 will require additional approval from the Inland Wetlands and Watercourses Agency.

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 – "176 South Road" – Prepared by the Applicant's Representative. Dated 09/08/2020.

DATED this day 10th day of September 2020.

Votes: 6-0-0

Report of Development Services/Planning Staff

Ms. Villalba stated that Staff has yet to receive legal opinion but she will send a reminder email and keep the Commission posted.

Agent Approvals

- a. **XIW# 20-08** – 20 Stardust Drive - Application for a permit to repair the culvert located in front of 20 Stardust Drive in the Town right-of-way. Town of Enfield, Owner; Map 088/Lot 0021; R-44 Zone. (DoR: 09/01/2020). **Agent Approved on 09/02/2020.**

Ms. Villalba stated that the petition period for this will end on Friday.

Adjournment

Motion: Commissioner Zorda made a motion, seconded by Commissioner Howe, 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