

MINUTES
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, JANUARY 4, 2022 – 7:00PM
REGULAR MEETING
Enfield Town Hall – Enfield Council Chambers
820 Enfield Street, Enfield, CT 06082

RECEIVED
ENFIELD TOWN CLERK
2022 JAN -5 AM 9:46
Sharon M. Bailey

Call to Order

Chairman 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 (virtually), Virginia Higley and Robert Hendrickson. Absent was Commissioner Carrie Howe.

Also present was Georgienna Driver, Assistant Town Planner.

Public Participation

Chairman Corbin-Sobinski asked three times if anyone in the public would like to speak; no one came forward.

Agent Comments

Chairman Corbin-Sobinski asked if the Commission could get a copy of their revised application.

Correspondence

Chairman Corbin-Sobinski stated that they had received a letter from the Town Attorney's office dated December 29, 2021.

Approval of Minutes: December 21, 2021

Motion: Commissioner Higley made motion, seconded by Commissioner Zorda, to approve the minutes from the December 21, 2021 meeting as amended.

Commissioner Higley stated that Page 4 did not have any reasons for the vote taken on IW# 641. She stated that the minutes should state that Commissioner Zorda proposed they do a Public Hearing on this project, and that Chairman Corbin-Sobinski stated that the reason for the Public Hearing is for the public and Commissioner Higley agreed stating that there is enough wetlands disturbance to warrant a public hearing as well.

Chairman Corbin-Sobinski asked if it would be easier for the Recording Secretary to be present at the meetings, to which Ms. Driver replied that this has been requested and she is doing it virtually due to COVID.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

New Public Hearings

Chairman Corbin-Sobinski stated that IW#641 was moved to January 18th as they need to get the notices out to all of the abutters.

Old Business

- a. **IW#635- 117 North Street-** Restore lost Wetlands (filled / disturbed) and to allow for the development of a contractor storage yard for materials, trucks, and an agricultural cropland; Joseph Liquore, Applicant/Owner; Map 93/ Lot 15; I-1 Zone. (DoR:10/5/2021)

Chairman Corbin-Sobinski stated that they need to have a decision by the next meeting at the latest, to which Ms. Driver replied that the Commission needs to make a decision by today.

Motion: Commissioner Higley made a motion, seconded by Commissioner Hendrickson, to approve IW#635 with site-specific conditions.

Commissioner Higley read the site-specific conditions aloud.

Commissioner Zorda stated that special condition #1 should specify that a bond will be set for that as well.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

- b. **IW#636-59 Cottage Road-** Application for a Wetlands Permit to replace the sea wall; David Vesce, Owner/Applicant; Map 80, Lot 180; R-33 Zone. (DoR: 9/21/21)

Ms. Driver stated that the applicant has requested an extension, and the next time he will be here will be February 1st unless he obtains another extension. She stated that the total number of days he can request for an extension are up to 65.

Motion: Commissioner Higley made a motion, seconded by Commissioner Hendrickson, to accept the extension to move IW#636 to the meeting on February 1st.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

- c. **POCD:** Review of Goals and Ideas

Ms. Driver stated that the next step is to edit the goals and ideas and discuss an implementation strategy. Chairman Corbin-Sobinski and Commissioner Higley stated that they look very good. Commissioner Zorda agreed, stating that it is comprehensive. Chairman Corbin-Sobinski asked if Commissioner Zorda would bring this back to the Committee, to which Ms. Driver replied that she will.

New Business

- a. **IW#640- 21 and 23 Bailey Road-** Application for a Wetlands Permit to allow for the demolition of the current structure and construction of a new structure; Richard Zannoni, Applicant/Owner; Map 109/Lot 19 and Map 109/Lot 20; R-88 Zone

Richard Zannoni, 165 Jesters Lane, Becket, Massachusetts addressed the Commission. Mr. Zannoni stated that he has owned the property at Bailey Road for a long time but the building has outlived its service life. He stated that they plan to put up a two-family for the current tenants and take down the existing house.

Commissioner Higley asked if he will be hooking up to the sewers there, to which Mr. Zannoni replied that there are no sewers as there is a brand new septic and a well.

Commissioner Zorda asked if there is any hazardous material abatement necessary. Mr. Zannoni stated that there may be asbestos or lead paint in the demolition but that is a separate issue.

Chairman Corbin-Sobinski stated that it appears to be putting it further away from the wetlands. Commissioner Higley stated that it is a good use of the parcel as it is farther away from the road and the wetlands.

Chairman Corbin-Sobinski stated that the plan should show a revised note. Ms. Driver stated that they did submit revised plans which are included in the Commissioners' packets, and all comments have been addressed.

Motion: Commissioner Higley made a motion, seconded by Commissioner Hendrickson, to approve IW#640.

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

- b. **IW#641- 25 and 35 Bacon Road-** Application for a Wetlands Permit to construct a distribution center with associated site improvements to the rear of 25 Bacon Road (Lot 94-65); Adam Winstanley, Applicant; WE 35 Bacon Road, LLC; Owner; Map 94/Lot 65 and Map 95/Lot 5; I-1 Zone. ***Public Hearing set for 1/18/2022.***

Chairman Corbin-Sobinski stated that the Commission will discuss this at the next meeting on January 18th.

Enforcement Report(s)

- a. Notice of Violation 1700 King Street-Narrative of Restoration

Ignacio Carballo, 1700 King Street, addressed the Commission along with his brother, William Carballo. Mr. William Carballo stated that he will be doing most of the talking.

Mr. William Carballo stated that Mr. Ignacio Carballo's wife and daughter both had coronavirus and they can provide proof that she was in the hospital, to which Chairman Corbin-Sobinski replied that this is not necessary. Mr. William Carballo stated that they came up with a plan and a drawing, but they do not know how to rectify the issue without guidance. He stated that they are aware that he went over and they are going to move the fence, but there was no information available via GIS mapping. Mr. William Carballo stated that he has the required permits but cannot fill them out completely without the information.

Mr. William Carballo provided a drawing to the Commission depicting where he went over the property line and stated that they plan on pulling all of the permits that they need to. He stated that they will put up the silt fence and have receipts that they purchased it already. Mr. William Carballo stated that his brother will replace the fence all the way around there.

Commissioner Higley asked if the applicant has shown this to Rick, to which Mr. William Carballo replied that he has not. Ms. Driver read through the items the applicant will have to fix, according to the zoning enforcement report.

Mr. William Carballo stated that they will pull out the debris and logs, and put up the silt fencing to protect the river. He submitted his paperwork to Ms. Driver, who asked him to come back in tomorrow to obtain the proper application. Chairman Corbin-Sobinski asked if he can sit with Staff to fill it out, to which Ms. Driver replied that he can.

Mr. William Carballo went over some of the measurements they took, explaining where they came from and pointing them out on the drawing he submitted.

Commissioner Zorda asked what kind of time frame they are looking at. Mr. William Carballo stated that they do not know how to do the permitting and filling out information, but everything has been purchased. He stated that 90 days would be great.

Commissioner Higley suggested that the applicant work with Staff to get the application filled out. Ms. Driver stated that he can come into Town Hall any day and they can help him fill out the application. Mr. William Carballo stated that he will come in tomorrow morning. He stated that his brother understands he messed up and wants to fix it.

New Applications to be Received

Ms. Driver stated that they received several applications for Jarmoc Farms, but due to the quantity of applications, Staff and the other departments did not have enough time to go over all of them. She

stated that he will be received on the 18th and heard on the 1st. Ms. Driver stated that there are five completed applications with a sixth that is not ready yet.

Adjournment

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

The motion passed with a 4-0-0 vote.

Votes: 4-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Virginia Higley, Secretary