

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 Robert Hendrickson and Alternate Commissioners Marie Pyznar and Marcy Taliceo. Absent were Commissioners Carrie Howe 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 Taliceo.

Commissioner Howe re-joined the meeting.

Correspondence

Chairman Corbin-Sobinski went over various email correspondence received by the Commission, including a December 21, 2020 email from Zoning Enforcement Technician Nicole Maruca as well as a litigation update and Town Attorney report for the month of December.

Chairman Corbin-Sobinski stated that they also received a reminder that there will be a Zoom meeting for the Connecticut Association of Zoning Enforcement Officials (CAZEO) on March 6, 2021.

Approval of Minutes: December 15, 2020

Motion: Commissioner Zorda made motion, seconded by Commission Higley, to approve the minutes from the December 15, 2020 meeting.

The motion passed with a 6-0-1 vote with Commissioner Taliceo abstaining.

Votes: 6-0-1

New Business

- a. **IW# 622** – 122 Moody Road – Application for an IWWA permit to construct a new 18’x36’ inground pool with a 4’ safety fence that has a self-closing and self-latching gate as referenced on the updated site plan provided by the applicant dated 12/16/2020; Jason and Jessica Halpert, Owner; Evie Delaney, Applicant; Map 093 / Lot 006 ; R-33 Zone. (DoR: 12/15/2020).

Property owners Jason and Jessica Halpert provided information regarding their reasons for wanting a pool.

Ms. Villalba stated that she had spoken to Town Engineer John Cabibbo as the location of the silt fencing had changed since the initial site plan. She stated that Mr. Cabibbo has no problems with the revised silt fencing. Ms. Villalba stated that there is a site-specific condition that the silt fencing should be installed as referenced on the latest plan provided by the applicant's representative.

Commissioner Higley asked where the excavated dirt will be deposited. Mr. Halpert stated that their representative from the pool company is handling all aspects of planning so he cannot specifically answer that.

Commissioner Higley stated that if the pool must be drained, the applicant needs to drain it away from the wetlands.

Commissioner Zorda asked if there will be a pump house installed, to which Mr. Halpert replied that there will be a pool house next to the pool. He stated that the filtration and mechanicals will be located on the back side of this pool house.

Commissioner Zorda asked if chemicals will be stored in the pool house, to which Mr. Halpert replied that they may. Commissioner Zorda stated that this is a concern as the pool chemicals can be damaging if they get into the wetlands. Mr. Halpert replied that they are willing to store the chemicals in the walkout basement or elsewhere. Commissioner Zorda requested that this be a condition of approval.

Ms. Villalba read the additional conditions regarding the pool draining away from the wetlands and the chemicals not being stored in the pool house. The Commission agreed with the wording of the additional conditions.

Commissioner Taliceo stated that she would also like to know where the excavated soil is going to go. Commissioner Higley asked if someone from the Planning Department will inspect the pool, to which Ms. Villalba replied that it has to go to the Building Department next. She explained that this will be reviewed again when the applicants apply for the inground pool permit.

Ms. Villalba stated that they can add a condition to ensure that the excavated fill is not deposited into the wetlands. Mr. Halpert stated that his understanding is that the pool company will be trucking the fill out.

Commissioner Zorda suggested that a condition be added for the excavated soil to be removed from the site or placed within the silt fenced area.

Mr. Halpert requested the conditions in writing so that he can share them with the pool company. Ms. Villalba replied that she will be sending out a Notice of Decision which outlines all of the site-specific and general conditions.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to approve IW# 622 with four additional conditions.

The motion passed with a 7-0-0 vote.

Site Specific Conditions:

1. The applicant will install silt fencing as referenced on the updated site plan dated 12/16/2020;
2. The applicant will not store pool chemicals in the shed;
3. The applicant agrees that if the pool needs to be drained, it must be drained away from the wetlands; and
4. Excavated fill will be removed from the site or will be stored within the silt fencing.

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 – '122 Moody Road – Revised Site Plan' – 12/16/2020 – Provided by the applicant.

DATED this day 31st day of December 2020.

Votes: 7-0-0

Adjournment

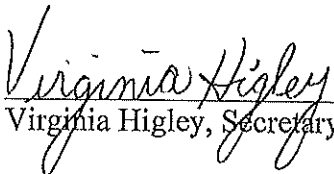
Motion: Commissioner Higley made a motion, seconded by Commissioner Howe, to adjourn.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,



Virginia Higley, Secretary

