

TUESDAY, FEBRUARY 2, 2021 – 7:00PM

REGULAR MEETING

MEETING MINUTES

Virtual Meeting - <https://youtu.be/jmwepRIZw6c>

RECEIVED
ENFIELD TOWN CLERK

2021 MAR -2 AM 10: 35

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

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

Chairman Corbin-Sobinski seated Alternate Commissioner Pyznar.

Correspondence

Chairman Corbin Sobinski stated that they all received the Town Attorney report dated January 29, 2021.

Approval of Minutes: January 19, 2021

Motion: Commissioner Zorda made motion, seconded by Commissioner Pyznar, to approve the minutes from the January 19, 2021 meeting.

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

Votes: 5-0-0

New Business

- a. **IW# 623** – 33 Post Office Road – Application for an Inland Wetlands and Watercourses Permit to construct a new 12' wide driveway on the property known as 33 Post Office Road as referenced on the site plan dated 1-6-2021; Jeff Tingley, Owner/Applicant; Map 047 / Lot 0030; I-1 Zone. (DoR: 1/19/2021).

Jeff Tingley, 33 Post Office Road, provided the Commission with a brief overview of the application. He stated that they want to extend the driveway from the current driveway at 33 Post Office Road to the south side of the building in order to allow for overhead door access. He stated that Powder Hollow Brewery will most likely be taking over his space due to the high ceilings, and he will move over to the unoccupied spot. He explained that if he does this, there is no way to get his employees and their equipment out to their jobs.

Ms. Villalba stated that an easement was referenced on the site plan but has not been recorded on the land records. She stated that this has to go to the Planning & Zoning Commission (PZC) in order to make modifications to the building, and she will bring this to Assistant Town Planner Jennifer Pacacha's attention. Ms. Villalba stated that they should follow the map amendment rather than the soil survey as the map amendment was examined by a certified soil scientist.

Ms. Villalba stated that the only site-specific condition is that the site plan will be revised to address the Engineering Department's comments and will include a detailed cross section of the proposed driveway and grading information.

Commissioner Zorda asked why the applicant would go this way instead of going right out to Post Road. Mr. Tingley explained that this would be too close to the intersection of Post Office Road and Post Road, which would create a hazard.

Commissioner Zorda stated that he is concerned the driveway may increase the amount of water that moves across this parcel. Mr. Tingley stated that the detail drawings for the driveway will be engineered and done properly. He stated that they laid 288 feet of pipe and ever since there is no more ponding and the water flows properly.

Commissioner Zorda asked if the wetlands delineation on the site plan is the revised one, to which Ms. Villalba replied that it is. She stated that it looks a little different than the GIS and the soil survey, but an actual soil scientist went out there.

Commissioner Zorda asked if there will be vehicles stored on the pavement at 33 Post Office, to which Mr. Tingley replied that there will not. Mr. Tingley went on to state that he will not put anything there because he loves that piece of property. He stated that there will be no parking, just access. Commissioner Higley requested that they add this as a condition of approval.

Commissioner Zorda asked if they will be able to save the tree, to which Mr. Tingley replied that they can. He stated that they will keep it trimmed back. Commissioner Zorda suggested that the applicant make sure they protect the root system during construction if this application is approved.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to approve IW #623 as amended with two site-specific conditions.

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

Site Specific Conditions:

1. The site plan will be revised to address the Engineering Department's comments and will include a detailed cross section of the proposed driveway and grading information.
2. No vehicles will be stored on the existing driveway on 33 Post Office Road.

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 – "Site Plan" prepared for Jeff Tingley, 33 Post Office Road and 119 Post Road, Enfield, CT, 06082. Prepared by L.P. Consultants, LLC., Enfield, CT, 06082-5709, (860) 558-9887, dated 1-6-2021.

DATED this day 28th day of January 2021.

Votes: 5-0-0

Report of Development Services/Planning Staff

Ms. Villalba reminded the Commission about the CT Bar Association's Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions Webinar. She instructed the Commission to let Zoning Enforcement Technician Nicole Maruca know if they want to attend.

Adjournment

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

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

Votes: 5-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,



Virginia Higley, Secretary