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## MINUTES

ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY

**TUESDAY, April 4, 2023, 7:00PM**

REGULAR MEETING

Council Chambers; 820 Enfield Street, Enfield, CT 06082

### 1. Call to Order

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

### 3. Roll Call

Commissioner Higley took the roll and present were Chairwoman Corbin-Sobinski, Commissioners, Kevin Zorda, Virginia Higley, Robert Hendrickson, Nancy Martin, and Phil Kober.

Absent- Anne Collins

Also, present Georgienna Driver, Assistant Town Planner and Rick Rachele, Zoning Enforcement Officer

### 4. Public Communication: None

5. **Agent Correspondence:** Chairwoman Corbin-Sobinski stated that they received an email from Janice Fournier regarding a Drought Workshop on April 12<sup>th</sup>.

### 6. Approval of Minutes:

#### a. March 21, 2023

Commissioner Higley made a motion to approve the minutes from February 21, 2023, seconded by Commissioner Zorda.

Discussion: The minutes do not reflect that Nancy Martin was absent for the March 21, 2023, meeting. It should be noted that Nancy Martin was absent.

Commissioner Higley made a motion to amend the approval of the minutes with corrections for the minutes from March 21, 2023, seconded by Commissioner Zorda.

**Motion passed by 4-0-2 Vote.**

### 7. Town Attorney Report: March 24, 2023

### 8. Continued Public Hearings: None

### 9. New Public Hearings:

a. **IW# 678-92 Post Office Road-** Application for the development of a single-family home; Windbrook Homes LLC, Owner/Applicant; Map 47/Lot 10; R-44 Zone. **TABLED UNTIL 4/18/2023.**

Commissioner Zorda made a motion to table IW# 678-92 Post Office Road until April 18, 2023, seconded by Commissioner Higley.

**Motion passed by 6-0-0 vote.**

**10. Old Business:** None

**11. New Business:**

a. **IW# 678-7 Pearson Way**-Application for wetlands permit for a 41,275 square foot addition to the existing building; Pearson Enfield Development Co., LLC, Applicant/Owner; Map 75/Lot 42; I-1 Zone.

Dana Steele, professional engineer with JR Russo and Associates and Matt Davidson Soil Scientist and John Pelley representing the property owner.

Mr. Steele stated that this property was originally proposed for development in 1997, however, a portion of the property was never built. Now they would like to build something similar but smaller. The site plan indicates that the addition is on the west side of the building.

Mr. Davidson delineated the wetlands in December. Jawbuck Brook flows south along the eastern portion of the property and it meets Freshwater Brook along the southern part of the property. He completed a wetland function value assessment and what he denoted as a principal function of the brooks is fish and shellfish habitat. The vegetation is a lot of shrub invasive species and not high habitat that is being removed. With the retention of the buffer with the storm water treatment with the condition of the area that's being worked on there will not be any impact to the wetlands or watercourses.

Mr. Steel stated that there is room for snow stockpiling, which he will add the locations to the plans. The property owner may include a fence along the property for security.

Commissioner Kober asked the agency if there was an interest in having a public hearing?

Chairwoman Corbin-Sobinski and Commissioner Zorda stated they do not believe it's a significant impact to have a public hearing.

Commissioner Zorda asked where the fence would be installed. Mr. Pelley indicated on the map to show the agency where the fence would go.

Commissioner Zorda made a motion to approve **IW# 678-7 Pearson Way**-Application for wetlands permit for a 41,275 square foot addition to the existing building; Pearson Enfield Development Co., LLC, Applicant/Owner; Map 75/Lot 42; I-1 Zone, seconded by Commissioner Martin. With the following site-specific conditions:

Final plans will show the locations of the snow stockpiling.

Reduced amount of salt use for the winter season

Applicant is permitted to do maintenance on the storm water basin provided the town's wetland agent is notified.

The fence location will be added to the final plans.

**Motion passes by 6-0-0 vote.**

**-Determination of Permit Needed-**

Ms. Driver stated she received an email from the applicant, Mr. Jarmoc, requesting that the agency table the 4 applications for determination until the April 18<sup>th</sup> meeting.

Attorney Donnelly stated to the agency that they did submit the applications for determination of permit needed and staff made some comments, however they were unable to address those needs from last Thursday until tonight's meeting. He said they will be withdrawing 3 out of the 4 applications. That will be formally completed by tomorrow, they are going to focus on Abbe Road.

b. **DPN# 2023-03-24A- 131 Town Farm Road-** Application for a determination of permit needed for the expansion of the existing pond; Jarmoc Tobacco, LLC, Applicant; 131 Town Farm Road, LLC, Owner; Map 89/Lot 30; R-88 Zone.

c. **DPN# 2023-03-24B-128 Moody Road-** Application for a determination of permit needed for the expansion of the existing pond; Jarmoc Tobacco, LLC, Applicant; 128 Moody Road, LLC, Owner; Map 93/Lot 5; I-1 Zone.

d. **DPN#2023-03-24C- 24 Charnley Road-** Application for a determination of permit needed for the expansion of the existing pond; Jarmoc Tobacco, LLC, Applicant; Jarmoc Farms, LLC, Owner; Map 108/ Lot 4;R-88 Zone.

e. **DPN#2023-03-24D-147 Abbe Road-** Application for a determination of permit needed for the expansion of the existing pond; Jarmoc Tobacco, LLC, Applicant; Jarmoc Real Estate, LLC, Owner; map 85/Lot 16; R-44 Zone.

Commissioner Zorda made a motion to table the 4 determinations of permit needed; 2023-03-24A, 24B, 24C, and 24D, until the next meeting, seconded by Commissioner Higley.

**Motion passed by 6-0-0 vote.**

Commissioner Zorda made a motion to move item b. 147 Abbe Road- Violation under Enforcement Report (s) to item a. , seconded by Commissioner Hendrickson.

**Motion passed by 6-0-0 vote.**

## **12. Enforcement Report (s):**

### **a. 147 Abbe Road- Violation**

Attorney Donnelly stated that his client was able to get silt fencing installed and he passed out photos of the silt fence around the area. He believes this puts them in a sufficient position to address everything else at the next meeting.

Commissioner Zorda asked if they intend to spread the soil that was taken out elsewhere.

Attorney Donnelly stated they will not touch anything until the determination of permit needed is complete.

Mr. Rachele stated that the agency can refer to the photos that he passed out. He went over the photos with the Commissioners. He indicated that in one of the pictures material was deposited into the wetlands and that this is a wetlands issue.

Chairwoman stated they will discuss the enforcement at the next meeting.

### **b. Map 47/Lot 12- Notice of Violation**

Mark Spazzarini and Dana Steele discussed property and the violation. Mr. Steele stated that Mark Spazzarini asked him to be present as he is familiar with the property. In December they met at the site with Georgie and Rick regarding clearing that had taken place without a permit and may have been located within a regulated area. Mr. Steele said that what he had observed is trees were cleared, and wood chip piles were around the perimeter of the area of disturbance. With the removal of the stumps the soil was disturbed. They did not know where the areas of the wetlands were, so they hired George Logan, a soil scientist, to have him look at the site. However, he has not submitted his reports yet. They are in the middle of correcting the issue and making it right.

Chairwoman Corbin-Sorbinski recommended they come back May 16<sup>th</sup>.

## **13. Report of Planning Staff:**

Ms. Driver stated that they received a letter from East Longmeadow with a proposal over the border near JawBuck Brook Reservoir for the construction of a recycling and bottle redemption center.

Commissioner Zorda asked if there was any follow up on Yankee Castings. Mr. Rachele said no but he will contact DEEP again to see if things can get moved along.

Following up on Big Y, Ms. Driver said there was no violation as the owner has a DPN no permit needed for the compost piles.

**14. New Applications to be Received:**

**DPN-2023-04-04-10 Patricia Circle**-Application for a determination of permit needed for an inground pool; Nadia Wright, Applicant; Jamie Herrick; Owner; Map 70/Lot 66; R-88 Zone.

**15. Miscellaneous:** None

**16. Adjournment:**

Commissioner Higley made a motion to adjourn, seconded by Commissioner Kober.

Motion passed by a show of hands 6-0-0 vote.

Meeting adjourned at 8:00 pm

Prepared by: Sandie Barone

Respectfully Submitted,

Virginia Higley, Secretary