

MINUTES
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
FRIDAY, April 21, 2023 5:00PM
SPECIAL MEETING-92 Post Office Road, Enfield CT.
Re: Site Walk for IW-677: 92 Post Office Road

RECEIVED
ENFIELD TOWN CLERK
2023 APR 28 PM 1:18
Sharon Boley

1. Call to Order

Chairwoman Corbin-Sobinski called the meeting to order at 5:00 PM.

2. Roll Call

Chair took the roll and present were Chairwoman Corbin-Sobinski, Commissioners, Kevin Zorda, Virginia Higley, Robert Hendrickson, and Anne Collins.

Absent were Commissioners Kober and Martin.

Also, present was Georgienna Driver, Assistant Town Planner and Reinhard von Hollander, the applicant for IW# 677.

3. Site Walk Rules and Procedures

Chair went over the site walk rules and procedures. This site walk is for facts and observations only, all questions and discussions will take place at the next meeting on 5/2/23. She stated this is for IW# 677-92 Post Office Road, an application for a single-family home.

Chair reiterated where on the property they will be going on site compared to the site plan. Chair stated she wants to know orientation in relation to the proposed development, drainage, and submitted public photos from the April 18, 2023 meeting.

Commissioner Zorda stated knowing the placement of the house will be beneficial.

4. Public site Inspection for the following:

a. IW# 677 – 92 Post Office Road- Application for the development of a single-family homes; Windbrook Homes, LLC, Owner/Applicant; Map 47/Lot 10; R-44 Zone. (DOR: 3/7/23)

Mr. von Hollander led the Commission to the east showing the property corner.

Ms. Driver was able to measure the distance from the property line to the proposed home.

Mr. von Hollander described the proposed development in relation to the site plan and where the Agency is walking on the property. He noted the turnout areas and driveway locations.

Commissioner Zorda noted the front of the house will be in line with the existing front lines of the neighboring homes.

The Agency began to walk towards the middle of the property where Chair asked about the existing piles of debris. Mr. von Hollander said they these piles of debris were existing.

Commissioner Zorda noted a large old growth tree stump (about a 3-foot diameter) with a raised elevation in that location.

Mr. von Hollander pointed out there is about a 4' rise in elevation differences between 94 and 92 Post Office Road. He noted that water pools up in the middle of the property line, primarily on the property of 92 Post Office and then flows towards the rear of the property. Soils in that location were still saturated with water from a recent storm event.

Mr. von Hollander pointed out the differences in elevation and where the proposed grading will be on 92 Post Office. He pointed out drainage and where the water will pool and flow, as stated on the Staff Report from the 4/18/23 meeting.

Mr. von Hollander pointed out areas of concern for water runoff. He noted that the rear of the property will remain undisturbed and explained the limit of disturbance from the proposed development.

Commissioner Collins asked to see the wetlands delineation flags and the rear of the property.

Commissioner Zorda noted that there are no signs of wetlands near the proposed activity.

Ms. Driver noted that the site walk exists only on the property in question and that the group must stay together. Ms. Driver noted the Lot boundaries compared to 94 Post Office.

Mr. von Hollander pointed out where a drainage ditch will be.

Commissioner Zorda pointed out the differences in topography and that the soil will not be leaving site. No fill will be brought in for the development and that any stockpiled soils are to be reused on site.

Chair asked public member Michele Menard of 94 Post Office Road to show the orientation of the photos she submitted to the agency at the April 18, 2023 Meeting. Ms. Menard pointed out orientations and tree locations in comparison to her photos. She stated these pictures were taken the prior weekend.

Mr. von Hollander noted that the grade shows the high spot is draining to the low spot on the 92 Post Office Road.

Ms. Driver asked Ms. Menard if she noted any rain flowing onto her driveway during the rain event to which Ms. Menard replied no it all drained towards 92 Post Office Road.

Commissioner Zorda pointed out a majority of storm water will not go onto the neighbors property and will sheet flow towards the rear of the property.

Mr. von Hollander pointed out they have walked a majority of the areas of concern for the development brought up at the April 18, 2023 meeting.

Commissioner Zorda pointed out topography changes from 92 and 94 Post Office Road.

Ms. Driver stated how soil scientist perform their delineations and how they are based on data and findings in the field.

Commissioner Collins wished to walk the delineation line to see all of the wetlands flags on site. The wetlands flags were difficult to see on the property and difficult to get to due to the amount of vegetation.

Commissioner Zorda stated he did not see the significance in doing so. He also noted there seems to be little to no impact on wetlands and the upland review area from the proposed activity.

Commissioner Zorda made a motion to adjourn, seconded by Commissioner Hendrickson.

Motion passed by a 5-0-0 vote.

Meeting adjourned at 5:29 PM.

Prepared by: Georgienna Driver

Respectfully Submitted,

Virginia Higley, Secretary