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MINUTES
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, MAY 17, 2022 – 7:00PM
REGULAR MEETING
Held Virtually

Shana 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, Virginia Higley, and Nancy Martin. Absent were Commissioners Robert Hendrickson, Anne Collins, and Alternate Commissioners Phil Kober and Sean Deane.

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.

Alternate Commissioner Kober joined the meeting at 7:02.

Chairman seated Alternate Commissioner Kober.

Agent Comments

Chairman stated that she watched the PZC meeting last week and requested that the Commission be included on receiving the list of all of the Industrial zones in town as well as associated information as talked about in that meeting.

Ms. Driver stated that this is still pending but she did receive the email request from Chairman Corbin-Sobinski.

Chairman Corbin-Sobinski requested that the new Assistant Planner join an upcoming meeting and introduce himself to the Commission.

Approval of Minutes: April 19, 2022

Motion: Commissioner Zorda made motion, seconded by Commissioner Higley, to approve the minutes from the April 19, 2022 meeting.

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

Votes: 5-0-0

Town Attorney Report

Ms. Driver stated that there is a Town Attorney report for April 28, 2022 and the only change is that the hearing for O'Connor is May 2nd at 2 PM and they are settling.

Commissioner Zorda asked if there were any updates on the hearings. Ms. Driver stated that a lot has changed since this Town Attorney report came out. She read over the dates of upcoming hearings and stated that they are currently drafting an order for Liquore to go by.

New Business

a. Informal Discussion-1700 King Street- True Storage

Ms. Driver stated that the subject property is a lot of escarpments and a little bit of the FEMA flood zone. She stated that they are not proposing extravagant site changes, just some new paving for the parking lot.

Chairman Corbin-Sobinski stated that this is just an informal discussion as to how they should proceed. Ms. Driver stated that they did receive an application for PZC, which is pending Staff review.

Jason Ouimet addressed the Commission. He stated that they had submitted a zoning map change and have a hearing coming up for that zone change. He stated that True Storage wanted to get a jump on going forward with the site plan application. He stated that they wanted to meet today to discuss what may be required of them in order for the building to be used as a climate controlled self-storage building. Mr. Ouimet stated that the external improvements are very minimal, and that they are just going to be replacing or milling some of the asphalt as well as some restriping. He stated that they have erosion and sediment controls in place in the form of silt sacks and silt fencing in some areas.

Mr. Ouimet utilized a layout of the property from the site plan to illustrate the areas of pavement that they plan on milling and repaving. He stated that a lot of the pavement is cracked and deteriorated, so they want to improve it. He stated that they are not doing any earthwork or excavation.

Commissioner Higley asked if the footprint of the building is staying the same. Mr. Ouimet stated that there are some façade improvements but the building itself is unchanged.

Commissioner Zorda asked if he is doing a full milling, to which Mr. Ouimet replied that it is only 2 inches. He stated that they are not doing reclaim or full depth.

Commissioner Martin asked for an explanation of the usage of the building. Mr. Ouimet displayed some architectural plans to illustrate the plan for all of the storage buildings and hallways.

Chairman Corbin-Sobinski asked if it is storage for residents or more industrial storage, to which Mr. Ouimet replied that it is both. He pointed out the main entrance on the site plan and stated that the site is locked and secured. Mr. Ouimet stated that most of the traffic will be passenger cars or pickup trucks, and the loading docks will be utilized very minimally.

Commissioner Zorda asked if the town does an application for milling or if that is just for grading work. Ms. Driver stated that she thinks it is more along the lines of grading and they have not had too many milling applications in the past. She stated that it sounds like agent approval for milling but will depend upon the drainage analysis.

Ms. Driver went on to ask if the parking that is not shaded in gray on the site plan will remain onsite. Mr. Ouimet stated that the parking is staying and could be used, but even the current parking shown on the plans is more than they will need.

Commissioner Zorda asked if the extra parking will be used for rental parking. Mr. Ouimet stated that this is not the intent and there are no other uses planned for the parking areas outside. Ms. Driver stated that storing RVs onsite would not be allowed in Enfield.

Chairman Corbin-Sobinski stated that they are not changing anything and the project is almost maintenance.

Mr. Ouimet asked what the date for the zone change hearing is, to which Ms. Driver replied that it is May 26, 2022.

Ms. Driver stated that they should be reinforcing wetlands reports for the PZC, as this is state statute and they have not been doing it. Commissioner Higley stated that the two Commissions used to give their NOAs to each other.

Ms. Driver stated that if the PZC wants True Storage to make any site changes in the escarpment area, he may have to come back before the Wetlands Commission. Mr. Ouimet stated that there is a 100 foot buffer along the north property, which should be vegetated and landscaped. He stated that there is some existing parking within that area, and the area is already heavily vegetated. Ms. Driver stated that they will include in the Staff report a portion about that area being escarpments as well as possibly a memo about escarpments.

Commissioner Zorda stated that he is comfortable with no application as long as nothing changes other than the milling and repaving. He stated that if something has to be done with that area of paving it should come before the Commission. Commissioner Zorda stated that if they have to remove pavement and put in more buffer, he would be ok with agent approval. The rest of the Commission agreed.

Commissioner Collins joined the meeting at 7:16 PM.

b. Enfield Solar Petition Discussion

Chairman asked if they should be discussing this. Ms. Driver stated that they should be discussing whether the Commission would like to send a positive referral or a negative referral or not send any referral for the petition. Chairman Corbin-Sobinski stated that if it gets approved and comes before the Commission, then they have already made a decision, so they should not send a referral at all. She stated that giving an opinion ahead of time may not be a good thing, as they are not supposed to discuss applications ahead of time. Discussion took place regarding how best to word the referral. Ms. Driver stated that the PZC already sent a positive referral to the Siting Council and the Town Council seems to be drafting a negative referral.

Commissioner Zorda asked if there are wetlands where the solar farm is being installed. Commissioner Higley stated that the wetlands are in the corner and there will be no solar panels in that area.

Ms. Driver utilized the GIS map to illustrate the location of the wetlands on the property. She stated that the solar panels are not going to be in the wetlands jurisdiction. Commissioner Zorda suggested that they draft a letter stating that every effort should be made to avoid disturbance of the wetlands on the property.

Ms. Driver asked how the Commission would like to proceed; the Commission agreed to make no referral at this time.

Ms. Driver stated that if there are wetlands involved, it is all Siting Council jurisdiction and the local wetlands would not get an application. She stated that it would go through DEEP, but the local agencies fall under public comment for Siting Council. Commissioner Higley stated that she does not feel comfortable giving a referral on something she has not studied, and she did not open the email as she was not sure she should.

Commissioner Zorda stated that the Wetlands Commission should put some statement on the record if there are wetlands onsite. Ms. Driver stated that it is outside of wetlands jurisdiction, and Commissioner Higley pointed out that they are going to do it anyway.

Commissioner Zorda stated that they should say something neutral to the effect that great care should be taken to avoid disturbing the wetlands. Ms. Driver stated that there is a significant distance between the wetlands and the solar farm.

Commissioner Martin stated that she does not know why they have to do anything at all, to which Ms. Driver replied that they do not have to. Commissioner Martin stated that unless things change and they end up expanding into the wetlands, the Commission does not need to do anything at all. The Commission agreed that they do not need to do anything.

Enforcement Report(s)

Ms. Driver stated that when violations come before the Commission, if the violator applies for a wetlands permit then they are granted five years to correct the violation. She stated that Staff will not be accepting applications for violation corrections, so they do not have to wait the five years and can fix it within the zoning enforcement time frame.

Ms. Driver stated that there are no updates yet on 283 George Washington or Shaker.

New Applications to be Received

- a. **IW# 655- 61 Steele Road-** Application for a Wetlands Permit for an in-ground pool and shed; Christopher Sorel and Kristen Sorel; Applicant/Owner; R33 Zone.

Chairman Corbin-Sobinski stated that they will discuss this application at the next meeting on June 7

Adjournment

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

The meeting was adjourned at 7:51 PM.

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

Votes: 5-0-0

Prepared by: Elizabeth Bouley