

MINUTES
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY
TUESDAY, JUNE 21, 2022 – 7:00PM
REGULAR MEETING
Enfield Town Hall – Council Chambers
820 Enfield Street, Enfield, CT 06082

RECEIVED
ENFIELD TOWN CLERK
2022 JUN 22 AM 9:31
Suzanne Choate

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, Robert Hendrickson, Nancy Martin, Anne Collins, and Alternate Commissioner Phil Kober. Absent was Commissioner Sean Deane.

Also present was Georgienna Driver, Assistant Town Planner.

Chairman Corbin-Sobinski seated Alternate Commissioner Kober.

Public Participation

Chairman Corbin-Sobinski asked three times if anyone in the audience would like to speak; no one came forward.

Correspondence

Chairman Corbin-Sobinski read over a letter dated June 2nd regarding a Water Diversion Permit on Moody Road. Ms. Driver stated that it is a permit from the state to do irrigation work.

Approval of Minutes: June 7, 2022

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to approve the minutes from the June 7, 2022 meeting.

The motion passed with a 4-0-3 vote with Commissioners Hendrickson, Martin, and Collins abstaining.

Votes: 4-0-3

New Business

- a. **IW# 656- 55 Cottage Road-** Application for the construction of a new single-family house; Randy and Stacy Daigle, Applicants/Owners; Map 80/Lot 178; R-33/Lake Overlay Zone

Randy Daigle, 55 Cottage Road, addressed the Commission along with Suzanne Choate of Design Professionals, Inc. Mr. Daigle stated that they are here for approval for a wetlands permit. He stated that he submitted some handouts regarding the fastening of the systems.

Ms. Choate described the location of the existing structure, stating that it is to be demolished. She stated that the existing house is below floor elevation and the new house will be on piers. Ms. Choate stated that they are increasing flood storage, and most of the lot is within the upland review area. She stated that the flood zone is across the street.

Ms. Driver stated that the new house includes an increase in living space as well as a two car garage and two porches. She went over the dimensions of the house and various features including the porches. Ms. Driver stated that the application does not include a report from a soil scientist, which is ok since they are in the lake district. She stated that the current elevation of the lot is below the 100 and 500 year flood elevations, and the proposed house will be one foot above the 500 year flood elevation.

Ms. Driver stated that the requirements for new construction have been met, and read over the Department comments as well as the recommended site-specific conditions.

Ms. Choate stated that they are happy to make any changes to the plan, one of which was just an error in the narrative. She stated that the sentence in question should read that the lot is a non-conforming lot because it is under 33,000 square feet (SF).

Chairman Corbin-Sobinski asked how the demo is going to work. Mr. Daigle stated that the demolition company estimated that the existing structure will be demolished and carried out within 5 hours. He stated that the construction materials will be going directly into the dumpsters and will not hit the ground.

Chairman Corbin-Sobinski asked what is there for a foundation right now. Mr. Daigle stated that these are all cabins and there is no foundation and only an 18-inch crawlspace. He stated that any soil will be brought back to the southeast corner and dispersed throughout the property based on the survey lines. Ms. Choate stated that she can show a stockpile on the revised plans.

Mr. Daigle explained how the piers are installed and cannot be pulled out like concrete piers.

Chairman Corbin-Sobinski asked if water will flow through the crawlspace, to which Mr. Daigle replied that it will. He stated that it is an improvement in water flow from the current situation.

At Chairman Corbin-Sobinski's request, Ms. Choate explained the construction sequence and installation of storm drainage systems and catch basins. She stated that they are planning to install the silt fence prior to demolition, and there are no other storm drainage structures on this site. Ms. Choate stated that she can take this off of the plans.

Commissioner Zorda stated that he worked with Mr. Daigle on the July 4th Committee but is able to be unbiased. Mr. Daigle stated that he is comfortable with this.

Mr. Daigle stated that he would like the deck on the lake side to be 10 feet wide rather than 8 feet wide. The Commission agreed that they are fine with this. Ms. Driver stated that they have to verify the setbacks. She stated that the motion should mention the change of the deck size.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Kober, to approve IW# 656 with the following site specific conditions:

1. A demolition plan will be included in the final copy plan submissions including the location details of erosion control measures and any stockpiling of materials or soil
2. A legend for sheet 2 shall be included in the final plan submission as well as the size measurements for the new house, garage, porches, and also include anchoring details on the plans for the garage
3. A contingent for a change of the deck size with an addition of two feet will be shown on the final plan, contingent on Staff and other Department review and approval.
4. Application for the demolition of the existing building and construction of a new single-family house.

Commissioner Martin asked for clarification on whether the lot is 178 or 55, as the agenda says 178 but the last minutes say 55. Ms. Driver stated that 178 is correct. Commissioner Zorda amended his motion to reflect the correct lot number.

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

Votes: 7-0-0

- b. **IW# 657- 92 Main Street/Small Portion of Enfield Community Gardens-** Application for the expansion and improvement of the existing parking lot located on the east side of the property; Ronnie Salas, Applicant; Salas Brothers, LLC & Town of Enfield, Owners; Map 24/Lots 161 & 47; TD-4 Zone

Jay Ussery of J.R. Russo & Associates addressed the Commission as a representative for the applicant. He stated that this is an application for a permit to expand the parking area associated with 92 Main Street. Mr. Ussery provided a brief history of the property, stating that the plan is to restore the building to a commercial first floor with some studio apartments on the second floor.

Mr. Ussery utilized a site plan to point out the bordering properties as well as the portions of land that comprise the entire piece of property. He stated that the existing gravel parking lot has historically been used for the parcel as well as roadside parking, and they are expanding it slightly. Mr. Ussery pointed

out the dumpster and snow plow areas on the site plan, explaining that it currently all drains to the back and finds its way into Freshwater Brook.

Mr. Ussery stated that there is no wetland disturbance planned and they are not doing anything in the flood zone. He provided an overview of the landscaping plan.

Mr. Ussery stated that there are probably no wetland soils here, and it is a very steep bank to the edge of the wall before it drops right into the brook. He stated that they have no issues with the Staff and Department comments, and they may be able to pull the dumpster further away from the brook.

Commissioner Zorda stated that it appears to be a pretty good slope to the parking lot, to which Mr. Ussery replied that the parking lot does not slope that much and is very similar to what is there now. He stated that the high point is the sidewalk.

Commissioner Zorda asked what the bio-retention area is, to which Mr. Ussery replied that it is a small depression in the ground that will allow a bit of setting and infiltration. He described the seed mix that will be put in this basin area.

Commissioner Zorda asked how deep the depression is, to which Mr. Ussery replied that it is only about a foot deep.

Commissioner Zorda asked if there is curbing, to which Mr. Ussery replied that there are no curbs.

Commissioner Collins asked what the bedrock in the brook is, to which Mr. Ussery replied that it is shale. She asked if it was part of the East Berlin formation, to which Mr. Ussery replied that he is not familiar with this but he has seen it in other watercourses in Enfield.

Chairman Corbin-Sobinski asked if the parcels are all going to be combined, to which Ms. Driver replied that it is three parcels and she thinks they are combining them.

Ms. Driver read comments from the Engineering Department and Fire Department into the record. Chairman Corbin-Sobinski stated that the Commission did not receive these, to which Ms. Driver replied that they are new comments received today. Ms. Driver stated that these comments came in after the packets had been sent out.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Martin, to approve IW# 657 with a site specific condition that new plans will be provided that show the locations of the catch basin silt sack and the proposed walls modular next to the sidewalk, and the final plans must include the erosion and sediment controls.

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

Votes: 7-0-0

- c. **IW# 658- 57 Cottage Road-** Application for the repair of a Lake (Sea) Wall along Shaker Pines Lake; Lonaine Creedon, Applicant/Owner; Map 80/Lot 179; R-33 Zone-Lake Overlay District

Lorraine Creedon, 57 Cottage Road, addressed the Commission. She stated that the concrete wall that holds back the dirt and ice has been pushed out and is at an angle, and it was flat when she moved in. Ms. Creedon said her engineer suggested that rather than taking down the wall and putting up a new one, they install vinyl sheet wall behind the wall. She stated that a capstone can be placed across the top of the plastic, and the existing wall will eventually just go down into the lake.

Ms. Creedon stated that she included an elevation survey in her package, which shows the lowest floor elevation. She stated that the existing wall has no drainage holes at all.

Commissioner Zorda asked if there had been any follow-up response from anyone on the proposed changes. Ms. Driver stated there was not, and the Commission can continue this if they do not feel comfortable making a decision tonight.

Ms. Driver read a memo into the record describing the proposed project, and read the Engineer comment into the record regarding the height of the proposed wall. Ms. Driver stated that the following two site specific conditions are recommended: the applicant will submit two final copies of the full-size survey from J.R. Russo & Associates with proper stamps and insurance seals, and the applicant will submit two final as-builts upon completion of the wall repair.

Commissioner Zorda asked what the final elevation is going to be with the cap. Ms. Creedon stated that they cannot go by the existing wall as it has dropped inches, so she is trying to get it back to where it was and will put it as close as possible to that. She stated that she does not plan to raise it.

Ms. Driver stated that the elevation rate is not listed on the FEMA flood certificate, and she is not sure if that is a mistake with the Engineer or some mix-up. Commissioner Martin asked if this will be clarified with the full-sized survey from the Engineer, to which Ms. Driver replied that she is not sure but the Commission can continue it.

Chairman Corbin-Sobinski stated that the plans say work is going to take place during the dry season. Ms. Creedon stated that this is in October when they lower the water level.

Commissioner Zorda stated that he is unclear whether it cannot be above the existing wall, or the wall as it was built before it moved. Ms. Driver stated that they can get some clarification from the engineers prior to proceeding.

Motion: Commissioner Zorda made a motion, seconded by Commissioner Higley, to table IW# 658 until they get more detail on elevations.

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

Votes: 7-0-0

New Applications to be Received

Chairman Corbin-Sobinski read the following application to be received:

- a. **IW# 659- 22 Hudson Street-** Application for an in-ground pool; Nadia Wright, Applicant; Maureen Isherwood, Owner; Map 53/Lot 420; R-33 Zone

Chairman Corbin-Sobinski stated that they have asked to have the new Assistant Planner join them on a Zoom meeting. Ms. Driver stated that it has been hectic but they can perhaps do this in July.

Chairman Corbin-Sobinski stated that they had asked for the Notice of Action (NOA). Ms. Driver asked if they are sure it was the NOA because she checked all of the previous master packets and did not see it. She stated that it would make more sense for PZC to get the IWWA NOA, and she is not sure what the significance of the PZC NOA would be for the Commission. Ms. Driver stated that all of the NOAs are on the website, and hopefully going forward they can be more digital and use less paper. Chairman Corbin-Sobinski explained how it is helpful to the Commission to be able to see them. Commissioner Higley stated that it is good for the Commissions to work together, and requested that Ms. Driver email it to them. Ms. Driver stated that they are on the website and it makes more sense for the PZC to get the IWWA NOA than the other way around. Chairman Corbin-Sobinski stated that she would like to see them and still thinks that the Commission should get them.

Chairman Corbin-Sobinski stated that she would also like to get a status listing of all of the applications. Commissioner Zorda stated that they had also received a sheet that assigned a few of the Commissioners to each one. Ms. Driver stated that the preconstruction meetings and as-builts go through the ZEO, and usually come after the bonds are in place. She stated that she can mention this to Staff and see what they think of it.

Chairman Corbin-Sobinski stated that they have asked to have the Town Attorney come to a meeting as there are a couple of pending lawsuits they would like to have updates on. Ms. Driver stated that Town Attorney requests go through Laurie Whitten and she will pass that along.

Chairman Corbin-Sobinski asked what the process is when Staff receives an application or complaint, to see if it is in violation of the wetlands regulations. She stated that she is being told there are no wetlands on 90 Post Office Road and there definitely is, and it was part of a big lawsuit and the town

changed the topography. She stated that they wiped out all the trees, and should have come before the Commission. Chairman Corbin-Sobinski stated that the response she got back from the office is that the gas company came in and wiped out all of the trees, which is not the case and she does not appreciate it.

Ms. Driver stated that the ZEO looked at the site, to which Chairman Corbin-Sobinski replied that he looked at the GIS site, which is inaccurate, and he needs to go back to the lawsuit. Ms. Driver read the statement from the ZEO, and said she has not read the stipulation about this property yet and she will follow up with the ZEO tomorrow. Chairman Corbin-Sobinski stated that Staff cannot look at the GIS map, and they have to look at the files. She stated that the real estate ad for the sale of the house says that it has to go to the Wetlands Commission, and there must be a process where Staff has to look for all of the information since the GIS map is incorrect. Chairman Corbin-Sobinski stated that this worries her about other applications that come into town.

Commissioner Martin stated that there seems to be no rule or regulation about how many trees you can take down on a property, and people just clear cut. Chairman Corbin-Sobinski asked again what the process is to determine where Staff looks, as they cannot just look at the GIS map.

Ms. Driver stated that when a complaint comes in, the ZEO will verify it. She stated that she does not have the knowledge of this particular property, and she will follow up with the ZEO tomorrow and try to find the joint stipulation form. Ms. Driver stated that the applications that come in usually come from the violations issued by the ZEO, and they are always verified. She stated that she recommends asking the ZEO at the next meeting he attends.

Chairman Corbin-Sobinski asked where Staff looks to see if any historical changes have been placed on a property. Ms. Driver stated that there is the archive, the aerial imagery off of Google Earth, the GIS, submitted plans and materials, as-builts, bonds, and joint stipulation forms. She stated that they always look into the history of the properties and they always verify what was submitted and information from other departments such as the Building Department. Ms. Driver recommended that they let the ZEO speak on this. Commissioner Zorda asked if it is standard to check the history on a property, to which Ms. Driver replied that it is.

Chairman Corbin-Sobinski asked what they do if a map amendment is done. Ms. Driver stated that they stamp it at the Town Clerk once the Commission approves it. She stated that the IT Department does not currently have a GIS employee, and they are in the process of updating the GIS.

Commissioner Martin asked if it makes sense to have the Commissioners included in the online permitting process. Ms. Driver stated that she does not think Commissioners can be added to that and she cannot do anything about this.

Adjournment

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

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

Votes: 7-0-0

The meeting was adjourned at 8:25 PM.

Prepared by: Elizabeth Bouley

Respectfully Submitted,

Virginia Higley, Secretary