

MINUTES

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ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY

TUESDAY, October 18, 2022, 7:00PM

REGULAR MEETING

Council Chambers

820 Enfield Street, Enfield, CT 06082

2022 OCT 21 PM 3:13

Sheila M Bailey

1. Call to Order

Acting Chair Zorda called the meeting to order at 7:01 P.M.

3. Roll Call

Commissioner Higley took the roll and present were, Acting Chair Kevin Zorda, Commissioners, Virginia Higley, Anne Collins, Phil Kober and Robert Hendrickson.

Also, present Georgienna Driver, Assistant Town Planner

4. Public Participation- None

5. Agent Correspondence- None

6. Approval of Minutes:

a. September 20,2022

Commissioner Higley made a motion to approve the minutes from September 20, 2022, seconded by Commissioner Kober.

Commissioner Kober indicated that on page 7, section 12, motion for **XAAA# 127- Cheryl Drive, Edmund Lane, Moody Road, Stephen Drive.**

The motion read 7-0-7 when **it should read 7-0-0**

Commissioner Kober made a motion to amend the minutes from September 20, 2022, seconded by Commissioner Hendrickson

Motion passed with a 5-0-0 vote

b. October 4, 2022

Commissioner Higley made a motion to approve the minutes from October 4, 2022, seconded by Commissioner Hendrickson.

Commissioner Kober mention a minor typo to consider in the minutes, when the word Commissioners is stated in the minutes there is a space between Commissioner and the s.

Motion passed with a 4-0-1

7. Town Attorney Report: None

8. Continued Public Hearings: None

9. **New Public Hearings:** None

10. **Old Business:**

a. **IW#666-327 Brainard Road-** Application for Wetlands Permit for maintenance of the Detention Pond; Betty-Jo O'Brien, Applicant; Ashmead Commons Condo Association, Owner; Map 77/Lot 58; R-33 Zone

Applicant not present

Commissioner Kober made a motion to continue **IW#666-327 Brainard Road** seconded by Commissioner Higley.

Motion passed by 5-0-0 vote

11. **New Business:**

a. **DPN#2022-09-30: 90 E Elm Street-** Application for the development of a Raising Cane's Drive thru restaurant; Adam Caracci, Applicant; Enfield Square Realty, LLC + Enfield CH LLC + Enfield Nassim LLC, Owners; Map 43/Lot 28; BR Zone

Jeff Board, a professional engineer with the State of Connecticut representing for the Applicant, Adam Caracci with the development of Raising Cane's. The reason for attending the meeting is to ask the Agency if a Wetlands Permit would be needed. The historical GIS map presented at the meeting shows wetland soils. A soil scientist was hired to walk the site and determined there are no wetlands on this site.

Commissioner Kober asked if the soil scientist completed one test pit or multiple.

Multiple test pits were conducted throughout the site.

Acting Chair Zorda asked if the storm water pond could effectively manage the additional load.

Yes, it can manage the additional load due to the outlet control structure holding back the water and releasing it at a slower rate than what was previously on site.

Commissioner Kober made a motion to agree that there is no requirement for Wetlands Permit for **DPN#2022-09-30: 90 E Elm Street**, seconded by Commissioner Higley.

Motion passed by 5-0-0 vote.

12. Review of Bylaws:

Commissioner Kober stated that page 2 section 4, the verbiage of the Town Manager adding the Town Clerk, the revision is missing. Also on page 4, section 7 wording is on there twice.

Ms. Driver indicated that she purposely left it in both areas to see where it would fit the best.

In article 7, section 5 it looked like there were revisions made on the site walk process, and Commissioner Kober is not sure this was discussed in a meeting. He asked the Agency to look it over and make sure its consistent with everything. In article 10 where it refers to public hearings, it does not specify petition ability for a public hearing, he stated he does not know if it is needed as it is in the State statute.

Commissioner Higley made a motion to table the review of the Bylaws to the next meeting, seconded by Commissioner Kober.

Motion passed by 5-0-0 vote

13. Enforcement Report (s):

a. 79 Steele Road

Ms. Driver stated the applicant was supposed to be at the meeting, she recommended that the discussion be tabled until the next meeting when the applicant could be present.

Commissioner Higley made a motion to table the Zoning complaint from 79 Steele Road until the next meeting, seconded by Commissioner Kober.

Motion passed by 5-0-0 vote

14. Report of Planning Staff:

Ms. Driver stated that the Connecticut DOT is working on a project on Route 190 where there are surrounding wetlands. However, with all state projects they are exempt from local approvals. They have not yet applied for citing Council Jurisdiction. Once that is completed, they request that the Agency review and if they have any preliminary comments on the project.

Ms. Driver read a small narrative of the project into the record. She asked if the Agency had any comments or questions.

Acting Chair Zorda asked how they are going to handle soil; will it be stocked pile on site?

Ms. Driver will ask and report back to the Agency.

15. New Applications to be Received:

a. **AAA#128-878 Enfield Street-** Application for the demolition of a structure within 200 feet of the Freshwater Brook; Troiano Properties, LLC, Applicant/Owner; Map 26/lot 14; TD-5 Zone.

Acting Chair Zorda stated that you cannot have agent approval on demolition.

b. **IW# 669-161 Post Office Road-** Application for a proposed lot division; Garrett Homes, LLC; Mitchell Wojnar, Owner; Map 68/Lot 232; BL Zone.

Ms. Driver said that she is missing several documents for this application.

16. Miscellaneous:

Commissioner Kober suggested an agenda item or a subcommittee for the Wetlands regulation review. A question for staff if any guidance was received on proposing the Amendments without a Public Hearing?

Ms. Driver recommended waiting for the Zoning Regulations to be updated prior to updating the Wetlands Regulations.

17. Adjournment: Commissioner Higley made a motion, seconded by Commissioner Kober to adjourn meeting.

Meeting adjourned at 7:27 PM

Motion passed by 5-0-0 vote

Prepared by: Sandie Barone

Respectfully Submitted,

Virginia Higley, Secretary