

**MINUTES**  
ENFIELD INLAND WETLANDS AND WATERCOURSES AGENCY  
**TUESDAY, OCTOBER 5, 2021 – 7:00PM**  
REGULAR MEETING  
Enfield Town Hall – Enfield Council Chambers  
820 Enfield Street, Enfield, CT 06082

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**Call to Order**

Chairman Corbin-Sobinski called the meeting to order at 7:02 P.M.

**Roll Call**

Commissioner Higley took the roll and present were Chairman Donna Corbin-Sobinski, Commissioners Kevin Zorda, Virginia Higley, Robert Hendrickson and Carrie Howe. Absent was Alternate Commissioner Marie Pyznar.

Also present was Georgienna Driver, Assistant Town Planner.

Chairman Corbin-Sobinski seated Alternate Commissioner Pyznar

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to move Item #5 Public Participation ahead of Item #4 Agent Comments on the agenda.

**Public Participation**

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

**Approval of Minutes: September 21, 2021**

**Motion:** Commissioner Zorda made motion, seconded by Commissioner Higley, to approve the minutes from the September 21, 2021 meeting.

The motion passed with a 4-0-1 vote with Commissioner Howe abstaining.

**Votes: 4-0-1**

**Town Attorney Report**

Chairman Corbin-Sobinski stated that they did not receive a Town Attorney report. Ms. Driver requested that the Commission move it to the bottom and she will pull it up on her email.

Commissioner Zorda requested that the Town Attorney report be emailed to the Commission.

## Public Hearings

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Higley, to open the Public Hearing.

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

### Votes: 5-0-0

- a. **IW#629-** 52 South Road- Application for a Wetlands Permit for a storage garage and geo-grid style gravel road addition request; Amy Molina, Applicant/Owner; Map 73/Lot 94; R-44 Zone (DOR: 9/7/21)

Commissioner Higley read the legal ad. Chairman Corbin-Sobinski read the rules of the Public Hearing.

Amy Molina and Christopher Molina of 52 South Road addressed the Commission. Ms. Molina stated that there was a complaint of too many cars on their property so they are looking to have a one-story garage to store some of their vehicles, boat and Jet Ski. She stated that this will up the curb appeal on the street. Mr. Molina stated that the boat is too wide and the trucks are too tall to fit into their existing garage.

Commissioner Howe asked if any of the vehicles are industrial or commercial. Mr. Molina stated that one is a utility box truck with a bolted-on ladder rack on the roof.

Ms. Driver stated that the vehicles can be seen in the wetlands inspection she sent.

Commissioner Zorda stated that the original proposal said nothing about cars and only mentioned the boat and Jet Ski. He stated that he is concerned that a lot of the measurements have changed. Ms. Molina stated that they updated the garage to a smaller size as they were told it cannot be larger than the house. She went on to state that the road was an additional foot and a half wider than they had originally planned.

Ms. Molina stated that it was ten feet from the road but they were told it should be 18 feet from the road. She stated that it is now 18 feet from the road and only accessible from their driveway.

Commissioner Zorda stated that it is a large structure with a lot of water coming off of the roof, and asked if there will be a gutter system or other drainage plan for that water. He stated that the Commission needs to see that.

Commissioner Zorda asked if there is any foundation or blocks, to which Mr. Molina replied that it is a geo-grid foundation which utilizes only gravel. He stated that a weed barrier fabric is laid directly on the ground below the gravel.

Chairman Corbin-Sobinski asked if the permit for this building has gone through, to which Ms. Driver replied that the applicant will apply for that after they obtain wetland approval. Ms. Driver stated that accessory structures are allowed to be five feet away from the rear and side property lines, and the 60-yard setback is only for accessory structures that are attached to the residential structure.

Commissioner Zorda stated that his understanding is that the truck is for some side business, to which Mr. Molina replied that it is a mobile repair business.

Commissioner Zorda asked what other types of equipment or chemicals will be stored in this garage. Mr. Molina stated that all of the equipment is in the truck. He stated that there are no chemicals, gases or fuel tanks.

Commissioner Howe asked if any actual repairs will occur in the garage, to which Mr. Molina replied that they will not.

Commissioner Higley asked if maintenance of the vehicles will be performed in the garage. Mr. Molina stated that his brother has a shop and does all of the oil changes and maintenance.

Commissioner Zorda asked if the garage will be configured with just one door on the end like the one in the photograph, to which Mr. Molina replied that this is the garage he is planning to buy. He stated that the company Big Metal Buildings pulls the permits and sets it all up.

Commissioner Zorda asked if the roof is steel, to which Mr. Molina replied that it is.

Chairman Corbin-Sobinski asked if there will be gutters. Mr. Molina stated that there will be gutters and the company will do all of that as they customize their garage.

Commissioner Zorda stated that it is very important for the Commission to know where the water coming off of the building is going. Mr. Molina stated that the company will provide structural drawings when they come to do the work. Commissioner Higley stated that the Commission cannot make a decision if they do not know where the drains are pointed.

Commissioner Howe about the topography and if there is a slope, to which Mr. Molina replied that it is flat. Commissioner Howe stated that nothing is truly flat.

Commissioner Zorda -stated that since the property is so close to a farm and wetlands, the impact of the water coming off of the building could be significant. He stated that the Commission needs to know in advance what the plan is for that.

Commissioner Higley stated that she cannot approve something if she does not know where the water is going. Commissioner Zorda stated that typically an engineer will come in and tell the Commission exactly how much water is coming through in a system like this and how it will be mitigated.

Ms. Molina stated that she does not think there will be any problem with the road in terms of runoff as the weed barrier has been down for a while and water goes right through it.

Chairman Corbin-Sobinski asked if they will be able to plow the gravel, to which Mr. Molina replied that they will not. He stated that in the winter everything will go into the garage and stay there.

Chairman Corbin-Sobinski asked the overall height of the roadway. Mr. Molina stated that the geo-grid is four inches with an inch of fancy gravel on top, so five inches total.

Chairman Corbin-Sobinski asked how far away the trees in the photograph are, to which Mr. Molina replied that the trees are in the middle of the yard.

Chairman Corbin-Sobinski asked if there will be any utilities going in and out, to which Mr. Molina replied that he is just going to do solar lights as he does not need to be in there at night.

Chairman Corbin-Sobinski asked if the floor of the structure will be gravel as well, to which Mr. replied that it will be the same geo-grid.

Chairman Corbin-Sobinski stated that salt and oil from the vehicles in the garage will go into the ground.

Ms. Driver read through the updated Staff report. She stated that the 65-yard setback requirement is not mentioned in the regulations at all, and a 60-foot setback is required from the rear property line in the R-44 zone for accessory structures that are attached to the dwelling unit. Ms. Driver stated that accessory structures that are not attached are allowed to be five feet from all property lines except for the front.

Ms. Driver read the comments from the Building Department, stating that she had received no other Staff comments.

Chairman Corbin-Sobinski asked if anyone in the audience would like to speak.

Attorney David Baram from Bloomfield, Connecticut addressed the Commission on behalf of Vincent and Penny Urbanowicz. He stated that his client's farm is at 60 South Road and they do not want to block the application, but they want to make sure that the wetlands are protected.

Mr. Baram stated that his clients are very concerned about water drainage and pollutants. He stated that the extensive Sidor subdivision map used existing data which shows that at least 50% of the applicant's property is in a wetlands area. Mr. Baram stated that the regulations call for certain information to be provided to the Commission, such as wetlands determination and drainage calculations. He stated that tabling this and requiring the applicant to provide this information is important.

Mr. Baram stated that the garage is a large structure and will have an impact in terms of water and drainage. He submitted photographs of the site to the Commission, stating that the geo-grid is not a simple roadway and is pretty wide. He pointed out the applicants' vehicles in the photographs.

Mr. Baram stated that the geo-grid seems to be designed so that water will be flowing through it, which could actually help facilitate the travel of water to his client's land. Mr. Baram stated that there is disturbance occurring already despite the fact that the Commission has not approved anything yet.

Mr. Baram stated that almost 50% of the applicant's lot is within the wetlands purview. He read portions of the letter he had submitted to the Commission back in September, stating that the Commission should require the applicants to have a soil scientist provide information about the wetlands and wetland boundary mapping. Mr. Baram stated that the regulations state that the Commission may consider impacts to areas outside of the wetland area.

Mr. Baram stated that roadways for farming are not permitted on parcels under three acres. He stated that the commercial vehicles can only be an accessory use and questioned whether the applicant should have gone to the Planning & Zoning Commission (PZC) prior to Wetlands. Mr. Baram asked at what point the storage of vehicles becomes a parking lot and therefore an accessory use.

Mr. Baram stated that the regulations do not allow the building to exceed 15% of the rear lot, to which Commissioner Howe replied that this is a zoning issue and they can only deal with wetlands. Mr. Baram reiterated that the applicant should have maybe gone to zoning first.

Mr. Baram stated that the applicant is putting in an interior roadway that has no access to the main road, which is a misrepresentation as they have to access this roadway from the road with the trucks.

Mr. Baram concluded that they do not have enough information and he supports tabling this and requiring the applicant to provide a wetlands survey and more information. He stated that the Commission perhaps should not even be entertaining the application before it goes to zoning.

Commissioner Zorda asked when the submitted photograph was taken, to which Mr. Baram replied that it was early September.

Suzanne Choate, P.E. with Design Professionals, Inc. addressed that Commission, stating that more information regarding drainage, erosion control and grading is required. Ms. Choate stated that as an engineer she considers gravel in drainage calculations to be impervious because over time it gets compacted and becomes impermeable.

Ms. Choate read her letter into the record.

Andrew Urbanowicz, 25 South Road, addressed the Commission. He stated that his family has farmed on South Road since the 1920s and he spent his entire life growing crops on this property. Mr. Urbanowicz stated that they want to protect their future harvests, as the portion of the farm which abuts the proposed activity is utilized to grow various fresh market food crops which they sell to the community. He stated that the natural slope of the 52 South Road parcel is toward their farm parcel, and presently the site is lawn over native soil except in portions where the applicant started some work prior to the application.

Mr. Urbanowicz stated that conversion of lawn to another use requires some planning to avoid rainwater being discharged onto their farm parcel. He stated that the owners do not have the right to drain onto his parcel and must control the water onsite. He stated that his family is willing to work with the applicants so they can build something that is mutually agreeable.

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

Chairman Corbin-Sobinski read into the record letters from Gary Raffia of 113 Raffia Road and Joan Nichols of the Connecticut Farm Bureau in Wethersfield.

Ms. Molina stated that they are not on wetlands but are within 100 feet, so that is why they started doing the gravel road. She stated that they did no digging.

Mr. Molina stated that he is an aerospace engineer at Pratt & Whitney and this is just side work. Commissioner Higley stated that this is not something they can consider and does not factor into their decision. Ms. Molina stated that they will make sure once the building is here that the gutters are taken care of as they do not want the water to run off onto their neighbor's property.

Commissioner Zorda stated that the soil pile in the photograph is significant, to which Ms. Molina replied that this is actually the processed gravel that was dropped off and they did not do any digging in their yard.

Commissioner Zorda asked how they will get the boat into the garage, to which Mr. Molina replied that he pushes it by hand.

Commissioner Zorda asked what radius is needed to pull a boat around the corner. Mr. Molina stated that he will have to figure that out after. Discussion took place regarding which areas on the aerial photograph are new.

Mr. Molina stated that they stopped at the instruction of Zoning Enforcement Officer (ZEO) Ricardo Rachele and anything down right now is removable like an accordion.

Commissioner Zorda stated that any oils or fluids that come out of the vehicles can get out and potentially damage the geo-grid material and leach off into the soil on the farmland. He stated that the runoff from the roof is also a significant concern and the Commission needs to see elevation drawings with more information such as storm water reporting so they can make an informed decision.

Ms. Driver stated that a site walk can be set up with the applicants that will help answer a lot of questions of concern. She stated that Staff can help the applicants work on a drawing that is to scale, and she suggested a continuance rather than a closing.

Commissioner Higley stated that an engineer's comments are needed on the storm water drainage and other factors; Commissioner Howe agreed.

Chairman Corbin-Sobinski asked if anyone in the audience would like to speak. No one came forward.

**Motion:** Commissioner Zorda made a motion, seconded by Commissioner Howe, to table IW#629 until further information is obtained so the Commission can make an informed decision.

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

**Votes: 5-0-0**

Ms. Driver stated that they can schedule a public site walk that would allow a site inspection open to the public and would answer a lot of questions that they have in regards to the driveway and the storage garage. She stated that because the 2002 survey is an A-2 certification, they can use that to scale to help them draw their site plan for better accuracy. Ms. Driver stated that Staff can help the applicants with this process.

Mr. Baram stated that they would like to receive notice of the public site walk, to which Ms. Driver replied that it will be like a Public Hearing with required notices.

## **Old Business**

### **a. POCD Chapters 1-6**

Ms. Driver stated that the POCD meetings are happening and the Commission keeps tabling, so they should discuss this due to the deadline. Commissioner Howe asked when the deadline is, to which Ms. Driver replied that it is sometime next year. Ms. Driver stated that they should have been talking about this a while ago. She stated that draft chapters 1 through 6 are on the website and the Commissioners just have to read over the draft chapters for the wetlands and come up with ideas that they would want to see included such as goals, duties and suggestions.

Commissioner Zorda stated that one of the big things that has come up is the wetland maps being old and inaccurate. He stated that they need to look at ways to get the maps more accurate in a cost effective way.

The Commission agreed to be prepared to discuss the POCD at the next meeting.

## **Report of Planning Staff**

### **a. SPR#1872-109 Elm Street- Application for a car wash in the old AAA**

Ms. Driver stated that the GIS shows wetlands on this property, but the entire area is all asphalt so they will not need wetlands approval.

## **New Applications to be Received**

Chairman Corbin-Sobinski read through the following new applications to be received:

- a. **IW#631**- 8 Pinecrest Road- Application for a Wetlands permit to construct an above-ground pool within the 100' upland review area and stump grinding; Scott Schub, Applicant/Owner; Map 97/ Lot 91; R-33 Zone; (DOR: 10/5/2021)
- b. **IW#632**- 30-32 Bacon Road- Application for a Wetlands permit to construct 3 buildings, a 2,400 square foot office and two 4,800 square foot warehouse with associated parking, accessible drives, utilities, and other amenities; Mark O'Neill, Applicant Representative; Joseph Liquore, Applicant/Owner; Map 95/ Lots 31 and 32; I-1 Zone; (DOR: 10/5/2021)
- c. **XIW# 634** - 117 Post Office Rd -Application for a Wetlands Permit to construct a modular classroom in place of the existing basketball court at the Stowe Early Learning Center; Donald Nunes, Applicant; Town of Enfield, Owner; Map 54/ Lot 6; R-33 Zone; (DOR:10/5/2021).

Ms. Driver stated that they received an application and site plans today for IW#635, 117 North Street for Joseph Liquore. She stated that the application is to restore wetlands and this will be heard at the next meeting along with the other three applications.



**Town Attorney Report**

Ms. Driver stated that she received the Town Attorney report on September 27 for Enfield IWWA vs. Joseph Liquore 117 North Street. She stated that this will be heard at the next meeting and requested that the Commission keep all of their information.

Discussion took place regarding how the Commission would like to receive their packets in time to be able to review all of the information well before the meeting.

**Adjournment**

**Motion:** Commissioner Howe made a motion, seconded by Commissioner Zorda, to adjourn.

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

**Votes: 5-0-0**

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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Virginia Higley, Secretary