

AGENDA

The packet for this meeting is available at <https://mansfield.civicweb.net/document/18045>

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. **June 15, 2020 Special Meeting Minutes**
[06-15-2020 IWA Minutes Draft](#)

3. COMMUNICATIONS

- A. **Conservation Commission- No June Meeting**
- B. **Inland Wetlands Agent Monthly Report**
[2020-07-06](#)
- C. **The Quick Guide for GoToMeeting Attendees**
[The Quick Guide for GoToMeeting Attendees](#)

4. OLD BUSINESS

- A. **W1611-1- Application of J.E. Shepard Company and Capstone Collegiate Communities-Construction of a 358-Unit Multi-family Development-1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8)**

Applicant Submittals

Site plans and Stormwater Management Report are the most current versions and reflect the changes Land Tech's 1-16-20 comments.

[W1611-1 Application Coverletter](#)

[W1611-1 JE Shepard-Capstone Collegiate-Multi-family Development Application](#)

[W1611-1 Site Plans - Revised through 02-06-20](#)

[W1611-1 Stormwater Management Report - Revised through 02.06.20](#)

[W1611-1 Stormwater- Operation & Maintenance revised through 12-30-19](#)

[W1611-1 Wetland Functions and Values Report revised through 12-30-19](#)

[W1611-1 02.06.20 Applicant response to intervener](#)

[W1611-1-02-06-20 Applicant Resp.toLandTech1-16](#)

[W1611-1 Applicant Presentation to ConsCom 02-19-20](#)

[W1611-1 Applicant 03-02-20 letter to IWA with attached letters from UConn](#)

[W1611-1 Alternative Analysis-2.28.2020](#)

[W1611-1 M. W. Klemens comments re-vernal pool 2_26_20](#)

[W1611-1 Applicant 03-04-20 IWA Presentation Outline and Qualifications](#)
[W1611-1 Applicant 03-04-20 Inland Wetlands Presentation](#)
[W1611-1 Applicant Response to John Silander's 03-04-20 Comments](#)
[W1611-1 Applicant Response to NV5 02-28-20 Report](#)
[W1611-1 Applicant Information Regarding Kardestuncer Wetlands-03-23-20](#)
[W1611-1 Applicant's Response to Vidich Report 03-23-20](#)
[W1611-1- Extension to 5-5-20](#)
[W1611-1 Applicants' response to LandTech questions 04-30-20](#)
[W1611-1 Klemens 5.4.20 response to NV5 report of 4.27.20](#)
[W1611-1 Applicant 5-4-20 Presentation](#)
[W1611-1-Extension to 6-2-2020](#)
[W1611-1 Applicants' comments 5.18.20](#)
[W1611-1 Applicants' PowerPoint presentation 6.1.20](#)
[W1611-1 Applicants' consent to extension to 6-16-20](#)
[W1611-1 Applicants' Presentation 6.15.20](#)

Intervener Submittals

[W1611-1 Mansfield IWA Notice of Intervention 28 Feb 2020 SIGNED](#)
[W1611-1 Intervener-NV5 Report to Mansfield IWA 02-28-2020](#)
[W1611-1 UConn Intervention Petition 01-27-2020](#)
[W1611-1 19 Feb 2020 UConn Letter to the Conservation Commission](#)
[W1611-1 Intervener Presentation 03-04-2020](#)
[W1611-1 Intervener Response 04-27-20](#)
[W1611-1 Intervener Presentation 05-04-20](#)
[W1611-1 Intervener Comments 05-18-20](#)
[W1611-1 -Intervenor Presentation 06-01-20 FINAL](#)

IWA Technical Consultant (LANDTECH) Submittals

The IWA's consultant, Land Tech has conducted four rounds of comments of the revised application (W1611-1) and reviewed and commented on the Conservation Commission comments. Land Tech's comments from the previous withdrawn (W1611) application are also included here.

[Land Tech Comments from Previous Application \(W1611\)](#)
[W1611-1 LandTech review 01-16-20](#)
[W1611-1 LandTech review 2-13-2020](#)
[W1611-1 Land Tech review Cons Com Comments 03-02-20](#)
[W1611-1 LandTech Review 04-17-2020](#)
[W1611-1 LandTech Review 05-26-20](#)
[1611-1 Christopher Allan-CV](#)
[1611-1 Rob Pryor-CV](#)

Notices

[W1611-1 Legal Notice](#)
[W1611-1 Legal Notice Proof](#)
[W1611-1 Notice Cover Letter](#)
[W1611-1 Abutters Notification](#)
[W1611-1 Watershed of Aquifer Area Project Notification](#)
[W1611-1 Windham Water Works Notification](#)
[W1611-1 JE Shepard Legal Notice June 1st Public Hearing](#)

Communications

[W1611-1 Comments from J.Silander to Cons Com Re Davison Environmental report -](#)

[02-14-2020](#)
[Conservation Commission 02-19-2019 Minutes](#)
[W1611-1 Mona Friedland Letter re application 02-18-2020](#)
[Conservation Commission 02-26-2020 Draft Minutes](#)
[W1611-1 Jo Ann Douda Letter re application 02-27-2020](#)
[W1611-1-Charles Vidich Kardestuncer Property Report 02-27-2020](#)
[W1611-1 Don Fontaine received 3-2-20](#)
[W1611-1 Todd Friedland 03-04-20](#)
[W1611-1 John Silander 03-04-20](#)
[W1611-1 Silander CV 3-20](#)
[W1611-1 M Soares-Clarification on Cons Comm Comments 03-04-20](#)
[W1611-1 Comments from Stacey Boothroyd 3-10-2020](#)
[W1611-1 Comments from Cynthia Hirschorn 03-11-2020](#)
[W1611-1 Silander Rebuttal of Applicant Response 04-13-20](#)
[W1611-1 Todd Friedland 04-26-20](#)
[W1611-1 Comments from Ayla Kardesuncer 05-03-20](#)
[W1611-1 Charlie Vidich Rebuttal of Applicant's comments 05-04-2020](#)
[W1611-1-M. Soares 05-04-20](#)
[W1611-1 Silander comments 05-12-20](#)
[W1611-1 M. Soares 05-13-20](#)
[W1611-1 Q. Kessel 05-13-2020](#)
[W1611-1 Anonymous 05-21-2020](#)
[W1611-1 E. Rychling 05-21-2020](#)
[W1611-1 L. Brandon 05-21-2020](#)
[W1611-1 M. Whitehouse 05-21-2020](#)
[W1611-1 N. & E. Tomastik 05-21-2020](#)
[W1611-1 S. Boothroyd 05-21-2020](#)
[W1611-1 R. Kolanowski 05-22-2020](#)
[W1611-1 R. Lester 05-22-2020](#)
[W1611-1 J. Knox 05-23-2020](#)
[W1611-1 J. Seide 05-26-2020](#)
[W1611-1 K. Fisherkeller 05-23-2020](#)
[W1611-1 M. Hirsch 05-23-2020](#)
[W1611-1 P. Tuite 05-23-2020](#)
[W1611-1 L. Lester 05-25-2020](#)
[W1611-1 T. Kask 05-25-2020](#)
[W1611-1 Revised Vidich Presentation - Impacts to Kardestuncer Property-05-29-20](#)
[W-1611-1 S. Opperman 06-01-20](#)
[W1611-1 J. Silander 6-4-20](#)
[W1611-1 C. Vidich Rebuttal of Applicant's Comments 05-04-20 \(Rev. 4 pm\)](#)

5. NEW BUSINESS

- A. **W1613- Application of Clear Mountain Capital to Change the Town's Inland Wetlands and Watercourses Map on four parcels located at 497 Middle Turnpike and Cedar Swamp Road (Assessor's Parcel IDs 8.14.14-2, 8.14.14-3, 8.14.14-4, and 8.14.19) (File W#1613)**

MOVE to :

1) Receive the application of Clear Mountain Capital (owner/applicant) to amend the Towns Inland Wetlands and Watercourses Map on our parcels located at 497 Middle Turnpike and Cedar Swamp Road (Assessor's Parcel IDs

8.14.14-2, 8.14.14-3, 8.14.14-4, and 8.14.19) (File W#1613);

2) Refer the application to the Conservation Commission;

3) Schedule a public hearing for Tuesday, September 8, 2020 at 6:30 pm in the Council Chamber of the Mansfield Town Hall or a virtual meeting per the Governor's Executive order 7B; and

4) Authorize staff to engage the services of _____ to provide independent review of the application. Pursuant to 8.6 of Mansfield's Inland Wetlands Regulations, fees incurred for this review will be the responsibility of the applicant and a deposit in the amount of the estimated cost shall be received prior to issuance of a notice to proceed.

[W1613-Clear Mountain Capital IWA Map Amendment Application](#)

[W1613- Soil Scientist Report](#)

[W1613- Survey with Field Delineated Wetlands](#)

[W1613- Wetlands depicted from Town GIS](#)

6. OTHER COMMUNICATIONS AND BILLS

A. CT Wildlife Magazine Mar/Apr Issue

[CT Wildlife Mar Apr Issue](#)

7. REPORTS FROM OFFICERS AND COMMITTEES

8. ADJOURNMENT