



NOT YET APPROVED MINUTES

MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

TUESDAY, SEPTEMBER 3, 2019 ■ REGULAR MEETING

MEMBERS PRESENT: S. Accorsi, P. Aho, B. Chandy, J. Goodwin, R. Hall, D. Plante, K. Rawn, B. Ryan, V. Ward
ALTERNATES PRESENT: C. Cotton, L. Cooley, K. Fratoni
STAFF PRESENT: J. Kaufman, Senior Planner
J. Woodmansee, Planning Specialist

Chairman Goodwin called the meeting to order at 6:30 p.m.

MINUTES:

AUGUST 5, 2019 REGULAR MEETING

B. Chandy MOVED, B. Ryan seconded, to approve the August 5, 2019, regular meeting minutes as presented. P. Aho indicated that he listened to the recording. MOTION PASSED (8-0-1. R. Hall was disqualified).

AUGUST 15, 2019 FIELD TRIP NOTES

Noted.

COMMUNICATIONS:

Conservation Commission Minutes noted as to the comments with regard to the Hillyndale Road culvert project.

PUBLIC HEARING:

APPLICATION OF M. ROBY -110 BROOKSIDE LANE – DRIVEWAY WITH WETLANDS CROSSING (W1349-1)

J. Goodwin opened the continued public hearing at 6:32 p.m. Members present were S. Accorsi, P. Aho, B. Chandy, J. Goodwin, R. Hall, D. Plante, K. Rawn, B. Ryan, V. Ward. Alternate members L. Cooley, C. Cotton and K. Fratoni were present but not seated.

J. Kaufman noted for the record the Conservation Commission Minutes of June 19, 2019, and the original and updated correspondence and photograph received from The Byron and Ferreira Families. J. Goodwin cautioned that all comments relative to this application should be limited specifically to issues concerning the wetlands.

E. Pelletier and R. Zulick of Datum Engineering presented on behalf of the applicant.

R. Zulick stated that this application is for installation of a 12-ft. wide driveway with a 60-foot wetland crossing for access to an existing residence. Installation of the driveway will require the removal of 7 trees and disturbance within the wetlands of 2300 square feet. Two, 18-inch diameter culverts with stabilization fabric will be installed, along with silt fence on the northerly and downstream southerly side of the project, seeding and mulching. The remediation area is 11,500 sq. ft.. The applicant proposes to burn weeding the existing Japanese barberry and replant with deer resistance species, re-checking the

area and destroying any returning barberry for two years by mechanically cutting and applying a herbicide by a licensed contractor.

E. Pelletier reviewed the grading that will be conducted at the entrance of the driveway and stated that excavation will be limited because this is a largely level area. In response to questions from Commissioners, E. Pelletier explained; (1) there will be no runoff onto the Byron property; (2) that, regarding options, this is the most feasible and prudent alternative because to use the ROW will require a higher degree of grading and consequent runoff into the wetlands because of the steeper slope in that area of the property. He noted that, although that area will be a shorter crossing, the extra fill is more problematic. He also explained that using the ROW will require the removal of a portion of a stone wall. This application differs from the 2006 application only in the mediation plan and the installation of stabilization fabric under the driveway which is necessary because the existing driveway is not located in the right-of way.

J. Kaufman explained the plan that was approved in 2006 and why this application is coming to the Agency as a new application rather than a renewal; specifically to address the new mediation plan, pointing out that the former mediation plan required work on the property of another.

Nancy Barry, Juniper Lane, questioned why the driveway is an issue and noted the dryness. E. Pelletier stated that the land is dry now but wet in the spring.

Rose Ferreira, 106 Brookside Lane, questioned salt and plowing of the driveway. E. Pelletier stated that this is a gravel driveway which will not require salt.

K Rawn MOVED, V. Ward seconded, to close the public hearing at 7:01 p.m. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

APPLICATION OF M. ROBY -110 BROOKSIDE LANE – DRIVEWAY WITH WETLANDS CROSSING (W1349-1)

Members discussed their thoughts on the application including alternative driveway locations, amount of wetlands disruption and location of existing driveway. J. Kaufman explained the regulatory basis on which this application could be denied and opined none of the criteria for denial was present in this case.

D. Plante MOVED, R. Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to M. Roby (File W1349-1) for installation of a driveway and wetlands crossing on property owned by the applicant and located at 110 Brookside Lane as shown on plans dated May 8, 2006, revised through July 9, 2019, and as described in application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

2. Prior to controlling the non-native invasive species, the applicant shall submit a revised plan indicating the extent of the infestation with a detailed control and planting plan.
3. All non-native invasive species control shall be supervised by a professional soil scientist or other qualified professional.
4. Two years of follow-up non-native invasive species control shall be conducted. Initial and follow-up treatments shall be inspected and approved by the Inland Wetlands Agent.
5. All pesticides must be applied by an applicator licensed by the State of Connecticut.
6. All appropriate State permits must be granted prior to completing invasive species control.

This approval is valid for five years (until September 3, 2024) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED (6-2-0, P. Aho and K. Rawn opposed).

W1610 – APPLICATION OF THE TOWN OF MANSFIELD, DEPARTMENT OF PUBLIC WORKS FOR A CULVERT REPLACEMENT ON HILLYNDALE ROAD, APPROXIMATELY 80 FEET EAST OF NORTH EAGLEVILLE ROAD IN THE TOWN RIGHT OF WAY

Michael Fanning, P.E. of WMC Consulting Engineers is present on behalf of the applicant. M. Fanning discussed the plan to replace the existing culvert that carries the Eagleville Brook under N. Eagleville Road. M. Fanning also discussed the 2 species of concern including the wood turtle and the crayfish.

B. Chandy MOVED, B. Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to the Town of Mansfield's Department of Public Works (File W1610) for replacement of an existing culvert on property located in the Town Right-of-Way on Hillyndale Road, approximately 80 feet east of North Eagleville Road as shown on a map dated 7/26/2019 and as described in application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. A final NDDDB determination shall be obtained and revised guidelines shall be followed in order to protect the species of concern; and
3. Construction shall occur during periods of low stream flow--between June 1 and September 30.

This approval is valid for five years (until September 3, 2024) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent

before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

W1611 – APPLICATION OF THE J.E. SHEPARD COMPANY AND CAPSTONE COLLEGIATE COMMUNITIES – CONSTRUCTION OF A 358 MULTI-FAMILY DEVELOPMENT – 1621 STORRS ROAD AND MIDDLE TURNPIKE (ASSESSOR PARCEL IDS 9.23.1, 9.23.7 AND 9.23.8)

J. Kaufman noted the list of approved on-call consulting that was developed by the IWA and that in response to an RFP she received three (3) responses.

V. Ward MOVED B. Ryan seconded to:

- 1) Receive the application submitted by JE Shepard Company and Capstone Collegiate Communities (IWA File 1611) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a 358-unit multi-family development in 11 residential buildings on property located at 1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8) as shown on a map dated 8/22/2019, as described in application submissions and to refer said application to staff and the Conservation Commission for review and comments.
- 2) Schedule a public hearing on November 18, 2019, pursuant to the request of the applicants.
- 3) Authorize staff to engage the services of Land Tech, Inc. to provide independent review of the application. Pursuant to section 8.6 of Mansfield’s Inland Wetlands and Watercourses Regulations, fees incurred for this review will be the responsibility of the applicants; a deposit in the amount of the estimated cost shall be provided prior to issuance of a notice to proceed. MOTION PASSED UNANIMOUSLY.

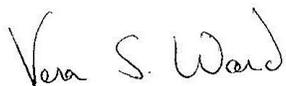
REPORTS FROM OFFICERS AND COMMITTEES

A field trip for The J.E. Shepard Company application will be scheduled at the October meeting.

ADJOURNMENT:

Chairman Goodwin declared the meeting adjourned at 7:25 p.m.

Respectfully submitted,



V. Ward, Secretary
Mansfield Planning and Zoning Commission