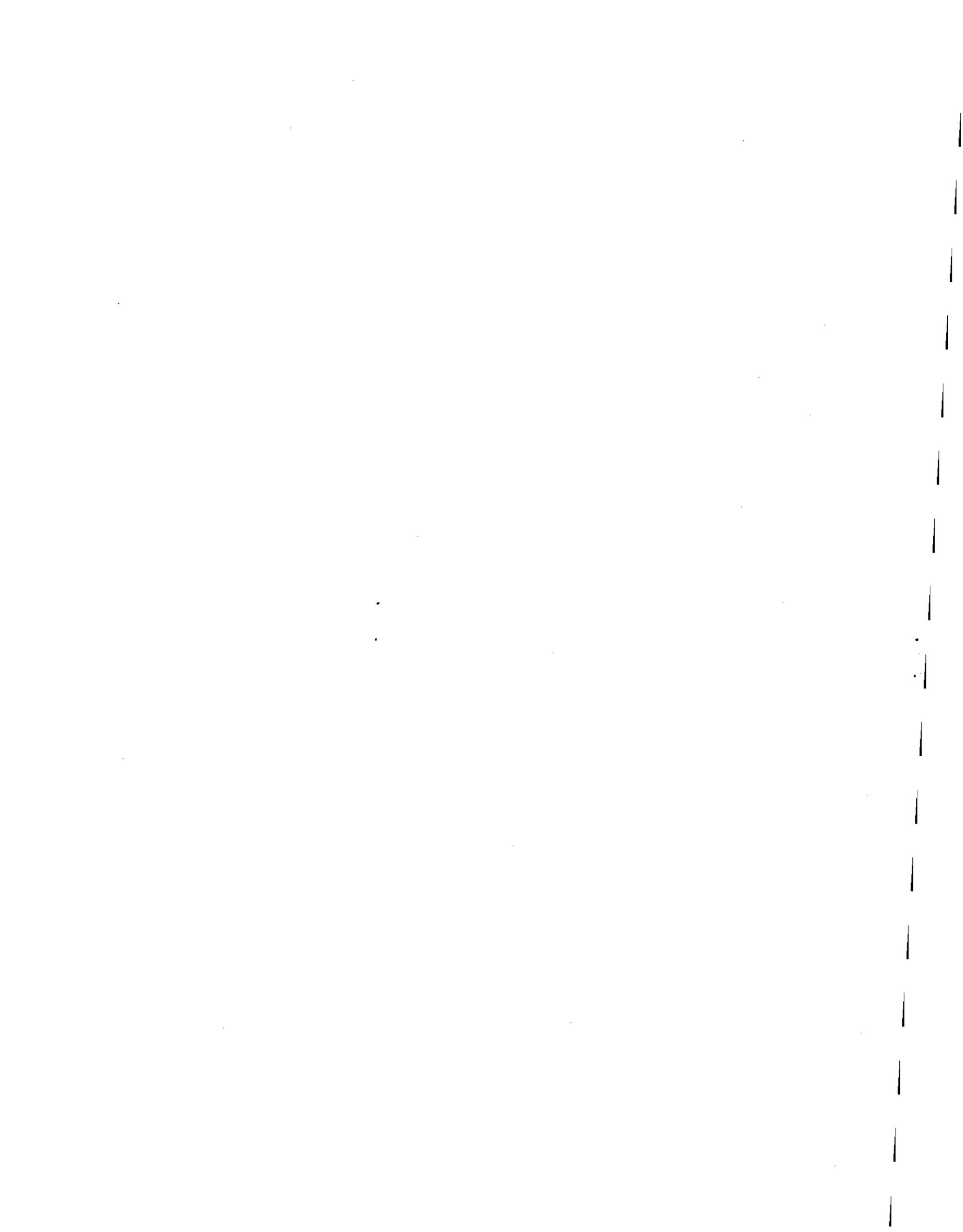


# AGENDA

Mansfield Conservation Commission  
Wednesday, March 18, 2009  
Audrey P. Beck Building  
CONFERENCE ROOM B  
7:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Opportunity for Public Comment**
4. **Minutes**
  - a. January 21, 2009
5. **New Business** (See 3/11/09 Update Memo from Director of Planning)
  - a. IWA/PZC Referrals:
    - W1423-R. Shafer, 45 Echo Rd.-proposed shed
    - W1424, PZC #1824 - Whispering Glen, 73 Meadowbrook Road - 37 unit condo proposal
  - b. Town Council/Town Manager referral re: Mansfield 2020: A Unified Vision/Historic and Rural Character, Open Space and Working Farms; Sustainability and Planning
  - c. Parks Coordinator Position: Partial Cutback
  - d. Other
6. **Continuing Business** (see 3/11/09 update memo from Director of Planning)
  - a. CL&P "Interstate Reliability Project"
  - b. Proposed UConn Composting Facility
  - c. Ponde Place Environmental Review Team study
  - d. IWA Violation Notice/Pending License Application-W1419-Chernushek, 473 Middle Turnpike
  - e. Other
7. **Communications**
  - a. Minutes
    - Open Space (2/17/09)
    - PZC (2/17/09 and 3/2/09 )
    - IWA (3/2/09)
  - b. Notice of 3/24/09 Public Meeting Re: Potential Four Corners Sewer District
  - c. 2/5/09 Website Update: Frequently Asked Questions about Storrs Center
  - d. 2//23/09 Quarterly Status Report from Town Manager
  - e. The Habitat-Winter 2009
  - f. Other Correspondence
8. **Other**
9. **Future Agendas**
10. **Adjournment**



Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 21 January 2009  
Conference B, Beck Building  
**DRAFT MINUTES**

*Members present:* Quentin Kessel, Scott Lehmann, John Silander, Joan Stevenson, Frank Trainor. *Members absent:* Robert Dahn, Peter Drzewiecki. *Others present:* Henry Chernushek, Grant Meitzler (Wetlands Agent).

1. The meeting was **called to order** at 7:34p by Chair Quentin Kessel.
2. The draft **minutes of the 17 December 08 meeting** were approved, with the addition of a missing verb in the last sentence of item 5.

**3. IWA business.**

a. Lehmann participated in the **IWA field trip** on 01/12/09; his report is attached.

b. **W1419 (Chernushek, Middle Tpk.)** Mr. Chernushek has cleared and re-graded about one acre of his land for a horse riding area. The cleared area lies in a valley drained by an intermittent stream flowing into a large wetland to the north. Mr. Chernushek did not obtain an IWA permit for this work. Meitzler's position is that he does not need one – or would not need one, had he left the stumps in place after clear-cutting – because, in his view, the work falls under a farming exemption in the Town's wetland regulations. In the absence of a legal opinion on this issue, the Commission agreed to treat Mr. Chernushek's proposal as it would any application involving wetlands.

After some discussion, the Commission then agreed unanimously (motion: Stevenson, Silander) to communicate to the IWA a number of concerns about this project, which the Commission does not have sufficient information to resolve, and to urge the IWA to look into them:

- How will sedimentation of the downstream wetland from deforestation, re-grading and horse riding be prevented?
- How will nutrient loading of the downstream wetland from horse manure be prevented?
- What is the design of the two brook crossings (culvert size, etc.) and is it adequate?

c. **W1421 (Clark, Farrell & Hanks Hill Rds)** A 4-lot subdivision is proposed, one lot (No.3) containing the existing house. After some discussion the Commission unanimously agreed (motion: Stevenson, Trainor) to make the following recommendations to the IWA/PZC:

- If possible, switch primary and reserve septic locations on Lots 1 & 2 to increase distance from wetlands.
- Run the DAE for Lots 1 and 2 along the rear stone wall so that the land beyond remains forested.
- Shrink the DAE for Lot 4 so as to buffer the wetland.
- Locate driveway cuts for Lots 1 and 2 so as to save the larger trees in the meadow.
- Designate a Conservation Corridor from Hanks Hill Rd. to the proposed Conservation Easement to provide access for wildlife.

**4. Planner's Update and Continuing Business.** The Commission briefly noted developments in some matters of interest.

- a. CL&P has responded to the Town's letter on the proposed **Interstate Reliability Project**. Kessel indicated that the Town's concerns had not, in his view, been adequately addressed and was persuaded to prepare a memo for the Council to this effect.
- b. Some residents have expressed concerns about odors from the proposed **UConn Composting Facility**. The University is attempting to reassure them.
- c. The Draft EIS for the **extension of North Hillside Rd** to Rt. 44 has been prepared. The preferred alignment is defended as the least environmentally offensive of the Build options (No Build not being an option at this point), where environmental offense is largely reckoned in terms of impact on wetlands.

5. Adjourned at 8:49p.

Scott Lehmann, Secretary  
22 January 09

Attachment: Report on 1/12/09 IWA Field Trip

Since the day was quite cold and the ground covered with snow, we did not walk these properties. Only such "site characteristics" as could be observed from driveways or roads were noted.

W1419 (Chernushek, Middle Tpk) The area Mr. Chernushek has identified as a garden site does not appear to be suited for this purpose. It will receive limited sunshine, lying as it does along the bottom of a fairly steep NE-facing slope topped by trees.

W1421 (Clark, Hanks Hill & Farrell Rds) The only part of this development that is really close to wetlands is a foundation drain on Lot 2, which exits about 30 ft from wetlands. However, the DAEs for Lots 1, 2, & 4 extend quite close to wetlands and appear to be larger than necessary. Those for Lots 1 & 2 might be pulled back to the stone wall (save for the path of the foundation drain). For some reason, the primary septic areas for Lots 1 and 2 are closer to the wetland than the associated reserve areas; is it possible to switch their locations for these lots? The location of driveways for Lots 1 and 2 could be adjusted to preserve some nice trees; the stone wall along Farrell Rd is rubble, not fine stonework, and nothing of significance would be lost by shifting the driveway cuts a bit from the existing gateways.

**TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT**

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Conservation Commission  
From: Gregory Padick, Director of Planning  
Date: 3/11/09  
Re: Update on Miscellaneous Issues



**1. New IWA/PZC Referrals**

Included in the March Conservation Commission packet are an IWA referral for a shed on an Echo Road lot and IWA and PZC referrals on a proposed 37 unit condominium housing project. Both the IWA and PZC have scheduled Public Hearings on the condominium project for May 4<sup>th</sup>. Some plan revisions involving building configuration are expected to be submitted in the next few days and, if possible, will be included in your packet. Full size copies of the revised plans should be available at the 3/18/09 Conservation Commission meeting.

**2. Town Council/Town Manager Referral: Mansfield 2020**

Before acting to accept the 2008 report: Mansfield 2020: A Unified Vision, the Town Council instructed staff to forward the various vision and action item components to existing Committees and Commissions for review and comment. A template was prepared for submitting comments back to the Town Manager's Office. The responses will help refine recommended action items and help facilitate the approval of an implementation plan. The "deadline" for comments is April 1, 2009. The vision point and action items related to "Historic and Rural Character; Open Space and Working Farms" have been referred to 5 Committees/Commissions including the Conservation Commission. Subsequently in response to Chairman Kessel's inquiry, Town Manager Hart related that Conservation Commission comments on the Sustainability and Planning vision points and action items would be appreciated. The Sustainability and Planning Action Items are included in the March packet. The February packet contained the previously referred vision points and action items.

Each Committee/Commission can decide how to respond to this request. One response per Committee/Commission has been requested.

**3. CL&P Interstate Reliability Project**

The subject project has not yet been submitted to the Connecticut Siting Council. On 3/6/09, the Windham Regional Council of Governments adopted a resolution regarding this project. This resolution, which is included in the March packet, recommends that as part of the application review process the Connecticut Siting Council commission a study to review non-transmission alternatives. In addition, if after a review of alternatives the Siting Council does find that additional transmission line construction is warranted, WINCOG encourages the Council to locate the lines in a manner that supports existing and potential areas of concentrated development and limits impact to undeveloped regions and corridors.

**4. UConn Compost Facility**

Concerns continue to be expressed by property owners near the proposed Route 32 site. UConn officials have responded to these concerns (see 2/13 and 2/23 letters in March packet) and continue with design work. Construction is still planned for this summer.

**5. Ponde Place Project**

The Environmental Review Team visited the Ponde Place site off of Hunting Lodge Road in December. A report with the team's findings and recommendations has not yet been received but is expected soon. The State Department of Public Health has approved a feasibility plan for a community water supply and test wells are expected to be drilled this spring. Planned testing activities are under review and it is likely that well testing will not necessitate a wetland license. The depicted well locations are not within regulated areas.

**6. IWA Violation Notice-Chernushek property, 473 Middle Turnpike.**

Action regarding this violation notice has been tabled pending action on the associated application submitted by Mr. Chernushek. The issue is complicated due to statutory exemption provisions for agricultural activities. A legal opinion from Mansfield's Town Attorney and the Inland Wetland Agent's most recent memo are included in the March packet. Action on the application is expected at the April 6<sup>th</sup> IWA meeting.

PAGE  
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Memorandum:

February 25, 2009

To: Inland Wetland Agency  
From: Grant Meitzler, Inland Wetland Agent  
Re: New Business for the March 2, 2009 meeting

New Applications:

W1423 - Shafer - Echo Road - shed in buffer

yes no

fee paid ..... x  
certified receipts ..... x  
map date ..... 2-24-09 (GM date)

This application is for placement of a shed within the 75' distance from wetlands. No work is proposed in wetlands.

There did not appear to be any practical alternative site to place a shed that would be over the 75 foot distance.

Receipt and referral to the Conservation Commission is appropriate.

W1424 - Whispering Glen LLC - Meadowbrook lane - 37 unit condominium complex

yes no

fee paid ..... x  
certified receipts ..... x  
map date ..... 10-15-2008  
with Dec.2007 supplement showing sewer connection

This application is for a 37 unit condominium complex on the property at 73 Meadowbrook Lane. The wetlands involved are the Conantville Brook and its adjacent wetlands which are at the very rear (south) of the site.

The application submissions include:

- 10-15-2008 site plans
- Dec. 2007 map supplement showing sewer connection
- 12-01-2008 comments from Brian Murphy, DEP Fisheries
- 11-13-2007 Conn. Ecosystems Wetlands Report
- Nov. 2008 Alternatives Analysis
- 6-16-2008 Stormwater Drainage Analysis

Receipt and referral to the Conservation Commission is appropriate.

PAGE  
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APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
TEL: 860-429-3334 OR 429-3331  
FAX: 860-429-6863

FOR OFFICE USE ONLY  
File # W 1423  
Fee Paid \$155<sup>00</sup>  
Official Date of Receipt \_\_\_\_\_

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name REBECCA SHAFER

Mailing Address 45 ECHO RD.

MANFIELD CENTER CT Zip 06280

Telephone-Home 860 456 5540 Telephone-Business 860 690 3676 cell

Title and Brief Description of Project  
A SHED - FOR LAWNMOWER AND GARDENING

Location of Project 45 ECHO RD.

Intended Start Date SPRING

Part B - Property Owner (if applicant is the owner, just write "same")

Name SAME

Mailing Address \_\_\_\_\_

Zip \_\_\_\_\_

Telephone-Home \_\_\_\_\_ Telephone-Business \_\_\_\_\_

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature Rebecca Shafer date \_\_\_\_\_

Applicant's interest in the land: (if other than owner) \_\_\_\_\_

### Part C - Project Description (attach extra pages, if necessary)

- 1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application – page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
  - b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property
- 1) CONSTRUCT A SHED. IT WILL BE ABOVE THE GROUND ON BLOCKS OR TUBE CEMENT WITH VERY LITTLE DISTURBANCE OF THE GROUND. IT IS ABOUT 60 FEET FROM WETLAND AND ABOUT 60 FEET FROM ECHO LAKE.
- 2) THERE WILL BE VERY LITTLE DISTURBANCE. JUST THE CORNER BLOCKS. NO WETLANDS WILL BE DISTURBED. IT IS ON TOP OF A HILL
- 3) YES BUT THERE SHOULD NOT BE A NEGATIVE EFFECT.
- 4) OTHER LOCATIONS WOULD REQUIRE EXCAVATION.
- 5) WOOD CONSTRUCTION, NO HEAVY EQUIPMENT, START IN THE SPRING.
- 6) SILT FENCE, IF NECESSARY.
- 7) IT HAS AN APPROXIMATE FUTURE ACCESSORY STRUCTURE ON THE PLOT PLAN, I AM REDUCING THE SIZE AND MAKING THE BUILDING A SHED ON BLOCKS. I AM ALSO MOVING IT TO A FLAT AREA ON THE TOP OF THE HILL SO THERE IS LITTLE OR NO GROUND DISTURBANCE

- 2) Describe the amount or area of disturbance (in square feet or cubic yards or acres): 4 TO 6 S.F. FOR THE BLOCKS

- a) in the wetland/watercourse
- b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

THE SHED WILL BE PLACED ON SUPPORT BLOCKS.

IT IS WITH IN 150 FT OF ECHO LAKE

IT IS WITH IN 150 FT OF A WETLAND.

NOTE - SINCE WE HAVE A LOT ON THE LAKE THE ENTIRE PROPERTY IS WITH IN 150 FT FROM A WATERCOURSE.

- 3) Describe the type of materials you are using for the project:

WOOD - STICK BUILT BY OWNER

OR PURCHASED FROM LOWES 10X16 SHED

- a) include **type** of material used as fill or to be excavated - NONE -
- b) include **volume** of material to be filled or excavated - JUST FOR THE SUPPORT BLOCKS

- 4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

THERE SHOULD BE NO ADVERSE IMPACT -

I WILL USE SILT FENCE IF NECESSARY

### Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

IN A FLAT AREA ON TOP OF A SMALL HILL.

WELL DRAINED. GRAVEL UNDER TOP SOIL. WOODED NO TREES WILL BE CUT

**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

I THINK THIS IS THE BEST AREA TO PUT THIS SHED  
I DO NOT THINK IT WILL IMPACT ANY WETLAND  
OR WATERCOURSE. WE LOOKED AT SEVERAL ALTERNATIVES AND  
FEEL THEY WOULD HAVE MORE IMPACT ON THE WETLAND/WATERCOURSE.

**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing existing conditions and the proposed project in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application - page 6.)

- 2) Applicant's map date and date of last revision \_\_\_\_\_
- 3) Zone Classification \_\_\_\_\_
- 4) Is your property in a flood zone?  Yes  No  Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

1) List the names and addresses of abutting property owners

Name	Address
Charlie & Cindy Henry	48 ECHORD MANSFIELD CENTER CT 06250
JEAN TICHY	ECHORD MANSFIELD CENTER CT 06250
RUTH LAUGHTIN	STEEPLE RD MANSFIELD CENTER CT 06250

2) **Written Notice to Abutters**. You must notify abutting property owners by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. Postal receipts of your notice to abutters must accompany your application. (This is not needed for exemptions).

**Part I - Additional Notices, if necessary**

1) Notice to Windham Water Works is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

- 2) Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.
- 3) The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

**Part J - Other Impacts To Adjoining Towns, if applicable**

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? \_\_\_ Yes  No \_\_\_ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? \_\_\_ Yes  No \_\_\_ Don't Know
- ~~3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? \_\_\_ Yes  No \_\_\_ Don't Know~~

**Part K - Additional Information from the Applicant**

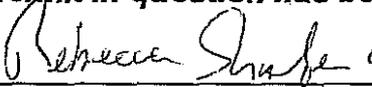
Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

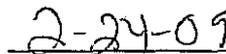
**Part L - Filing Fee**

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)  
\_\_\_ \$385. \_\_\_ \$110. \_\_\_ \$60. \_\_\_ \$25.

*Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.*

**The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by members and agents of the Inland Wetlands Agency, at reasonable times, both before and after the permit in question has been granted by the Agency.**

X  
  
Applicant's Signature

  
Date





APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
TEL: 860-429-3334 OR 429-3331  
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # W 1424  
Fee Paid \_\_\_\_\_  
Official Date of Receipt \_\_\_\_\_

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

**Part A - Applicant**

Name Whispering Glen, L.L.C.

Mailing Address P.O. Box 370218

West Hartford, CT Zip 06137-0218

Telephone-Home (860) 983-8800 Telephone-Business (860) 989-5955

**Title and Brief Description of Project**

Whispering Glen, a 37 unit condominium project of duplexes (8) and triplexes (7)

Location of Project 73 Meadowbrook Lane

Intended Start Date Summer 2009

**Part B - Property Owner** (if applicant is the owner, just write "same")

Name Lakeway Farms, L.P.

Mailing Address 2 Birch Street

Hedgford, CT Zip 06339

Telephone-Home \_\_\_\_\_ Telephone-Business \_\_\_\_\_

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature \_\_\_\_\_ (see attached letter) Date \_\_\_\_\_

Applicant's interest in the land: (if other than owner) Optionee.

### Part C - Project Description (attach extra pages, if necessary)

- 1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application – page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse  
 b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

Construction of residential condominium units with associated access drives, utilities and grading. The only wetlands activity is a 70 foot long utility crossing for a sewer line connection to an existing town sewer. All other wetland activities are within the 150' upland review area (URA). The closest permanent activity (pavement) is 62' from wetlands and some storm-water management activities at 50' from wetlands.

- a.) The sewer line installation in the wetlands area is 70 feet long and 10 feet wide (700 SF) and is a one (1) time disturbance with the area being restored to natural conditions  
 b.) The URA disturbances include structures, pavement, grading and storm water management and involve 23,050 SF (0.763 acs.)

- 2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse  
 b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

a) wetland/watercourse - 700 SF  
 b) URA - 23,650 SF (0.763 acres)

- 3) Describe the type of materials you are using for the project:

Excavation for concrete foundations, grading for paved areas and landscaping

- a) include **type** of material used as fill or to be excavated on site Canton & Charlton well  
 b) include **volume** of material to be filled or excavated drained soils  
3,000-4,000 cy of excavation/fill

- 4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

silt fencing with hay bale backing on steep slopes and wood chip berms at tops and/or toe of slopes

### Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

well drained soil types (Canton/Charlton). Front 1/3 of property is flat w/ tall grass, 2nd 1/3 is sloping woods and dense brush, and rear 1/3 steep slopes then flat wetlands

**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

Two (2) other alternatives were evaluated, see  
attached Alternative Analysis.

**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application – page 6.)

2) Applicant's map date and date of last revision October 2008

3) Zone Classification R-20 to DMR

4) Is your property in a flood zone?  Yes  No  Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

1) List the names and addresses of abutting property owners

Name . Address

Attached

2) **Written Notice to Abutters** . You must notify abutting property owners by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. **Postal receipts of your notice to abutters must accompany your application.** (This is not needed for exemptions).

**Part I - Additional Notices, if necessary**

1) Notice to Windham Water Works is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

- 2) Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.
- 3) The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

**Part J - Other Impacts To Adjoining Towns, if applicable**

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? \_\_\_ Yes  No \_\_\_ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality?  Yes \_\_\_ No \_\_\_ Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? \_\_\_ Yes  No \_\_\_ Don't Know

**Part K - Additional Information from the Applicant**

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

**Part L - Filing Fee**

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

\_\_\_ \$385.  ~~\$430.~~ \_\_\_ \$60. \_\_\_ \$25.  
~~\$780~~

*Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.*

**The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by members and agents of the Inland Wetlands Agency, at reasonable times, both before and after the permit in question has been granted by the Agency.**

William Lott \_\_\_\_\_ 9/12/07 \_\_\_\_\_  
Applicant's Signature Date

Brian D. Murphy, Senior Fisheries Habitat Biologist

Murphy, Brian CTDEP Inland Fisheries Division

**From:** Murphy, Brian  
**Sent:** Monday, December 01, 2008 10:31 AM  
**To:** 'lafayettdevsol'  
**Subject:** RE: stream crossing  
**Importance:** Low

Basin #3208

Hi Pat,

I had an opportunity to conduct a field review of the proposed sewerline crossing at the tributary to Conantville Brook in Mansfield relative to your request for conceptual ideas for bank stabilization and crossing bmp's.

The DEP Inland Fisheries Division has not sampled this tributary. I did observe an adult native brook trout in woody debris just upstream from the proposed crossing. Data collected in Conantville Brook reveals the presence of fluvial dependent fish species such as native brook trout, blacknose dace, fallfish, white sucker and tessellated darter.

The tributary to Conantville Brook shows the long term effects of dam breaching with the lower section of channel being heavily incised and downcut with some evidence of prior headcutting.

As you are aware, there are various bank stabilization treatments that could be utilized at this site. I'm not a big advocate of using cut stone riprap. At this site I would recommend using small rounded boulders (2-3 feet in diameter) at the toe of slope. Try to install in a slightly offset fashion to avoid looking too artificial. Offsetting the boulders will also provide velocity refuges for the resident fish population. I believe this design can be found in NRCS bioengineering and technical note publications. Coarse fill; heterogeneous mixture of cobbles/gravels can be used behind and upslope of the boulders. Topdress with topsoil and stabilize with a coir erosion control blanket, stakes and conservation grass mixture. You could also consider riparian plantings such as willow and silky dogwood species.

For your information, you can visit DEP inland fisheries division website which has a listing of our stream restoration projects that involved various bank stabilization treatments and include some photo's.  
<http://www.ct.gov/dep/cwp/view.asp?a=2696&q=322734>.

As a best management practice, it is recommended that any unconfined instream work within this tributary should be restricted to the period from June 1 to September 30, inclusive.

Also for my files, can you provide me with your official contact information. I could not remember from our phone conversation if you worked for the Town of Mansfield or were the town's consultant. Thanks Much!

Regards,  
Brian D. Murphy, Senior Fisheries Habitat Biologist  
CTDEP Inland Fisheries Division  
Habitat Conservation and Enhancement Program  
209 Hebron Road

Marlborough, CT 06447

Phone: 860-295-9523

Fax: 860-344-2941

[brian.murphy@ct.gov](mailto:brian.murphy@ct.gov)

---

**From:** lafayettedevsol [mailto:[lafayettedevsol@aol.com](mailto:lafayettedevsol@aol.com)]

**Sent:** Wednesday, November 19, 2008 10:34 AM

**To:** Murphy, Brian

**Subject:** stream crossing

Brian,

The proposal is to cross a tributary stream to Conantville Brook. It is about 9-10' wide and 8-12 inches deep at the crossing location. The crossing is for an 8 inch PVC pipe, probably encased in concrete. It will be about 2 ft below the stream bed. Photos of the stream are attached. A map and location plan (Figure #1) are attached.

Photo #1479 - looking at stream from east

Photo #1480 - stream at crossing

Photo #1481 - crossing - to right of tree roots

Photo #1482 - upstream of crossing

Photo #1483 - downstream of crossing

Photo #1484 - looking west from stream crossing

Pat Lafayette

**Whispering Glen  
Wetlands Crossing  
Alternative Analysis  
November 2008**

Alternate A – Connection into sewage system in the Eastbrook Heights Condominium complex.

A preliminary design layout was prepared for connecting the sewer system from Whispering Glen to the existing system in the Eastbrook Heights condominium complex (see Attachment #1). This alternative would have involved two (2) runs of sewer pipe and one (1) manhole on the Eastbrook property to connect into an existing manhole.

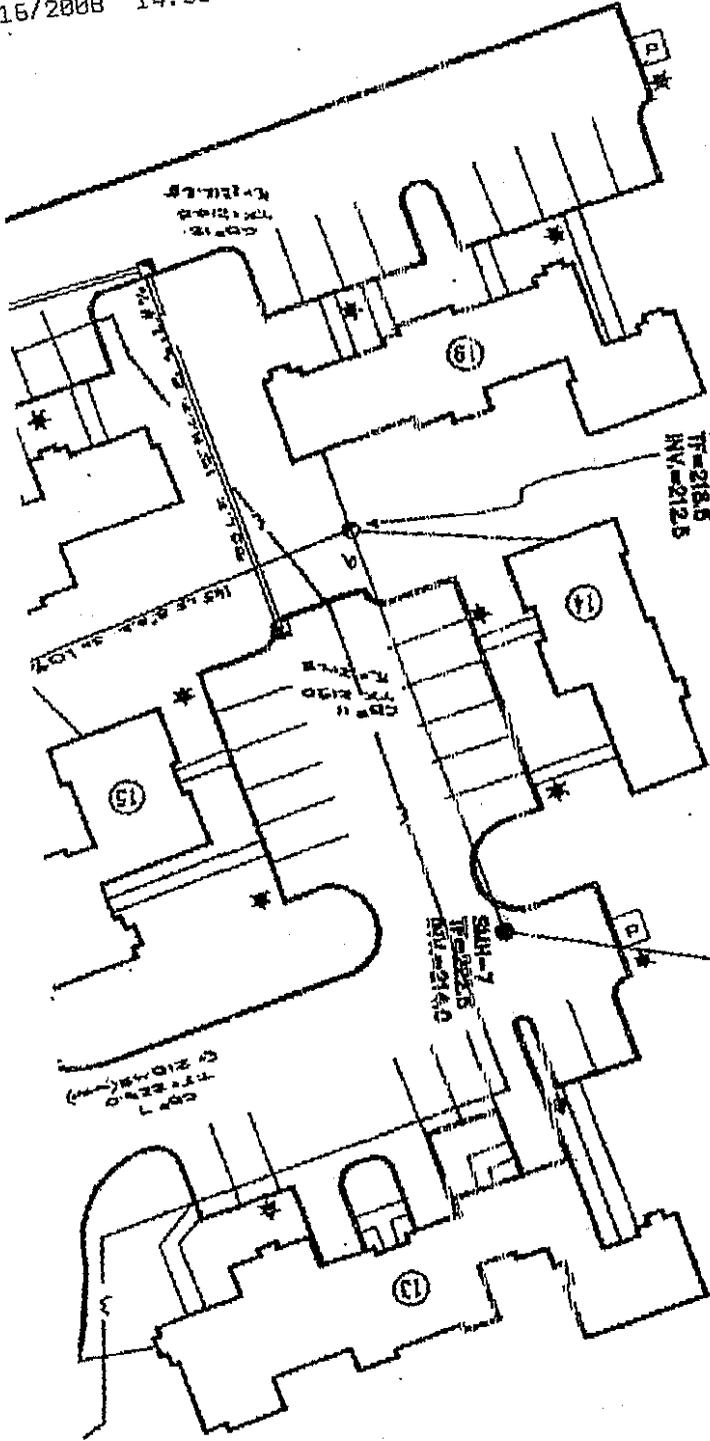
Initial contact was made with the association president and evaluations made of the sewer agreement between the Town of Windham Sewer Authority and the condo association. In order for Whispering Glen to connect into the Eastbrook system, Whispering Glen would have to become a part of the Eastbrook/Authority agreement for the portion of the system shared with Eastbrook and Whispering Glen would have to have a separate agreement with the Authority for the system within Whispering Glen. After two telephone conversations regarding the above, phone calls to the Eastbrook Association were not returned.

Alternate B – Connection to the Town of Windham sewage system over properties of Ledge Brook North and Ledge Brook South condominiums.

A preliminary design/layout (see Attachment #2) was prepared for running a sewer from the southeast corner of Whispering Glen, across the rear of properties of Ledge Brook South and North to tie into the Town of Windham interceptor behind Ledge Brook South along Conantville Brook. Several meetings were held with representatives of the associations with the end result that they wanted a very large lump sum payment up front, non refundable if we did not get Town approvals to build. The applicant believed that an option upon approval would be a more fair approach. Terms for an agreement could not be reached.

Selected Alternative

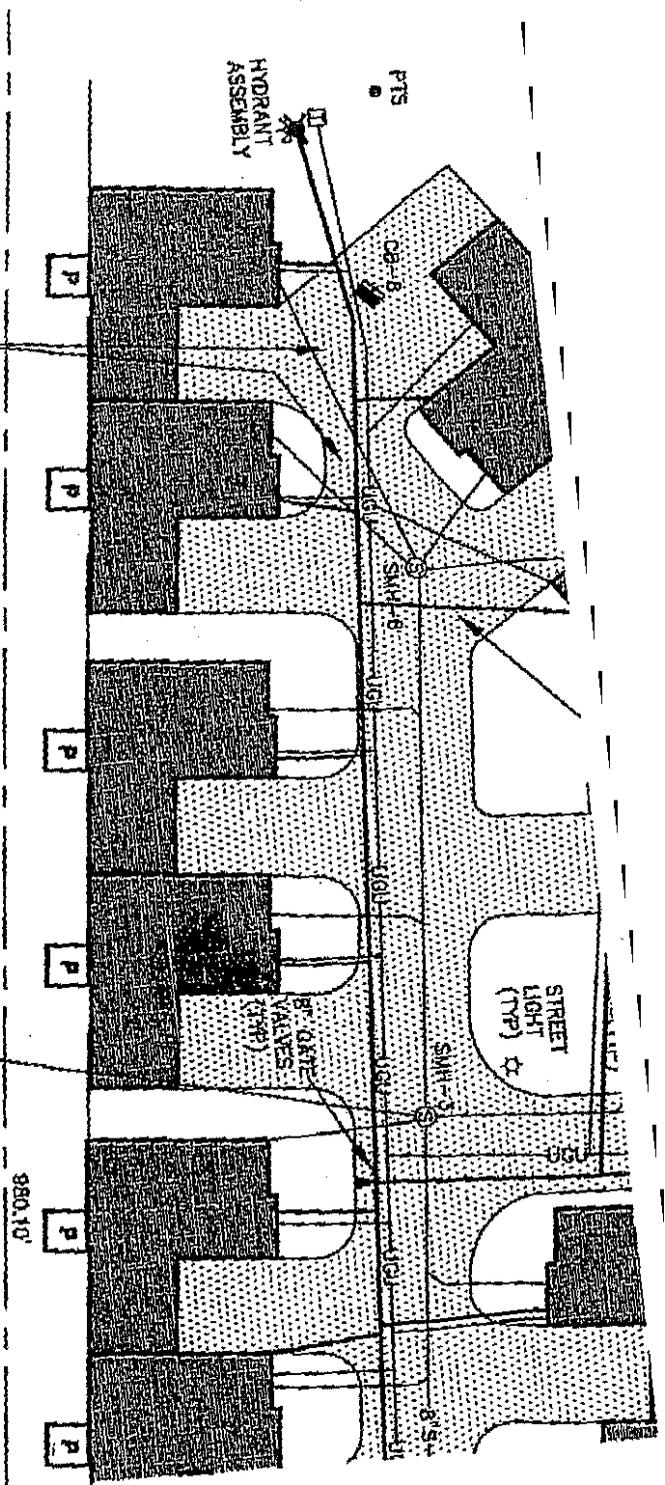
See attached



EXISTING SANITARY SEWER  
 MAINLINE P  
 TF=218.5  
 NY=212.5

SLEEVE SEWER SERVICE  
 UNDER WATER MAIN (TYP.)  
 N/F  
 EASTERDOK HEIGHTS CONDOMINIUMS

880.10'  
 S04°08'11"W



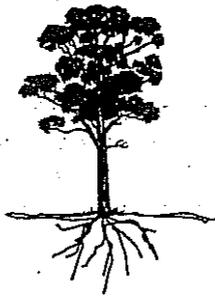
HYDRANT  
 ASSEMBLY

PTS

STREET  
 LIGHT  
 (TYP.)

BRONZE  
 VALVES  
 (TYP.)

SLEEVE SEWER SERVICE  
 UNDER WATER MAIN (TYP.)



## JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~  
PHONE 860-376-6842~ FAX 860-376-6821  
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384  
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS  
WETLAND DELINEATIONS AND PERMITTING ~ SOIL INVESTIGATIONS

12/19/06

DEVELOPMENT SOLUTIONS LLC.  
83 TOWN STREET  
NORWICH, CT.

ATTN:  
MR. PAT LAFYETTE

DEAR MR. LAFYETTE,

THE PURPOSE OF THIS LETTER IS TO INFORM YOU THAT I HAVE DELINEATED THE WETLAND SOILS AND WATERCOURSES ON THE 9.1-ACRE PARCEL LOCATED AT #73 MEADOW BROOK LANE IN MANSFIELD, CT.

FLUORESCENT PINK FLAGS LABELED WETLAND DELINEATION WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE POORLY DRAINED (WETLAND) SOILS.

FLAG NUMBERS WF-1 THRU WF-25 LOCATE THE EDGES OF THE BROOK AND ASSOCIATED WETLAND AREAS. SEE THE ENCLOSED MAP FOR THEIR APPROXIMATE LOCATIONS.

PLEASE CONTACT ME WHEN YOU LOCATE THE WETLAND FLAGS ON YOUR SITE PLAN AND I WILL SIGN THE PLAN.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE WETLAND DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

JOSEPH R. THEROUX  
SOIL SCIENTIST  
MEMBER SSSNE.

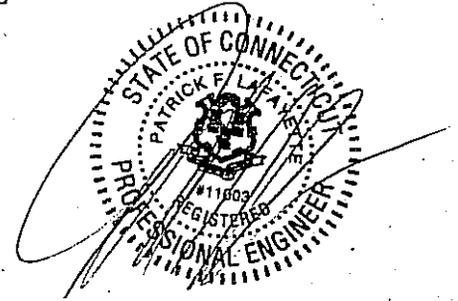
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**STORMWATER DRAINAGE  
EVALUATION**

**Glen  
Whispering Woods  
(off Meadow Brook Lane)  
Mansfield, CT**

**6/16/08**



Description

The proposed project is a 37-unit condominium complex with associated access drives, parking and landscaped areas. The subject parcel of land is bordered by Meadow Brook Lane to the north, East Brook Heights Condominiums to the east, a single-family residence on 6+ acres of land to the west and Conantville Brook to the south.

Existing Conditions

The project parcel (see Figure 1) consists of some 9.1± acres of land that slope southerly towards Conantville Brook at generally grades of 2 - 5% and then falling off sharply (40+%) about 100 feet from the brook. The front one-quarter of the site is relatively flat and is mostly open grass field. The remainder of the site down to the wetlands is wooded with undergrowth. Onsite soils are Canton and Charlton (CbB), a fairly well drained soil type. Wetlands on the site are at the south end of the property along Conantville Brook and consist of some 2+ acres. The previously described uplands of about 7.3 acres drain to these wetlands.

The existing rate of stormwater runoff from the portion of the site to be developed to Conantville Brook for a 25-year storm event using the Rational Method of determination (see Attachment #1) is as follows:



## Existing Conditions

### Stormwater Runoff

Area (acres)	Length (feet)	Slope (%)	Runoff Coeff	T <sub>c</sub> (mins)	I <sub>25</sub> (in/hr)	Q <sub>25</sub> (cfs)
7+	100	3.5	0.25	3.7.0	3.0	5.25

The peak rate of stormwater runoff from the site to Conantville Brook for the 25-year storm event is 5.25 cfs.

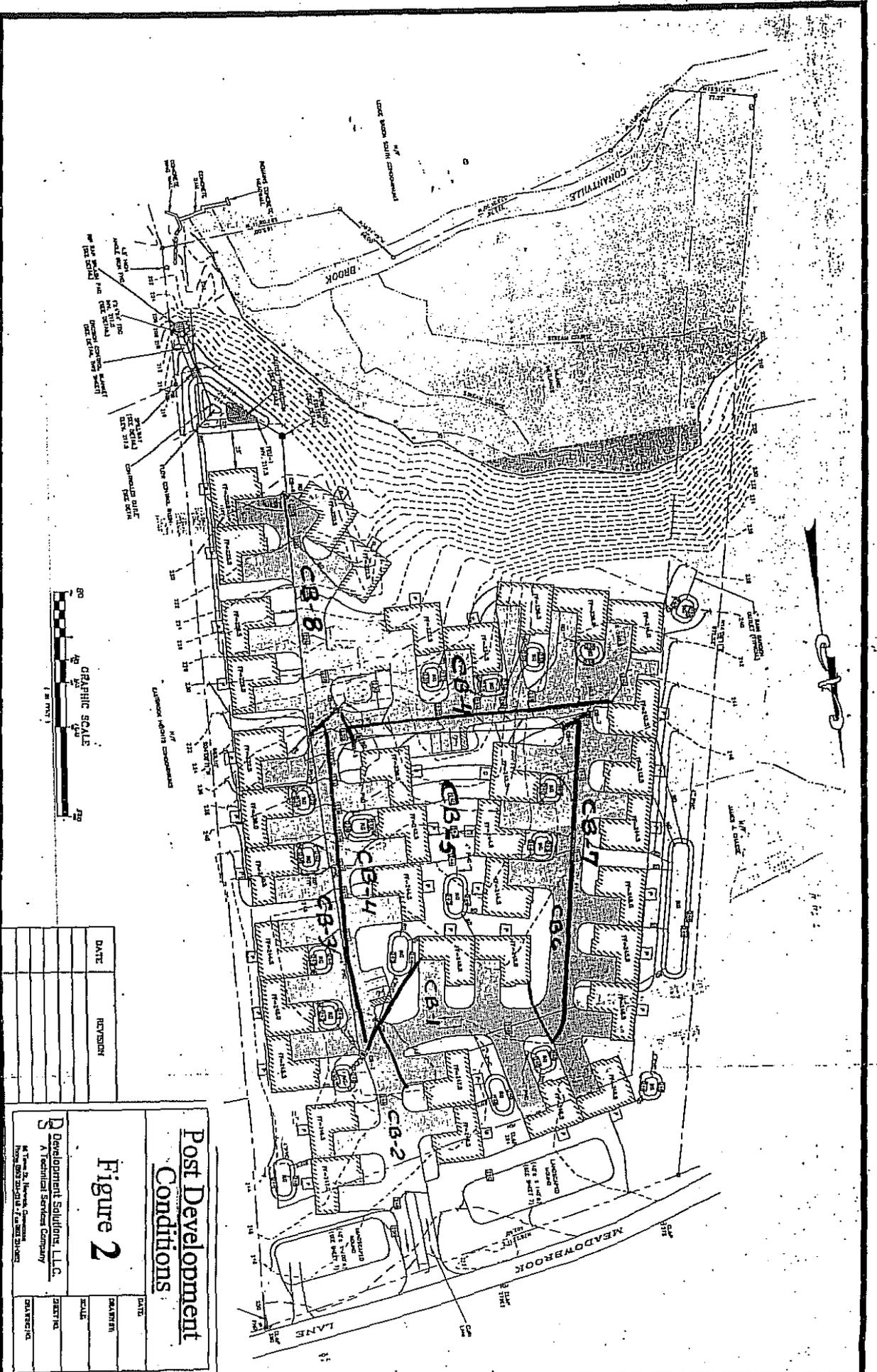
### Post Development Conditions (see Figure 2)

Development of the site will result in the creation of approximately 3.2 acres of impervious area, consisting of roadway driveways and roof areas. The 2004 Connecticut DEP Stormwater Quality Manual recommends that pretreatment of potentially contaminated stormwater runoff, i.e., road and driveway runoff, be provided for at least 80% removal of contaminants. Clean stormwater runoff from roofs should be allowed to recharge into the ground.

In keeping with the recommendations of the Stormwater Manual, the stormwater management system proposed consists of a stormwater collection system (catch basins and pipes) for the road and driveway areas, and rain garden infiltration beds for the roof and landscaped areas. Stormwater collected in the collection system will receive preliminary pretreatment of gross settleables within the 3-foot sumps of the catch basins and will then be directed to a pretreatment unit (see Attachment #2) which will accomplish high efficiency (80+%) separation of settleable particulate matter and virtually 100% capture of floatable material.

### Stormwater Collection System

Each catch basin collects stormwater runoff from small individual drainage areas comprised of roadway, driveway, and some lawn/landscaped areas. The following is a breakdown of the stormwater collection system drainage areas:



DATE	REVISION

**Post Development Conditions**

**Figure 2**

Development Solutions, LLC  
 A Technical Services Company  
 16 Town St., Norwalk, Connecticut  
 Phone: 203-229-1111 • Fax: 203-229-1112

DATE	SCALE	DRAWN	CHECKED

### Stormwater Collection System Evaluation

Structure	Drainage Basin Area (acres)	Length (feet)	Slope (%)	Runoff Coeff	T <sub>c</sub> (mins)	I <sub>25</sub> (in/hr)	Q <sub>25</sub> (cfs)
<u>CB-1</u>							
Pervious	0.08	200	3.0	0.25	16	4.8	0.1
Impervious	<u>0.23</u>	250	3.0	0.95	<5	7.7	<u>1.7</u>
	0.31						1.8
<u>CB-2</u>							
Pervious	0.02	200	3.0	0.25	16	4.8	0.02
Impervious	<u>0.07</u>	240	3.0	0.95	<5	7.7	<u>0.5</u>
	0.09						0.52
<u>CB-3</u>							
Pervious	0.04	280	8.0	0.25	14.5	4.8	0.05
Impervious	<u>0.32</u>	280	8.0	0.95	<5	7.7	<u>1.23</u>
	0.36						1.28
<u>CB-4</u>							
Pervious	0.03	280	5.5	0.25	15.5	4.8	0.04
Impervious	<u>0.19</u>	250	5.0	0.95	<5	7.7	<u>1.4</u>
	0.22						1.44
<u>CB-5</u>							
Pervious	0.15	200	11.0	0.25	12.0	5.5	0.20
Impervious	<u>0.10</u>	250	5.0	0.95	<5	7.7	<u>0.73</u>
	0.25						0.93
<u>CB-6</u>							
Pervious	0.09	320	2.0	0.25	20.0	4.2	0.10
Impervious	<u>0.09</u>	320	2.0	0.95	<5	7.7	<u>0.66</u>
	0.18						0.76

CB-7

Pervious	0.09	320	2.0	0.25	20.0	4.2	0.10
Impervious	<u>0.21</u>	320	2.0	0.95	<5	7.7	<u>1.54</u>
	0.30						1.64

CB-8

Pervious	0.08	100	5.4	0.25	11.0	4.6	0.09
Impervious	<u>0.28</u>	220	5.4	0.95	<5	7.7	<u>0.20</u>
	0.36						<u>0.29</u>

Flow Control 8.66 cfs

Basin (roof leaders)

Pervious	0.01	100	5.4	0.25	<5	7.7	0.02
Impervious	<u>0.16</u>	240	5.4	0.95	<5	7.7	<u>1.17</u>
	<u>0.17</u>						<u>1.19</u>

2.24 acres 9.85 cfs

Predevelopment peak rate of stormwater runoff from the portion of the site to be developed (7± acres) is 5.25 cfs. The stormwater collection system for the post development site will collect and discharge 9.85 cfs, or 4.03 cfs more. This modest increase is due in part by the use of rain gardens for most roof stormwater and the permeable nature of the onsite Carton and Charlton soils (up to 6 in./hour – US Soil survey). Of the total 37 units, 28 have their roof leaders directed to rain gardens, either individual gardens per unit or a community garden with up to six (6) roof leaders. All gardens are sized to hold the total rainfall volume (5.5 inches over 24 hours) for the 25-year storm (see Attachment #2).

The stormwater collection system outlet flow of 8.66 cfs is to be directed to a pretreatment system (Hyro Int'l First Defense separator or equal – see Attachment #2) sized to provide 80% removal of contaminants (settles and floatables) for the storm's first flush (1 inch of rain). Some roof stormwater (considered clean) is directed directly to the flow control basin (1.19 cfs).

After pretreatment, stormwater is directed to a flow control/water quality basin with a controlled outlet structure which outlets stormwater to a flow dispersion chamber to create sheet flow discharge condition to prevent erosion and flow channelization. Ultimate discharge is to the wetlands below.

The flow control/water quality basin is sized (see Attachment #2) such that it can retain the water quality volume (WQV) in a wet bottom as per the Connecticut Stormwater Quality Manual (DEP 2004). The wet bottom is 6-18 inches below the outlet structure. Excess stormwater begins to flow over the spill way/level spread down a reinforced turf channel as sheet flow to the wetlands. The controlled outlet structure allows a flow of 1.1 cfs to flow to a flow dispersion structure, which has a sheet flow distribution outlet.

A detention basin was not employed because the site is at the bottom of its drainage basin where it is best to get the stormwater to Conantville Brook first, before the upper reaches of the drainage basin begin to discharge to the brook. Pretreatment and flow control are the preferred methods of stormwater management for this site.

Finally, the following is a design capacity evaluation of the stormwater collection system:

Inlet	Flow to Inlet (cfs)	Flow in System (cfs)	Pipe Size (inches)	Pipe Slope (%)	Pipe Full Capacity cfs
CB-1	1.8	1.8	12	0.01	5.1
CB-2	0.52	2.32	12	0.056	12.7
CB-3	1.28	8.37	12	0.03	9.3
CB-4	1.44	4.77	12	0.014	6.2
CB-5	0.93	3.33	12	0.05	12.4
CB-6	0.76	2.4	12	0.05	12.4
CB-7	1.64	1.64	12	0.01	5.1
CB-8	0.29	8.66	12	0.10	17.0
Pretreatment Flow Basin	1.19	9.85	6	0.017	1.1

**Appendix Table 3. Stormwater Wetlands Design Criteria**

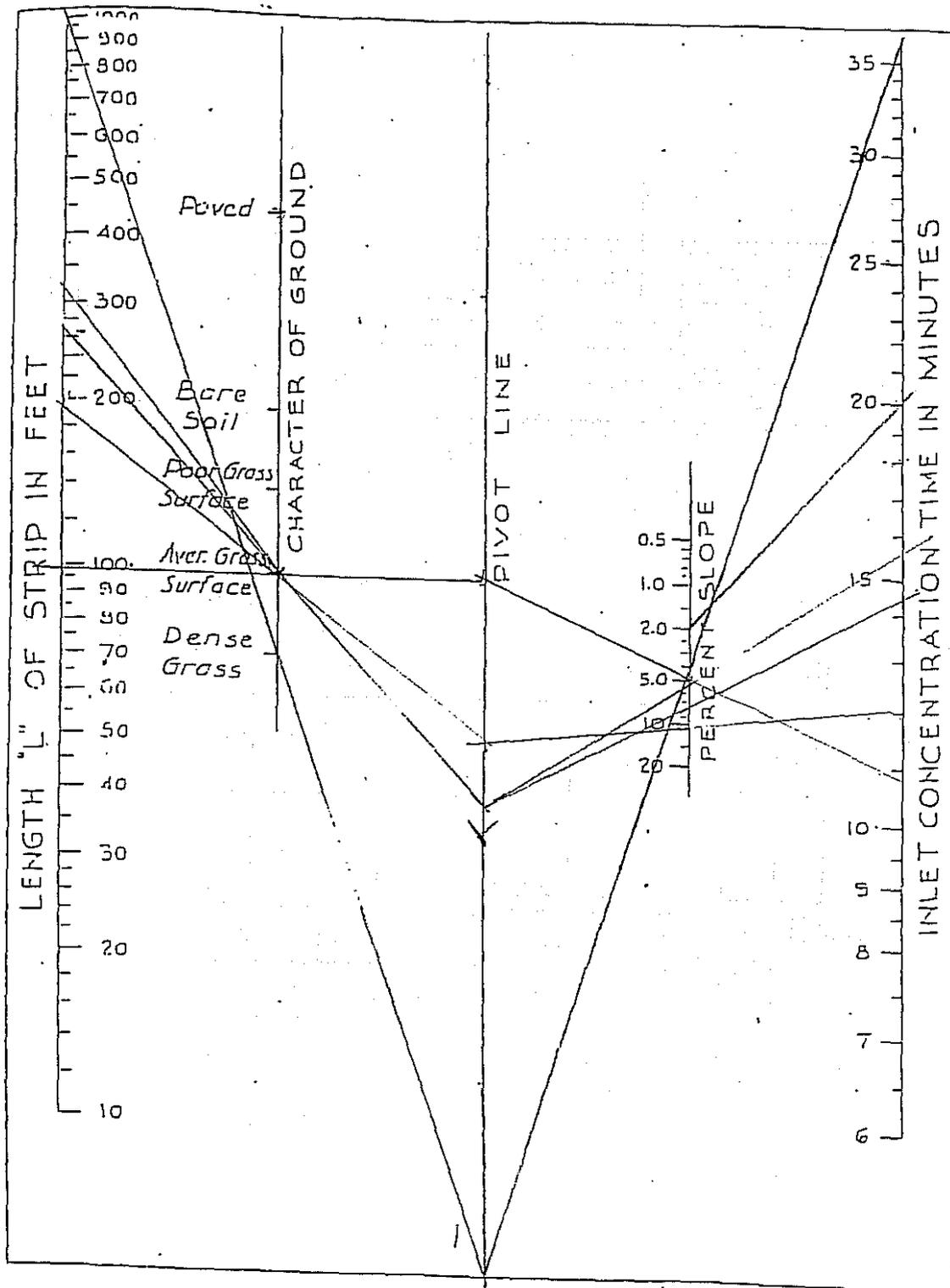
<b>Parameter</b>	<b>Design Criteria</b>	<b>Reference</b>
Side Slopes	3:1 or flatter	DEP (2003)
Length to Width Ratio	3:1 minimum to maximize flow path of stormwater	DEP (2003); Horner et al (1994)
Pretreatment Volume	Forebay (at inlet) and micropool (at outlet) should each contain at least 10% of the WQV	DEP (2003); DEC (2003)
Storage Volume	Ideally the basin should fully retain the WQV	DEP (2003)
Drainage Area	At least 25 acres	DEP (2003)
Surface Area	1. 1.5% of drainage area 2. 2-3% of drainage area	DEC (2003) Schueler (1987)
Water Depth	1. Maximum depth of retained water should be 0.5-1.5'. Forebay & micropool depth can be 4-6'. 2. Forebay & micropool: 12-71"; Low Marsh: 6-12 cm; High Marsh: 0-6 cm 3. 6" water depth optimal for shallow marshes 4. Minimum of 35% of total surface area can have depth of $\leq 6"$ , and at least 65% of total surface area should be $\leq 18"$ .	1. DEP (2003)  2. Schueler (1992)  3. Schueler (1987) 4. DEC (2003)

# **ATTACHMENT #1**

Figure 9-2 - Values of Runoff Coefficient (C)  
for Rational Formula

Land use	C	Land use	C
<b>Business:</b>		<b>Lawns:</b>	
Downtown areas	0.70-0.95	Sandy soil, flat, 2%	0.05-0.10
Neighborhood areas	0.50-0.70	Sandy soil, average, 2-7%	0.10-0.15
<b>Residential:</b>		Sandy soil, steep, 7%	0.15-0.20
Single-family areas	0.30-0.50	Heavy soil, flat, 2%	0.13-0.17
Multi units, detached	0.40-0.60	Heavy soil, average, 2-7%	0.18-0.22
Multi units, attached	0.60-0.75	Heavy soil, steep, 7%	0.25-0.35
Suburban	0.25-0.40	<b>Agricultural land:</b>	
<b>Industrial:</b>		Bare packed soil	
Light areas	0.50-0.80	Smooth	0.30-0.60
Heavy areas	0.60-0.90	Rough	0.20-0.50
<b>Parks, cemeteries</b>		Cultivated rows	
	0.10-0.25	Heavy soil no crop	0.30-0.60
<b>Playgrounds</b>		Heavy soil with crop	0.20-0.50
	0.20-0.35	Sandy soil no crop	0.20-0.40
<b>Railroad yard areas</b>		Sandy soil with crop	0.10-0.25
	0.20-0.40	Pasture	
<b>Unimproved areas</b>		Heavy soil	0.15-0.45
	0.10-0.30	Sandy soil	0.05-0.25
<b>Streets:</b>		Woodlands	0.05-0.25
Asphaltic	0.70-0.95	} <i>Ex. Cond.</i> <i>0.25</i>	
Concrete	0.80-0.95		
Brick	0.70-0.85		
<b>Drives and walks</b>			
	0.75-0.85		
<b>Roofs</b>			
	0.75-0.95		
<p>Note: The designer must use judgement to select the appropriate C value within the range. Generally, larger areas with permeable soils, flat slopes and dense vegetation should have lowest (C) values. Smaller areas with dense soils, moderate to steep slopes, and sparse vegetation should be assigned highest (C) values.</p>			

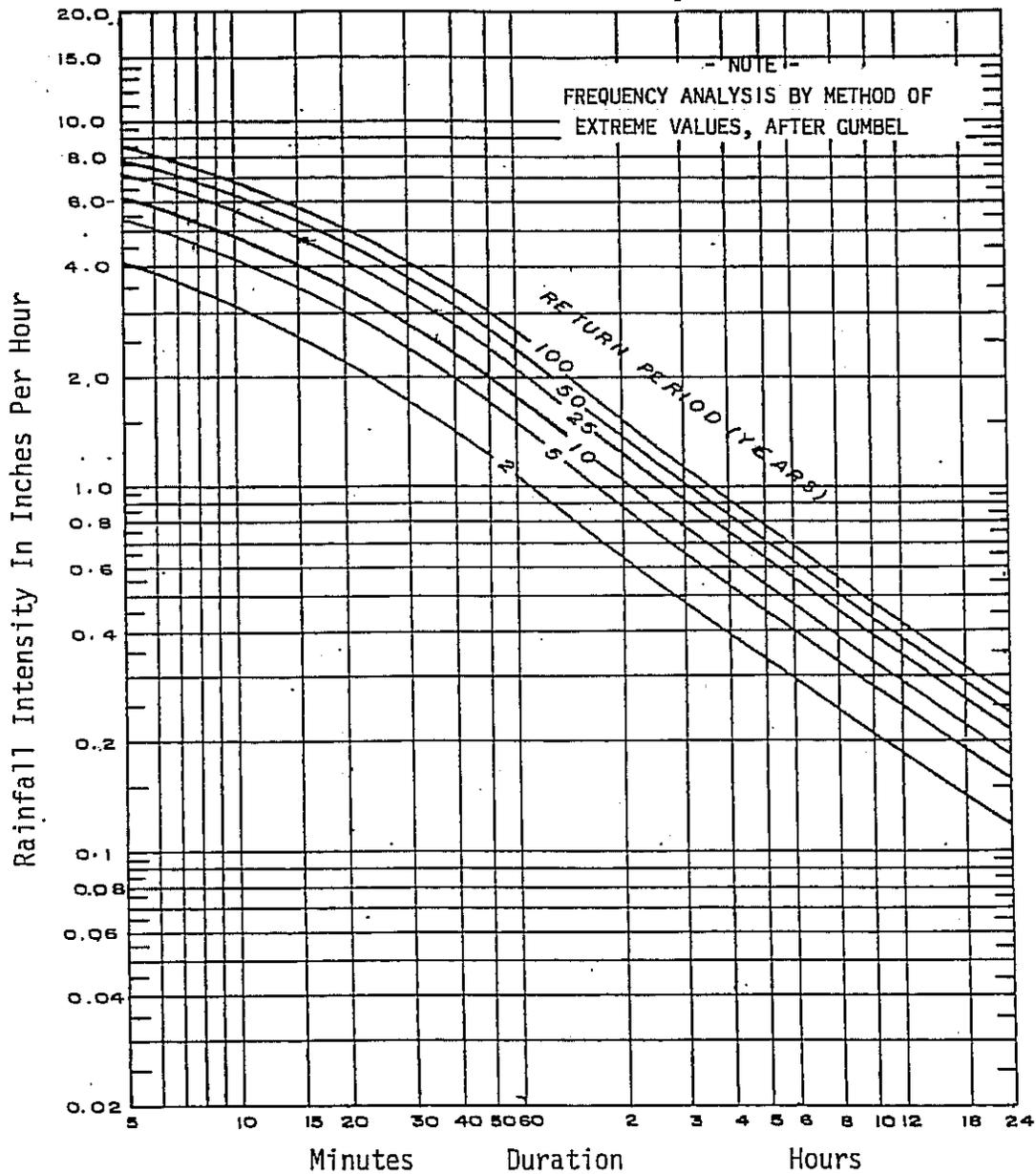
Source: Virginia Erosion and Sediment Control Handbook, 1980. Virginia Soil and Water Conservation Commission.



SOURCE: Design-Data Book for Civil Engineers,  
Elwyn E. Seelye, 3rd Edition.

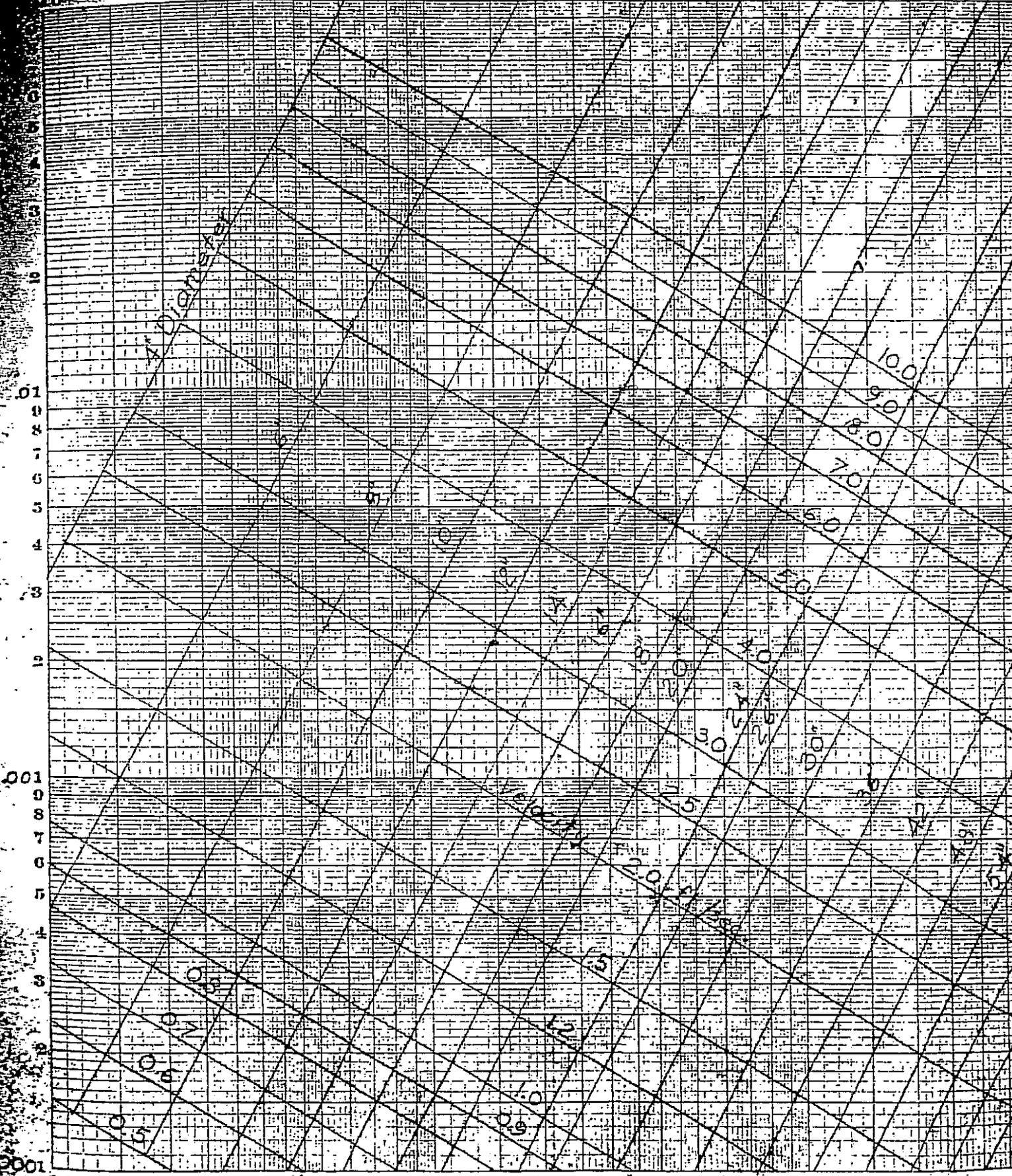
Figure 2: Overland Flow Time of Concentration

Figure 9-5 - Rainfall Frequency-Intensity-Duration Chart  
 HARTFORD, CONNECTICUT  
 1905-1951



Source: Connecticut Department of Transportation, Wethersfield, Connecticut.

2 3 4 5 6 7 8 9 10 2 3 4 5 6 7 8 9 10.0 2 3



Flow (M.G.D.) X 1.547 = cfs

FLOW CHART FOR PIPES (r=140)

# **ATTACHMENT #2**

## Rain Garden Sizing

### Individual Gardens

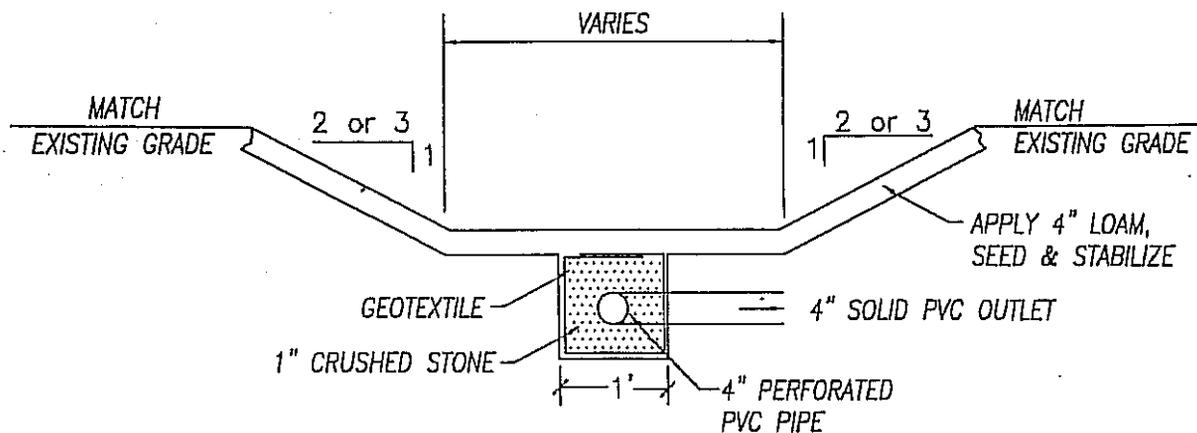
Clean stormwater from roofs (28) is proposed to be directed into rain gardens sized to hold the total volume (5.5 inches) from a 25-year storm over a 24-hour period. This water seeps into the ground and is absorbed by select water tolerant plantings in the garden.

Roof Area of Single Unit 1715 S.F. (0.04 acres)

25-year storm, 24 hour rainfall 5.5 inches

Stormwater Volume = 786 L.F.

Rain Garden 20 ft. x 25 ft. @ 2.5 ft. deep = 854 C.F.



## TYPICAL RAIN GARDEN

NOT TO SCALE

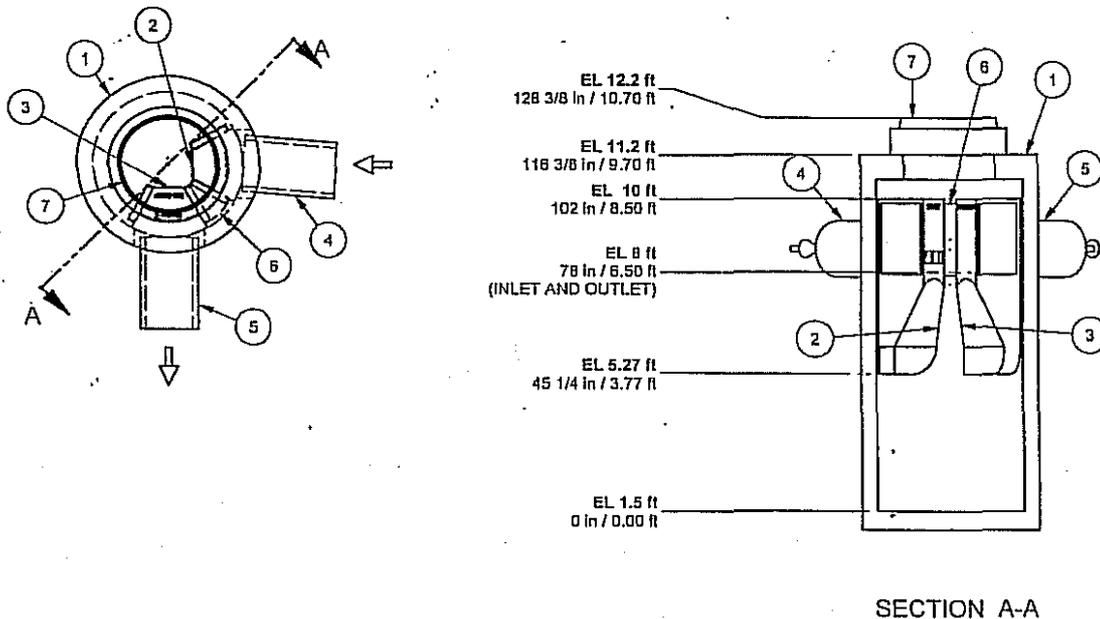
DEPTH VARIES - SEE PLANS FOR DEPTHS AND LOCATIONS

### Community Gardens

At a typical width of 25-feet, the length of a community rain garden would be 20 feet times the number of units connected.

## Pretreatment System

Stormwater from the stormwater collection system (8.66 cfs) is to be directed to a Hydro Int'l First Defense separator, which is capable of removing 80% or more of settables and floatables in the first flush (1 inch) volume of stormwater runoff.



Parts List		
ITEM	SIZE (In)	DESCRIPTION
1	48	I.D. CONCRETE MANHOLE
2		INLET CHUTE (W FLOATABLES TRAP)
3		OUTLET CHUTE
4	15	INLET PIPE (BY OTHERS)
5	15	OUTLET PIPE (BY OTHERS)
6		HIGH FLOW BYPASS
7	30	FRAME AND COVER (ROUND)

### EQUIPMENT PERFORMANCE

THE STORMWATER TREATMENT UNIT SHALL ADHERE TO THE HYDRAULIC PARAMETERS GIVEN IN THE CHART BELOW AND PROVIDE THE REMOVAL EFFICIENCIES AND STORAGE CAPACITIES AS FOLLOWS:

PEAK HYDRAULIC FLOW: 5.0 cfs  
 ESTIMATED HEAD LOSS AT 5.0 cfs: 6 in.  
 SEDIMENT STORAGE CAPACITY: 1 Cu. yd.  
 OIL STORAGE CAPACITY: 180 Gal.

(HEADLOSS IS DEFINED AS THE DIFFERENCE BETWEEN STATIC WATER LEVEL AT THE INLET OF THE FIRST DEFENSE TO THE FREE WATER SURFACE IN THE OUTLET PIPE, ASSUMING FREE DISCHARGE)

## Flow Control Basin

After pretreatment, stormwater will flow into a flow control basin which has a volume of around 5300 CF. With a total stormwater flow into the basin of 9.85 cfs (8.66 cfs from

collection system, 1.19 cfs from some roofs). Stormwater will be detained within the basin for approximately 9 minutes.

Outflow from this basin is by a 6-inch pipe which controls the rate of flow from the basin at 1.1 cfs, which flows to a flow dispersion chamber (FDC) which creates a sheet flow discharge as overland flow to the wetlands. Stormwater flow to the basin in excess of its capacity will overflow the basin at a level spreader spillway and flow as sheet flow over a reinforced turf surface (artificial mulch matting) to the wetlands.

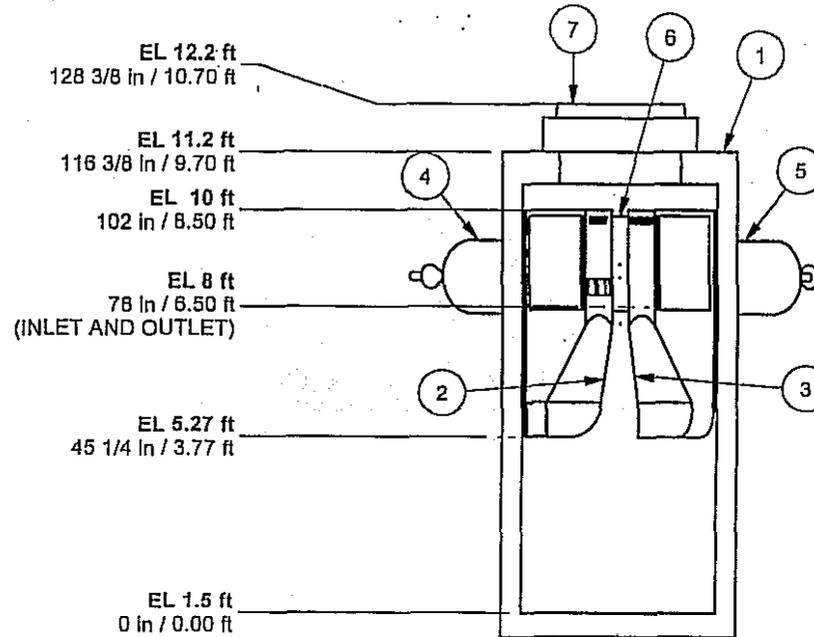
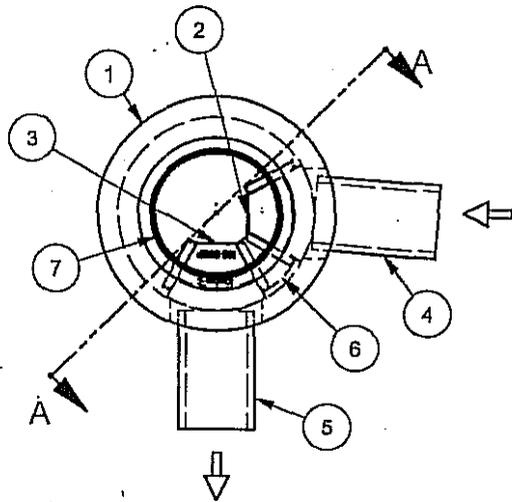
**Appendix B - Rainfall****RAINFALL - DURATION - FREQUENCY  
RELATIONSHIPS FOR CONNECTICUT**

DURATION	RETURN FREQUENCY (Years)					
	2	5	10	25	50	100
Min	RAINFALL IN MM (INCHES)					
5	9.1(0.36)	11.4(0.45)	13.0(0.51)	15.2(0.60)	17.2(0.67)	18.5(0.73)
15	18.3(0.72)	22.6(0.89)	25.9(1.02)	30.5(1.20)	34.0(1.34)	37.6(1.48)
60	33.0(1.3)	43.2(1.7)	50.8(2.00)	58.4(2.30)	65.3(2.57)	71.1(2.80)
Hrs						
2	40.6(1.60)	54.6(2.15)	63.5(2.50)	72.4(2.85)	82.6(3.25)	91.4(3.60)
3	44.5(1.75)	61.0(2.40)	69.9(2.75)	82.6(3.25)	90.2(3.55)	101.6(4.00)
6	59.7(2.35)	74.9(2.95)	87.6(3.45)	101.6(4.00)	115.6(4.55)	127.0(5.00)
12	69.9(2.75)	90.2(3.55)	101.6(4.00)	123.2(4.85)	135.9(5.35)	152.4(6.00)
24	82.6(3.25)	106.7(4.20)	125.7(4.95)	146.1(5.75)	161.3(6.35)	177.8(7.00)
<b>24 HOUR RAINFALL BY COUNTY</b>						
Fairfield	83.8(3.3)	109.2(4.3)	127.0(5.0)	144.8(5.7)	162.6(6.4)	182.9(7.2)
Hartford	81.3(3.2)	104.1(4.1)	119.4(4.7)	139.7(5.5)	157.5(6.2)	175.3(6.9)
Litchfield	81.3(3.2)	104.1(4.1)	119.4(4.7)	139.7(5.5)	157.5(6.2)	177.8(7.0)
Middlesex	83.8(3.3)	106.7(4.2)	127.0(5.0)	142.2(5.6)	160.0(6.3)	180.3(7.1)
New Haven	83.8(3.3)	106.7(4.2)	127.0(5.0)	142.2(5.6)	160.0(6.3)	180.3(7.1)
New London	86.4(3.4)	109.2(4.3)	127.0(5.0)	144.8(5.7)	160.0(6.3)	180.3(7.1)
Tolland	81.3(3.2)	104.1(4.1)	121.9(4.8)	139.7(5.5)	157.5(6.2)	175.3(6.9)
Windham	81.3(3.2)	106.7(4.2)	121.9(4.8)	139.7(5.5)	157.5(6.2)	175.3(6.9)

**Sources:**

1. "Rainfall Frequency Atlas of the United States", Technical Paper No. 40, U.S. Department of Commerce, Weather Bureau.
2. NOAA Technical Memorandum "NWS Hydro-35", June 1977, U.S. Department of Commerce, National Weather Service.

**Table B-1**



SECTION A-A

EQUIPMENT PERFORMANCE

THE STORMWATER TREATMENT UNIT SHALL ADHERE TO THE HYDRAULIC PARAMETERS GIVEN IN THE CHART BELOW AND PROVIDE THE REMOVAL EFFICIENCIES AND STORAGE CAPACITIES AS FOLLOWS:

PEAK HYDRAULIC FLOW: 5.0 cfs  
 ESTIMATED HEAD LOSS AT 5.0 cfs: 6 in.  
 SEDIMENT STORAGE CAPACITY: 1 Cu. yd.  
 OIL STORAGE CAPACITY: 180 Gal.

(HEADLOSS IS DEFINED AS THE DIFFERENCE BETWEEN STATIC WATER LEVEL AT THE INLET OF THE FIRST DEFENSE TO THE FREE WATER SURFACE IN THE OUTLET PIPE, ASSUMING FREE DISCHARGE)

Parts List

ITEM	SIZE (in)	DESCRIPTION
1	48	I.D. CONCRETE MANHOLE
2		INLET CHUTE (W/ FLOATABLES TRAP)
3		OUTLET CHUTE
4	15	INLET PIPE (BY OTHERS)
5	15	OUTLET PIPE (BY OTHERS)
6		HIGH FLOW BYPASS
7	30	FRAME AND COVER (ROUND)

Notes

MJ	8/01/07	FIRST ISSUE
REV BY	DATE	DESCRIPTION

REVISION HISTORY

Date	Scale	
8/1/2007	1/4" = 1'0"	
Drawn	Checked	Approved
MJ		L

Title

4-FT DIAMETER  
FIRST DEFENSE

S.E. Ct. Business Complex  
Groton, CT



94 Hutchins Drive  
Portland, Maine 04102  
Tel: (207) 756-6200  
Fax: (207) 756-6212  
Email: hlitech@hl-tech.com

CAD Ref: GA1

Project No. 2007-537

Drawing No. GA1 Rev.

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# First Defense<sup>®</sup>

## Enhanced Vortex Separator

*Ideal source control for small sites and surface runoff*

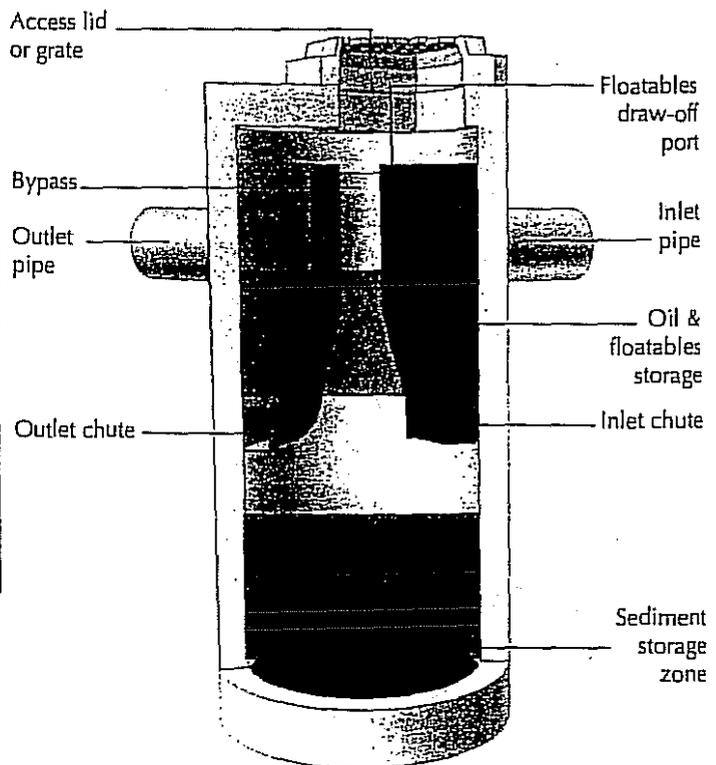
### APPLICATIONS

- Small to medium size catchments
- New developments and retrofits
- Source control for streets, parking lots and maintenance yards
- Pretreatment for filters, infiltration and storage

### ADVANTAGES

- Optional grated inlet
- Integral high-flow bypass eliminates need for upstream diversion structure
- Outlet chute orientation prevents short-circuiting to enhance removal
- Conventional pipe connectors are easy to fit up
- Can accommodate dual inlet pipes
- Arrives on site assembled and ready for installation

The First Defense is an enhanced vortex separator that provides stormwater treatment in a surface inlet device. The integral bypass and large pipe sizes convey a wide range of flows without risk of washout and surface flooding.

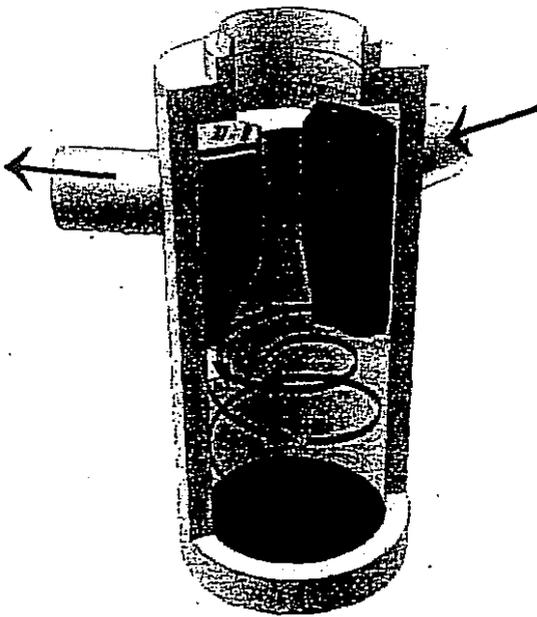


### HOW IT WORKS

Contaminated stormwater runoff enters the inlet chute from a surface grate and/or inlet pipe (red arrow). The inlet chute introduces flow into the chamber tangentially to create a low energy vortex flow regime that directs sediment into the sump (brown zone) while oils, floating trash and debris rise to the surface (orange zone).

Treated stormwater exits through a submerged outlet chute located opposite to the direction of the rotating flow (blue arrow). Enhanced vortex separation is provided by forcing the rotating flow within the vessel to follow the longest path possible rather than directly from inlet to outlet.

Higher flows bypass the treatment chamber to prevent turbulence and washout of captured pollutants. An integral bypass chute conveys infrequent peak flows directly to the outlet chute, eliminating the expense of external bypass control structures. Floatables are diverted away from the bypass chute into the treatment chamber through the floatables draw-off port.



**From:** Murphy, Brian  
**Sent:** Monday, December 01, 2008 10:31 AM  
**To:** 'lafayettdevsol'  
**Subject:** RE: stream crossing  
**Importance:** Low

Basin #3208

Hi Pat,

I had an opportunity to conduct a field review of the proposed sewerline crossing at the tributary to Conantville Brook in Mansfield relative to your request for conceptual ideas for bank stabilization and crossing bmp's.

The DEP Inland Fisheries Division has not sampled this tributary. I did observe an adult native brook trout in woody debris just upstream from the proposed crossing. Data collected in Conantville Brook reveals the presence of fluvial dependent fish species such as native brook trout, blacknose dace, fallfish, white sucker and tessellated darter.

The tributary to Conantville Brook shows the long term effects of dam breaching with the lower section of channel being heavily incised and downcut with some evidence of prior headcutting.

As you are aware, there are various bank stabilization treatments that could be utilized at this site. I'm not a big advocate of using cut stone riprap. At this site I would recommend using small rounded boulders (2-3 feet in diameter) at the toe of slope. Try to install in a slightly offset fashion to avoid looking too artificial. Offsetting the boulders will also provide velocity refuges for the resident fish population. I believe this design can be found in NRCS bioengineering and technical note publications. Coarse fill; heterogeneous mixture of cobbles/gravels can be used behind and upslope of the boulders. Topdress with topsoil and stabilize with a coir erosion control blanket, stakes and conservation grass mixture. You could also consider riparian plantings such as willow and silky dogwood species.

For your information, you can visit DEP inland fisheries division website which has a listing of our stream restoration projects that involved various bank stabilization treatments and include some photo's.

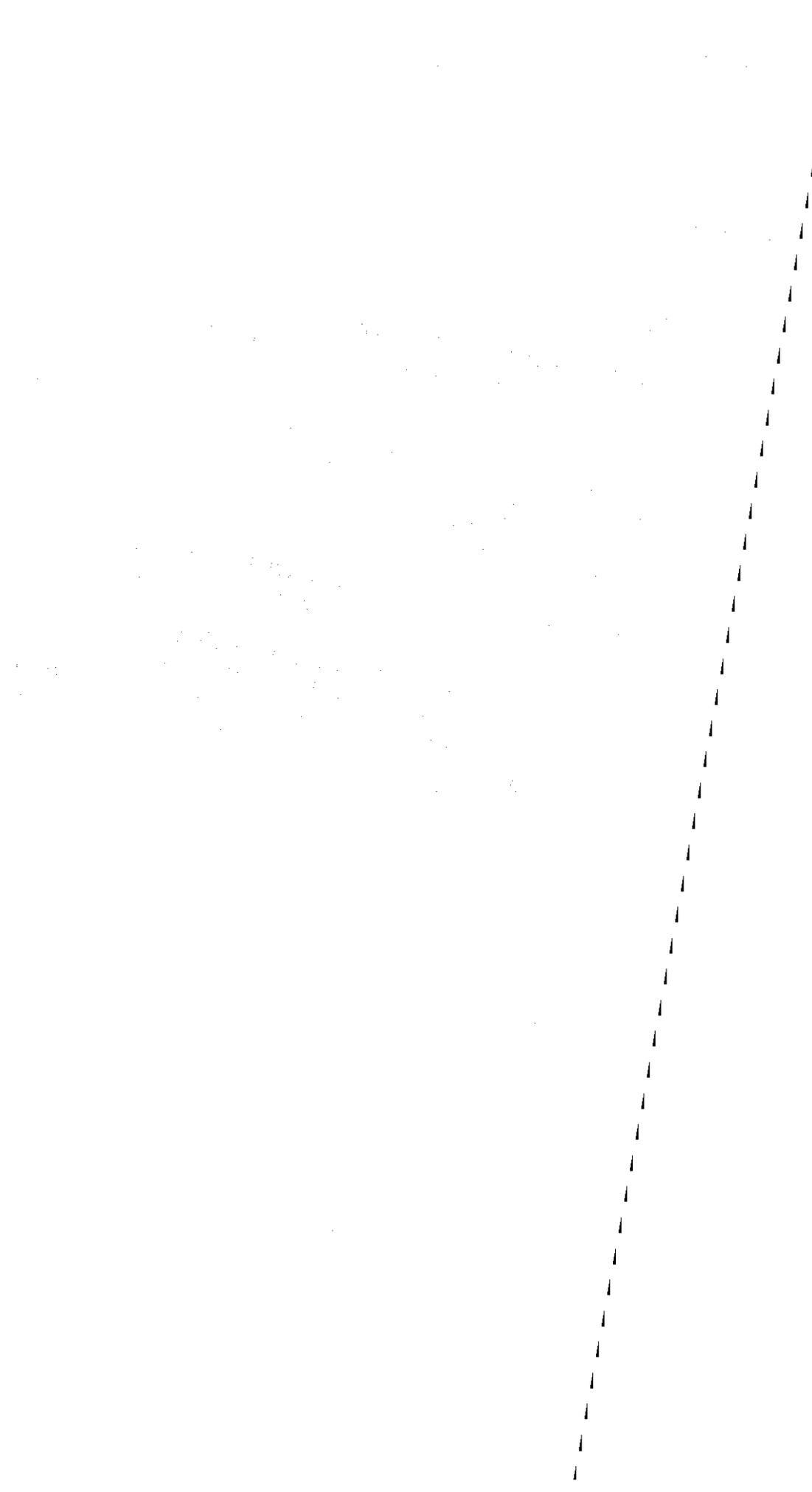
<http://www.ct.gov/dep/cwp/view.asp?a=2696&q=322734>.

As a best management practice, it is recommended that any unconfined instream work within this tributary should be restricted to the period from June 1 to September 30, inclusive.

Also for my files, can you provide me with your official contact information. I could not remember from our phone conversation if you worked for the Town of Mansfield or were the town's consultant. Thanks Much!

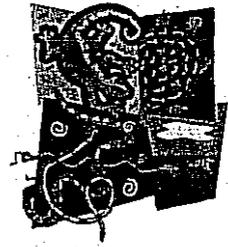
Regards,  
Brian D. Murphy, Senior Fisheries Habitat Biologist  
CTDEP Inland Fisheries Division  
Habitat Conservation and Enhancement Program  
209 Hebron Road

1



# Connecticut Ecosystems LLC

- Wetland Delineation • Wetland & Aquatic Evaluation • Mitigation
- Natural Resource Inventory • Permit Assistance • Expert Testimony



December 1, 2008

Development Solutions, LLC  
Attn.: Mr. Pat Lafayette  
33 East Town Street  
Norwich, Connecticut

**Re: 73 Meadow Brook Lane Mansfield, Connecticut  
CE Job# 07-49**

Dear Pat:

At your request I inspected the above referenced property on November 4, 2008. The purpose of the inspection was to review the wetland area where a sewer line crossing is proposed. I previously prepared a Wetlands Report, dated November 13, 2007, for this project. This letter is an addendum to the Wetlands Report, and updates some information contained in the report. Specifically, section 9.1 of the report states, "No regulated activities are proposed in wetlands or watercourses." The proposed sewer line, described below, if approved, will disturb approximately 700 square feet of wetland, and will cross a seasonal watercourse.

## **Route of Proposed Sewer Line**

It is my understanding that the project developer, Mr. William Collins, attempted to negotiate with an adjacent landowner to obtain permission to tie into a sanitary sewer manhole that did not require a wetland crossing. However, these negotiations failed and as a result there is a proposal to connect the sanitary sewer system of the proposed project to a manhole located near Conantville Brook. This existing manhole is located along a woods path located at the south end of the subject property (Photo 1). The proposed sanitary sewer line will cross three features of interest, described below.

## **Steep Wooded Slope**

This steeply sloping hillside lies immediately south of the proposed development. There is no evidence of erosion of its sandy soils. Most of this steep hillside will be traversed in a cross-slope manner by the sewer line, although a short segment will cross the slope more directly.

38 Westland Avenue • West Hartford, CT 06107

Phone (860) 561-8598 • Fax (860) 561-0223 • email [ecosys@comcast.net](mailto:ecosys@comcast.net)

## **Wetland and Watercourse**

A wetland and watercourse lie at the base of the steep hillside slope. The proposed sewer line will cross the wooded wetland near flags 20 and 21. An unnamed seasonal watercourse (Photo 3) flows through this wetland, and is tributary to Conantville Brook. This watercourse channel is approximately 8-10 feet wide, and its substrate consists of sand, gravel, and cobbles. At the location of the proposed crossing the channel bank is undercut, and a 14 inch caliper red maple tree (Photo 4) located on the north bank provides stability despite a partially exposed root system. Approximately 15 feet upstream of the proposed crossing, at a bend in the channel, the north channel bank is rather severely eroded.

## **Mixed Forest**

Between the wetland and the manhole near Conantville Brook lies a mixed forest (Photo 2) that is located within the Upland Review Area adjacent to the wetlands on the property. White oak, red oak, white pine, and red maple occur in the overstory, with tree caliper ranging from 6-30+ inches. American beech, white pine, winterberry, maple leaf viburnum, Japanese barberry, and witch hazel occur in the understory.

## **Watercourse Crossing**

In a phone conversation you explained to me that the watercourse crossing could be accomplished in one day. Sand bags will be placed in the channel upstream of the crossing, and water will be pumped around the crossing point to minimize flow and erosion in the channel. A concrete-encased sewer pipe will be laid in a trench dug across the watercourse channel.

## **Recommendations**

1. In order to comply with Connecticut DEP stream crossing guidelines, it is recommended that the watercourse crossing be constructed between June 1 and September 30.
2. Special care must be taken when excavating the sewer line trench across the steep wooded hillside. It is recommended that staked hay bales be placed behind the silt fence in this area for additional erosion and sediment protection.
3. Excavated soils should be placed immediately adjacent to the trench, and replaced after the sewer line is installed. It is recommended that shrubs be planted in this disturbed corridor, and that the disturbed soils be seeded and mulched (Table 1). The total number of shrubs will be determined by the size of the wetland and upland areas to be planted at six foot on-center spacing.
4. In order to mitigate for the proposed stream channel crossing it is recommended that the applicant investigate the feasibility of stabilizing the severe bank erosion immediately

upstream of the crossing. Mr. Brian Murphy (860-295-9523) of the Connecticut DEP Inland Fisheries Division should be contacted for technical advice. Mr. Murphy has extensive experience with stream bank stabilization projects.

5. The root system of the red maple tree that is stabilizing the north bank at the proposed channel crossing should be avoided during construction. This tree should be depicted on the site plan so that it can be avoided.

Please do not hesitate to contact me if you have any questions regarding this correspondence.

Very truly yours,

Connecticut Ecosystems LLC



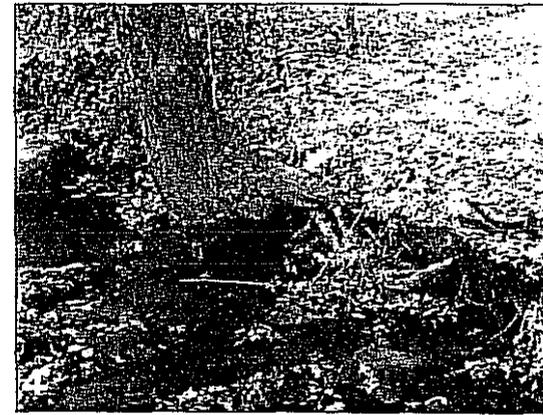
Edward M. Pawlak  
Registered Soil Scientist  
Certified Professional Wetland Scientist

PAGE  
BREAK

**TABLE 1. MITIGATION SHRUBS**

<b>Zone</b>	<b>Scientific Name</b>	<b>Common Name</b>
<b>Wetland</b>	<i>Ilex verticillata</i>	Winterberry
	<i>Lindera benzoin</i>	Spicebush
	<i>Vaccinium corymbosum</i>	Highbush blueberry
	<i>Viburnum recognitum</i>	Arrowwood
<b>Upland</b>	<i>Amelanchier canadensis</i>	Shadblow
	<i>Clethra alnifolia</i>	Sweet pepperbush
	<i>Hamamelis virginiana</i>	Witch hazel

- Notes: 1. Wetland shrubs available from New England Wetland Plants, Inc., Amherst, MA (413) 256-1752  
2. Actual species selection will depend upon availability at local/regional nurseries.  
3. Shrub spacing: 6' on-center



**73 Meadowbrook Lane Mansfield, CT 11/4/08** 1. Existing sewer manhole located north of Conantville Brook 2. Approximate route of proposed sewer line across upland mixed forest 3. Unnamed seasonal watercourse at proposed crossing 4. Red maple tree providing bank stabilization near proposed crossing

# Connecticut Ecosystems LLC

- Wetland Delineation
- Wetland & Aquatic Evaluation
- Mitigation
- Natural Resource Inventory
- Permit Assistance
- Expert Testimony



## WETLANDS REPORT

73 MEADOWBROOK LANE

Mansfield, Connecticut

November 13, 2007

CE Project 07-49 File c:\projects 2007\07-49\report.doc



38 Westland Avenue • West Hartford, CT 06107

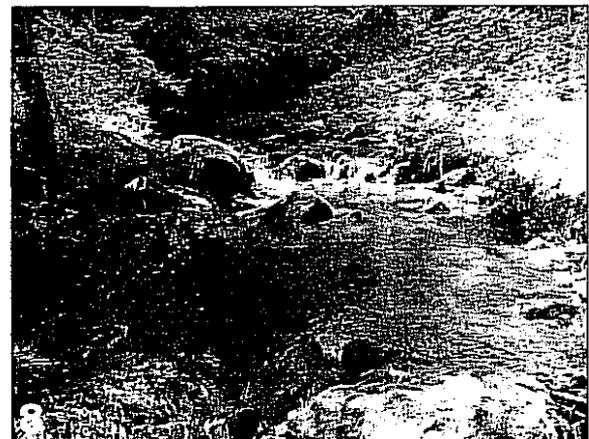
Phone (860) 561-8598 • Fax (860) 561-0223 • email [ecosys@comcastnet](mailto:ecosys@comcastnet)

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**COLOR PHOTOGRAPHS**



73 Meadowbrook Lane Mansfield, CT 7/11 & 20/07 1. Dense shrub/vine/sapling thicket 2. Mixed hardwoods forest 3. Deciduous wooded swamp 4. Intermittent watercourse in swamp 5. Steep wooded upland slope above flag 15 6. Conantville Brook—shallow riffle 7. Conantville Brook—undercut bank 8. Conantville Brook—riffle/pool/run sequence



73 Meadowbrook Lane Mansfield, CT 7/20/07 9. Bend in Conantville Brook channel  
10. Undercut bank in Conantville Brook channel 11. Dam across Conantville Brook  
12. Debris accumulated at dam 13. Breach in dam

## 1.0 INTRODUCTION

The construction of a 37-unit condominium complex is proposed on a 9.1 acre parcel of land in Mansfield, CT.

Connecticut Ecosystems LLC was retained to conduct a site plan review, the results of which are presented in this report. Mr. Edward M. Pawlak, Registered Soil Scientist and Certified Professional Wetland Scientist, inspected the subject property on July 11 and 20, 2007 to collect biological data. Prior to the preparation of this report, site plans prepared by Development Solutions, LLC and dated June 2007 were reviewed.

## 2.0 SITE DESCRIPTION

The 9.1 acre subject property is bordered to the north by Meadowbrook Lane, to the east by East Brook Heights Condominiums, to the south by Conantville Brook, and to the west by a single family residence (Figure 2). Slopes on the property are mostly gentle, but steep at the south end of an escarpment.

## 3.0 LANDSCAPE CONTEXT

The property is part of a moderately sized landscape block that is bordered by Meadowbrook Lane to the north, Conantville Road to the east, North Frontage Road to the south and Mansfield City Road to the west (Figures 1 and 2). This landscape block is mostly forested (Figure 2).

## 4.0 SOILS

Appendix 3 contains a description of the wetland and upland soils found on the subject property.

## 5.0 UPLAND COVER TYPES

Whitlock et al. (1994) define "cover type" as "*a portion of a wetland or upland system that contains a uniform plant community composition and structure or that is influenced by one hydrologic regime.*" Below is a description of the upland cover types found on the property.

### 5.1 Sapling/Shrub Thicket (U1)

The front of the property is occupied by a very dense sapling and shrub thicket (Photo 1). Apple trees, bigtooth aspen, white pine, honeysuckle, Russian olive and black cherry

occur in this area, which was once used for agriculture but was abandoned some years ago. A vacant house and burned garage are located north of this thicket (cover page).

## 5.2 Mixed Forest (U2)

A mature mixed hardwood/conifer forest occurs south of the thicket (Photos 2 and 5). White pine, red oak and American beech trees grow here. The forest lies on an escarpment that slopes steeply down to a riparian swamp.

## 6.0 WETLAND COVER TYPES

The subject property contains a total of 1.72 acres (17 percent) of inland wetlands.

In this section of the report the following information is provided for the on-site wetland:

- Description of wetland cover type
- Wetland water regime(s)
- Description of 150-foot wide Upland Review Area (URA), as defined by the Town of Mansfield Inland Wetland Regulations
- Discussion of the principal functions associated with the on-site wetland. A modified version of the "Highway Methodology", developed by the U.S. Army Corps of Engineers, was used to assess wetland functions and values (Appendix 3). Table 1 lists the principal functions and values associated with the on-site wetland.

## 6.1 Wetland 1 (W1)

### 6.1.1 Wetland Description

A large very gently sloping riparian deciduous wooded swamp (Photo 3) associated with Conantville Brook is located at the south end of the property, and extends off-site to the south, east and west (Figures 1 and 2). Red maple, musclewood, arrowwood, winterberry, Japanese barberry, sweet pepperbush, skunk cabbage, jewelweed and other flora occur in the swamp (Appendix 1).

Two narrow intermittent watercourses (Photo 4) meander through the swamp and are tributary to Conantville Brook. Groundwater was discharging from the swamp to the intermittent watercourses, contributing to their baseflow. A low-moderate flow of clear water was present in these channels (6± feet wide). Heavy sand deposits were located at a bend in one channel where a vertical bank has eroded. Small finfish were observed in this channel. These watercourses appear to provide suitable habitat for the northern two-lined and northern dusky salamanders, which are often associated with intermittent and perennial watercourses. However, they were not observed despite a thorough search effort.

### 6.1.2 Conantville Brook

Conantville Brook flows west across Wetland 1, and is tributary to the Natchaug River off-site south of Route 6. An old concrete dam spans the channel at the southeast corner of the site (Photo 11). A large debris dam consisting of logs and branches has formed in front of the dam (Photo 12). The dam is in a state of disrepair, and a breach allows water to flow around its west end. This concentrated flow has created bank erosion bankside trees to fall across the dam.

West of the dam the channel is 20± feet wide, and its wooded banks are mostly stable. However, undercut and vertical banks are present. The moderate gradient channel contains riffles interspersed with runs (Photos 8-10). Channel substrate (cobbles, gravel) is embedded to a low degree by sand in riffle zones. However, sand deposits are present in slower moving depositional zones. Nearly the entire channel is shaded by trees.

Stoneflies and caddisflies, indicators of good water quality, were observed below cobbles in the brook. Brook trout were also present in a deep run of clear water.

Water quality of the brook was measured with hand-held meters, and is reported below.

Conantville Brook Water Quality	
Parameter	Value
Dissolved oxygen	
- %	107.8
- mg/L	9.52
Conductivity (uS)	157.9
Specific conductance (uS)	169.3
Turbidity (NTU)	4.3
pH	6.68

All of these values are within the normal range for perennial watercourses in Connecticut.

### 6.1.3 Wetland Water Regime

Golet et al. (1993) define wetland water regime as follows: "*the elevation and degree of fluctuation of the water table with respect to the land surface over time.*" They note that the water level in a wetland can vary widely among years, depending largely upon precipitation levels. Thus, water regime is best interpreted as characterizing a wetland in *most* years. The various wetland water regimes, along with their definitions, are listed in the center of the Wetland Data Sheet found in Appendix 3.

Wetland 1 is characterized by three water regimes: permanently flooded (Conantville Brook), intermittently flooded (floodplain) and seasonally saturated (deciduous wooded swamp beyond floodplain).

#### 6.1.4 URA Description

The URA associated with Wetland 1 is the mixed forest described in Section 5.2 of this report. Much of this URA occurs on steep slopes that lead down to the wetland from an escarpment.

#### 6.1.5 Wetland Functions & Values

Wetland 1 is associated with the following principal functions (Table 1, Appendix 3):

- **Groundwater Recharge** - Some of the surface water retained in the nearly level wetland infiltrates to recharge the local aquifer.
- **Groundwater Discharge** - Groundwater seeps were observed in the wetland during the dry summer month of July. These discharges support the baseflow of Conantville Brook.
- **Floodflow Alteration** - Wetland 1 has the opportunity to receive and retain floodwaters from the adjacent Conantville Brook.
- **Finfish Habitat** - Apparently good water quality, aquatic habitat diversity, instream cover objects, a shaded channel, and a wide wooded riparian zone all contribute to this function. Brook trout were observed in Conantville Brook.
- **Pollutant Removal** - Nearly level slope, large size and dense vegetation allow the wetland to remove a variety of water-borne pollutants.
- **Production Export** - Biomass produced in the wooded wetland is exported to Conantville Brook by intermittent watercourses.
- **Wildlife Habitat** - Presence of perennial and intermittent watercourses, large size, wooded buffer zones, abundant food sources and dense vegetation contribute to this function.

#### 7.0 DEP NATURAL DIVERSITY DATA BASE

The DEP Natural Diversity Data Base (NDDB) was contacted to determine whether there are records of any State- or Federal-listed flora or fauna on the subject property, and the reply letter is included in Appendix 5. According to the NDDB there are records for State Species of Special Concern *Glyptemys insculpta* (wood turtle) from the vicinity of the subject property.

Wood turtles overwinter in deep pools and undercut banks of perennial watercourses. In late March and early April they emerge from the water to bask on the stream banks. In mid-April they begin to disperse from the streams into riparian wetlands and terrestrial uplands. Typically in mid-June they construct nests in sand/gravel areas and deposit eggs there. They return to the streams in the fall.

The subject property contains non-breeding habitats suitable for wood turtles: a perennial watercourse with undercut banks, riparian wetlands and wooded uplands. However, no suitable nesting sites (open areas with exposed sand and gravel banks) are found on-site. No wood turtles were observed on the property, although it must be noted that the site

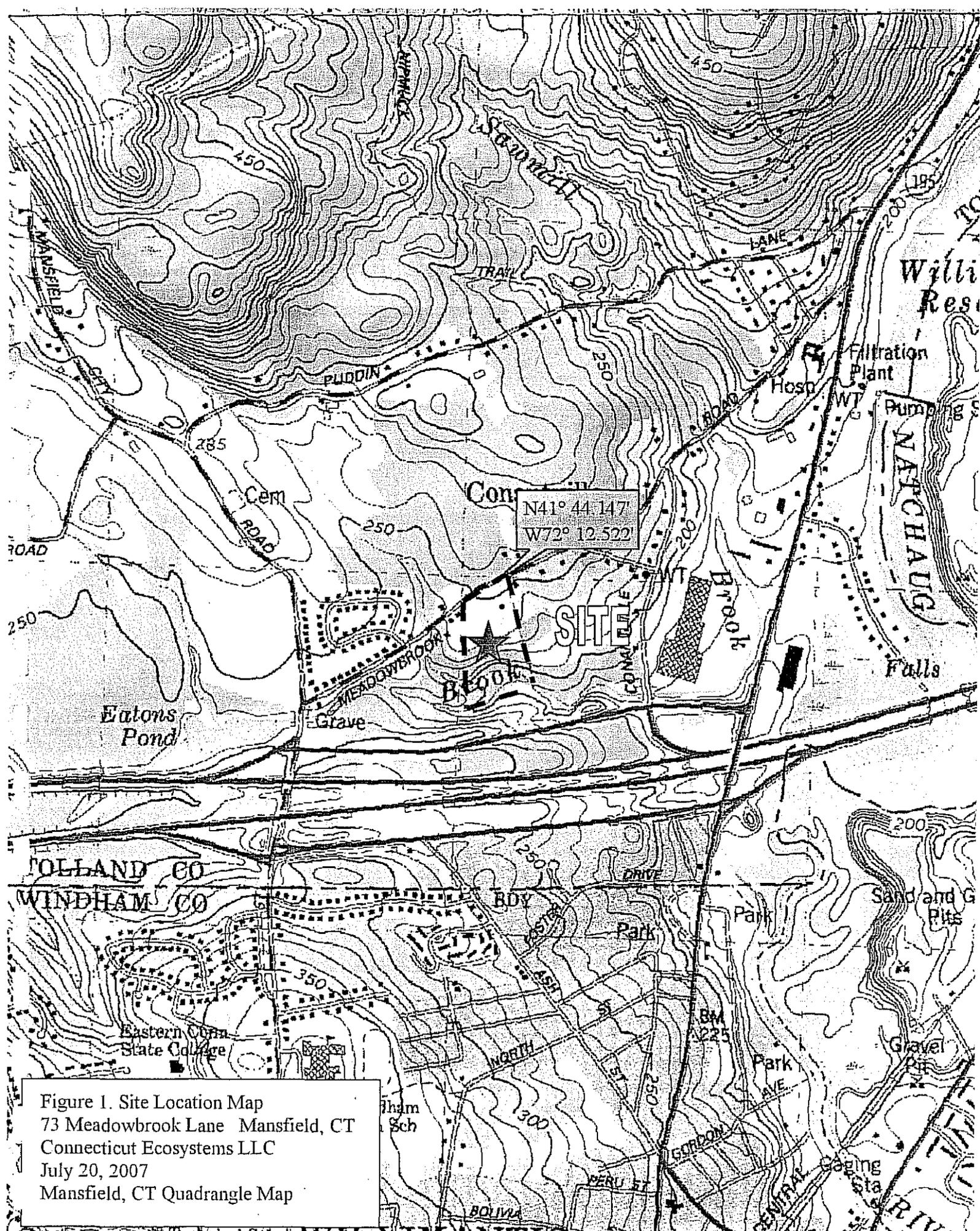


Figure 1. Site Location Map  
 73 Meadowbrook Lane Mansfield, CT  
 Connecticut Ecosystems LLC  
 July 20, 2007  
 Mansfield, CT Quadrangle Map

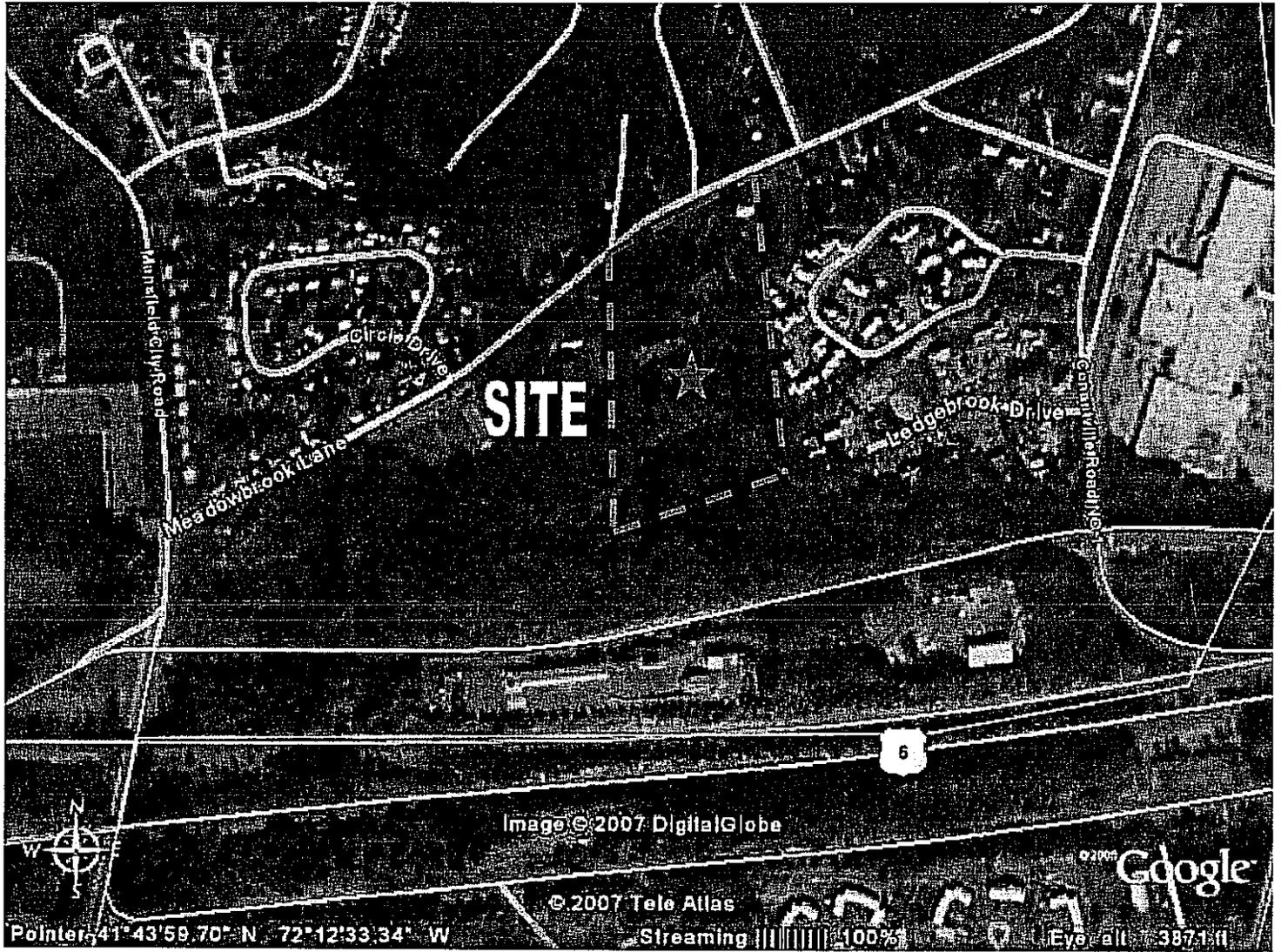


Figure 2. Aerial Photograph  
73 Meadowbrook Lane Mansfield, CT  
Connecticut Ecosystems LLC  
October 11, 2007

Table 1. Wetland Summary	
Principal Functions/Values	Wetland 1
<i>Groundwater Recharge</i>	
<i>Groundwater Discharge</i>	
<i>Floodflow Alteration</i>	
<i>Fish &amp; Shellfish Habitat</i>	
- <i>Ponds &amp; Lakes</i>	
- <i>Streams &amp; Rivers</i>	
<i>Pollutant Removal</i>	
<i>Production Export</i>	
<i>Recreation</i>	
<i>Wildlife Habitat</i>	
<i>Educational/ Scientific Value</i>	
<i>Uniqueness/Heritage</i>	
<b>WETLAND DATA</b>	
<i>Type (*)</i>	
<i>Water Regime (**)</i>	
<i>Soil Parent Material (***)</i>	

Note: P=Principal Function, NA=Not Applicable, see Appendix 3 for data sheets  
 (\*) DWS=deciduous wooded swamp, CWS=coniferous wooded swamp, BSS=bushy shrub swamp, SSS=sapling shrub swamp, SM=shallow marsh, DM=deep marsh, WM=wet meadow, OW=open water  
 (\*\*) Water Regimes based upon Cowardin et al. (1979) and Golet et al. (1993):

<u>Water Regime</u>	<u>Definition</u>
<i>Permanently flooded (PF)</i>	<i>Water covers surface throughout the year, in all years.</i>
<i>Intermittently exposed (IE)</i>	<i>Surface water present through the year, except during extreme drought.</i>
<i>Semipermanently flooded (SF)</i>	<i>Surface water persists throughout the growing season in most years.</i>
<i>Seasonally flooded (SEF)</i>	<i>Surface water present for extended periods, especially early in growing season.</i>
<i>Seasonally saturated (SS)</i>	<i>Soil saturated to surface, especially early in growing season, but water table usually well below surface for most of season.</i>
<i>Temporarily flooded (TF)</i>	<i>Surface water present for brief periods of growing season, but water table lies far below surface for most of the season.</i>
<i>Intermittently flooded (IF)</i>	<i>Substrate usually exposed, but surface water present for variable periods.</i>
<i>Artificially flooded (AF)</i>	<i>Flooding caused by dikes, dams, pumps, etc.,</i>

(\*\*\*) T=glacial till O=outwash G=glaciolacustrine F=floodplain OG=Organics

was inspected at a time of year (July) when it would have been difficult to observe them due to their wide dispersal patterns and dense obscuring vegetation.

## 8.0 WILDLIFE

A total of 14 wildlife species were identified on the property, including 13 avians and one mammal (Appendix 2). None of these are Threatened, Endangered or Special Concern species. It is very likely that additional species occur on the property, including wood thrush, green frog, northern two-lined salamander, northern dusky salamander, and white-tailed deer, none of which are rare or uncommon in Connecticut.

## 9.0 REGULATED ACTIVITIES

### 9.1 Wetlands & Watercourses

No regulated activities are proposed in wetlands or watercourses.

### 9.2 Upland Review Area

The Mansfield Inland Wetland Regulations define an Upland Review Area (URA) that extends 150 feet from the edge of wetlands.

The intent of the Inland Wetlands and Watercourses Act is to protect the functions and values of wetlands, not Upland Review Areas. According to Mr. Steve Tessitore of the Connecticut DEP, wetland commissions regulate activities in the in upland areas that are likely to affect wetlands or watercourses; they do not regulate the URA itself.

Importantly, development within a URA does not necessarily affect or impact the functions of the associated wetland or watercourse. The URA is a zone of more or less arbitrary width in which the Commission has decided an activity may result in an indirect impact to an adjacent wetland or watercourse. However, it is necessary to evaluate the site-specific functions of the wetland or watercourse in question, the physical features of the associated URA (soils, slope, vegetation), and the details of the site plan to assess the likelihood of any impacts to wetlands or watercourses.

The application proposes a total of 33,600 square feet of URA disturbance. The proposed clearing limits would preserve a generally 75 foot wide Undisturbed Vegetated Buffer (UVB) adjacent to Wetland 1. Very little clearing is proposed on the steep slope of the escarpment above Wetland 1, which limits the potential for erosion during construction. Provided that the proposed clearing limits are adhered to during construction, the URA disturbance will not result in any measurable impact to the functions of Wetland 1.

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## **10.0 STORMWATER QUALITY**

### **10.1 Stormwater Quality Basin**

The construction of a detention basin is proposed at the southeast corner of the property. It is recommended that it also be designed to maximize its water quality renovation function. Specifically, it is recommended that the basin be sized to retain the Water Quality Volume (WQV) in a "wet bottom", as per the Connecticut Stormwater Quality Manual (DEP 2004). The wet bottom should range from 6-18 inches deep (below the outlet structure).

It is recommended that the basin be final graded with one foot of topsoil, and planted with emergent wetland vegetation. Table 2 contains plants that would be suitable for establishment in the basin.

### **10.2 Rain Gardens**

The roof runoff of all units will be recharged to the soil by constructed rain gardens. The rain garden plant list on the site plan includes a number of plants that may not be suitable for this purpose. It is recommended that the plant list be revised to consist only of plants selected from the publication, "Rain Gardens in Connecticut", published by UConn Cooperative Extension System ([http://nemo.uconn.edu/tools/publications/rain\\_garden\\_broch.pdf](http://nemo.uconn.edu/tools/publications/rain_garden_broch.pdf)).

## **11.0 CONSERVATION EASEMENTS**

It is recommended that a Conservation Easement be placed on Wetland 1 and the UVB that will be preserved adjacent to it so that they will be preserved in perpetuity. This represents 25.5 percent of the total property area.

Table 2. Basin Plantings		
Zone	Scientific Name	Common Name
<i>Wet Meadow (0-6")</i>	<i>Carex lurida</i>	Sedge
	<i>Carex stricta</i>	Tussock sedge
	<i>Juncus canadensis</i>	Canada rush
	<i>Juncus effusus</i>	Soft rush
	<i>Scirpus atrovirens</i>	Dark green bulrush
	<i>Scirpus cyperinus</i>	Woolgrass
<i>Deep Marsh (6-18")</i>	<i>Peltandra virginica</i>	Arrow arum
	<i>Pontederia cordata</i>	Pickerelweed
	<i>Sagittaria latifolia</i>	Arrowhead
	<i>Sparganium americanum</i>	Burreed

Plants available from New England Wetland Plants (413) 256-1752.

Type	Height	On-Center Spacing
Herb	---	3

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**APPENDIX 1. VEGETATIVE INVENTORY**

PAGE  
BREAK

73 MEADOWBROOK LANE WETLAND VEGETATIVE INVENTORY			
Scientific Name	Common Name	Indicator Status (*)	Wetland 1
<b>TREES/SAPLINGS</b>			
<i>Acer negundo</i>	Box elder	FAC+	D
<i>Carpinus caroliniana</i>	Musclewood	FAC	+
<b>SHRUBS</b>			
<i>Berberis thunbergii (WI)</i>	Japanese barberry	FACU	+
<i>Clethra alnifolia</i>	Sweet pepperbush	FAC	+
<i>Euonymus alatus (WI)</i>	Burning bush	NI (UPL)	+
<i>Hamamelis virginiana</i>	Witch hazel	FAC-	+
<i>Ilex verticillata</i>	Winterberry	FACW+	+
<i>Lonicera morrowii (WI)</i>	Morrow's honeysuckle	NI (UPL)	+
<i>Rosa multiflora (WI)</i>	Multiflora rose	FACU	+
<i>Viburnum recognitum</i>	Arrowwood	FACW-	+
<b>HERBS</b>			
<i>Bidens frondosa</i>	Beggar ticks	FACW	+
<i>Dryopteris sp.</i>	Wood fern	FACW	+
<i>Impatiens capensis</i>	Jewelweed	FACW	+
<i>Osmunda cinnamomea</i>	Cinnamon fern	FACW	+
<i>Symplocarpus foetidus</i>	Skunk cabbage	OBL	+
<i>Toxicodendron radicans</i>	Poison ivy	FAC	+
<b>VINES</b>			
<i>Celastrus orbiculatus (WI)</i>	Asiatic bittersweet	NI (UPL)	+
<i>Vitis sp.</i>	Grapes	---	+

*Connecticut Ecosystems LLC*

Notes: D=dominant +=present

See accompanying text for explanation of "Indicator Status" codes.

WI="Widespread & Invasive" RI="Restricted & Invasive" PI="Potentially Invasive" from the publication: Mehrhoff, L.J., K.J. Metzler, and EE Corrigan. 2003. *Non-native and potentially invasive vascular plants in Connecticut*. Center for Conservation and Biodiversity, University of Connecticut, Storrs.

**APPENDIX 2. WILDLIFE INVENTORY**

**73 MEADOWBROOK LANE WETLAND & UPLAND WILDLIFE INVENTORY**

<b>Group</b>	<b>Species</b>	<b>Wetland Dependence</b>	<b>General Habitat Preferences</b>	<b>Habitat Use</b>	<b>Notes</b>
<b>AVIANS</b>					
Columbidae (Pigeons, doves)	<i>Zenaida macroura</i> (158,142) (mourning dove)	---	Farms, suburbs, open habitats	U1	Requires open country with seed-producing vegetation.
Picidae (woodpeckers)	<i>Picoides pubescens</i> (192,161) (downy woodpecker)	FAC	DF, MF	U2, W1	Cavity nester. Wide variety of habitats, rural & suburban.
Tyrannidae (Tyrant flycatchers)	<i>Sayornis phoebe</i> (212,171) (eastern phoebe)	OBL	DF, edges	W1	Nests on sheltered ledged near water.
Corvidae (Jays, crows)	<i>Cyanocitta cristata</i> (232,181) (blue jay)	----	DF, MF, CF	U1	Generalist.
Paridae (Chickadees, titmice)	<i>Parus atricapillus</i> (240,190) (black-capped chickadee)	----	DF, MF, CF	U2, W1	Cavity nester. Interior-edge species.
	<i>Parus bicolor</i> ((242,191) (tufted titmouse)	FAC	DF, MF, DWS, suburbs	U1, U2, W1	Interior-edge species. Cavity nester.
Troglodytidae (Wrens)	<i>Thryothorus ludovicianus</i> (Carolina wren) (250,195)	FAC	ST	U1	Edges. Prefers dense shrubs.
Muscicapidae (Kinglets, gnatcatchers, thrushes)	<i>Catharus fuscescens</i> (264,203) (veery)	FAC	DWS, SS	U2, W1	Moist woods with thick understory.
	<i>Turdus migratorius</i> (272,208) (American robin)	---	MF, DF, edges, suburban yards	U1, U2	Ubiquitous.
Mimidae (Mockingbirds, thrashers)	<i>Dumetella carolinensis</i> (274,209) (gray catbird)	FAC	ST	U1	Often near water or wetlands, absent from dense woods.
Parulinae (wood-warblers)	<i>Seiurus aurocapillus</i> (332,235) (ovenbird)	---	DF, MF	U2	Ground nester, dry soils. Large contiguous forest.
Cardinalinae (Cardinals, grosbeaks, buntings)	<i>Cardinalis cardinalis</i> (350,255) (northern cardinal)	---	ST	U1	Forest edges. Requires thick brushy understory.
Emberizinae (Towhees, sparrows)	<i>Spizella passerine</i> (358,245) (chipping sparrow)	---	M, lawns	U1	Suburbs, farms.
<b>MAMMALS</b>					
Sciuridae	<i>Sciurus carolinensis</i> (144,324) (gray squirrel)	FAC	DF, MF, suburbs	U2	Mast-producing trees.

## Wildlife Inventory

### Introduction

The wildlife inventory was compiled by direct sightings, songs/calls, tracks, scat, and/or browse. Also included in the inventory are species that potentially breed on or use the subject property. The latter was determined by published range maps and species habitat preferences (Bevier 1994; Klemens 1993; DeGraaf and Yamasaki 2001; Merritt 1987). Species are included in the latter group based upon the experience and professional judgment of the author.

### Key

#### References

Included next to each species name are two parenthetical numbers. These represent page numbers from the following references:

Group	1 <sup>st</sup> Reference	2 <sup>nd</sup> Reference
Avians	Bevier (1994)	DeGraaf and Yamasaki (2001)
Amphibians	Klemens (1993)	DeGraaf and Yamasaki (2001)
Reptiles	Klemens (1993)	DeGraaf and Yamasaki (2001)
Mammals	Merritt (1987)	DeGraaf and Yamasaki (2001)

#### Listed Species

Bolded parenthetical symbols identify listed species:

**E** = Endangered **T** = Threatened **SC** = Species of Special Concern

#### Wetland Dependence

This indicates the degree to which a species depends upon wetlands to complete its life cycle:

OBL = obligate (requires wetland habitats during one or more stages of its life cycle)

FAC = facultative (uses wetland and non-wetland habitats, and is not dependent upon wetlands to complete its life cycle)

#### General Habitat Preferences

These are obtained from the references listed above, and the author's experience:

Wetland Habitats	Non-Wetland Habitats
DWS=deciduous wooded swamp	DF=deciduous forest
CWS=coniferous wooded swamp	CF=conifer forest
SS=scrub-shrub swamp	MF=mixed forest
FM=freshwater marsh	ST=sapling/shrub thicket
SM=salt marsh	M=grass/forb meadow
BM=brackish marsh	
WM=wet meadow	
FE=fen	
RI=river/stream	
PO=pond/lake	
FP=floodplain	
VP=vernal pool	

#### On-Site Habitat Use

These codes correspond to wetland and upland cover types (W1, U1, etc.) described in the report.

**APPENDIX 3. WETLAND ASSESSMENT DATA SHEETS**

## **Introduction**

The assessment of wetland functions and values in this report is based upon the "Highway Methodology Workbook Supplement" developed by the U.S. Army Corps of Engineers New England Division. This "descriptive approach" moves away from numerical or ranking methodologies, and instead relies upon professional judgment of the reviewer. It provides criteria to standardize the assessment process.

Many of these criteria appear in the data sheets that follow. Additional criteria were obtained from other assessment methodologies (Magee and Hollands 1998; Ammann et al. 1991) and the experience of the author. Responses to these criteria that are indicators of the function are listed under the "+" column. Those that detract from the function appear in the "-" column. Excluding conditions preclude a wetland from performing a particular function. The determination of whether a particular function is identified as a "principal function" is based upon the number of positive criteria responses, and the judgment and professional experience of the evaluator.

## **Descriptions of Functions and Values**

### ***Groundwater Recharge***

The capacity of a wetland to influence the amount of water moving from surface water to ground water (Magee and Hollands 1998).

### ***Groundwater Discharge***

The capacity of a wetland to influence the amount of water moving from ground water to surface water (Magee and Hollands 1998).

### ***Floodflow Alteration***

The storage of inflowing water from storm or flooding events, resulting in detention and retention of water on the wetland surface (Magee and Hollands 1998).

### ***Finfish Habitat: Ponds & Lakes***

Considers the quality of the aquatic habitat of a pond or lake, and its capacity to support finfish.

### ***Finfish Habitat: Streams & Rivers***

Considers the quality of the aquatic habitat of a perennial watercourse, and its capacity to support finfish.

### ***Sediment, Pollutant & Nutrient Removal***

The capacity of a wetland to remove dissolved, suspended and floatable pollutants from storm water runoff.

### ***Production Export***

The capacity of a wetland to produce wildlife food sources, or to export biomass that sustains downstream ecosystems.

### ***Recreation***

The suitability of a wetland to support various recreation activities (e.g., hiking, canoeing, boating, fishing, hunting, bird watching).

### ***Wildlife Habitat***

The capacity of a wetland to support a diverse and abundant wildlife community.

### ***Educational/Scientific Value***

The suitability of a wetland for classroom field trips, or for scientific research.

### ***Uniqueness/Heritage***

The degree to which a wetland is considered a locally or regionally unique natural resource.

# Wetland Data Sheet

Project Meadowbrook Rd. Manfield, CT Date 7/20/07 Wetland # 1  
 Weather \_\_\_\_\_ Time Start \_\_\_\_\_ Stop \_\_\_\_\_  
 Recent Precipitation: Below average Average Above average

### Wildlife Investigation Method(s)

Cover search Dip netting Auditory songs/calls Scat Tracks Minnow traps

### Wetland Type(s) (Golet 1973 classification)

Class	Subclass			
<i>Open Water</i>	Vegetated	Non-vegetated		
<i>Deep Marsh</i>	Dead woody	Shrub	Sub-shrub	Robust
	Narrow-leaved	Broad-leaved		
<i>Shallow Marsh</i>	Robust	Narrow-leaved	Broad-leaved	Floating-leaved
<i>Seasonally Flooded Flats</i>	Emergent	Shrub		
<i>Wet Meadow</i>	Ungrazed	Grazed		
<i>Shrub Swamp</i>	Sapling	Bushy	Compact	Aquatic
<i>Wooded Swamp</i>	Deciduous		Evergreen	
<i>Bog</i>	Compact shrub	Bushy shrub	Wooded	Emergent

### Water Regime(s)

Brook -  
Floodplain -

- Permanently Flooded (water covers land surface throughout year in all years)
- Intermittently Exposed (surface water present throughout year except in years of extreme drought)
- Semipermanently Flooded (surface water persists throughout growing season in most years)
- Seasonally Flooded (surface water present for extended periods, especially early in growing season, but is absent by end of season in most years)
- Seasonally Saturated (soils saturated to surface, especially early in growing season, but are unsaturated by end of season in most years; surface water absent except for ground water seepage and overland flow)
- Temporarily Flooded (surface water present for brief periods during growing season, but water table usually lies well below soil surface for most of the season)
- Intermittently Flooded (substrate usually exposed, but surface water is present for variable periods without detectable seasonal periodicity)
- Artificially Flooded (amount/duration of flooding controlled by dikes, dams, pumps, etc.)

### Hydrology

Ground water discharges present? yes no  
 Surface water depth: 0 " average \_\_\_\_\_ " maximum

### Soils

Drainage Class(es): Well Moderately Poorly Very Poorly  
 Parent Material(s): Glacial till Outwash Glaciolacustrine Alluvial Organic

Slope Nearly level Gentle Moderate Steep

### Upland Review Area (URA)

Slope: Nearly level Gentle Moderate Steep  
 Cover Type(s): Mature forest Sapling forest Shrub thicket Meadow Mowed lawn Farm  
 Vegetation density: Trees ✓ Saplings ✓ Shrubs ✓ Herbs ✓ Grass \_\_\_\_\_  
 Leaf litter: Well-developed Moderately well-developed Absent  
 Cover objects: Logs ✓ Bark \_\_\_\_\_ Boulders/Rocks \_\_\_\_\_  
 Evidence of erosion? No Yes (explain)

Wetland #: 1  
 Inspection Date: 7/11/2007

Project: Meadowbrook Rd Mansfield, CT  
 Weather:

Photograph(s):  
 Inspector: E.M. Pawlak

**GROUNDWATER RECHARGE** (Excluding Condition: Slope Wetland)

Criteria	+	-	Comments
Soils	sand/gravel outwash	hardpan, tight fine-grained soils, shallow ledge	
Wetland associated with perennial or seasonal watercourse?	yes	no	
Slope	gentle	moderate or steep	
PRINCIPAL FUNCTION? yes no			

**GROUNDWATER DISCHARGE**

Criteria	+	-	Comments
Soils	hardpan, shallow ledge	-- ✓	
Seeps, springs observed?	yes	no	
Wetland microrelief	well developed	none/poorly developed	
Wetland contains an outlet but no inlet?	yes	no	
PRINCIPAL FUNCTION? yes no			

**FLOODFLOW ALTERATION** (Excluding Condition: Slope Wetland)

Criteria	+	-	Comments
Area of wetland is relatively	large	small	
Amount of impervious surface in wetland watershed	large	small	
Wetland slope	gentle	steep	
Wetland characterized by variable water level?	yes	no	
Wetland in floodplain of adjacent watercourse?	yes	no	
Valuable properties, structures or resources located in or near floodplain downstream from wetland?	yes	no	?
Watershed has a history of economic loss due to flooding?	yes	no	?
Wetland outlet constricted?	yes	no	
Wetland vegetation density	high	low	
Wetland microrelief	well developed	none/poorly developed	
PRINCIPAL FUNCTION? yes no			

**FINFISH HABITAT: PONDS/LAKES** (Excluding Condition: Wetland not associated with a pond or lake)

Criteria	+	-	Comments
Dominant land use adjacent to waterbody	forest, shrub, meadow	lawn	
Shallow littoral zone with emergent vegetation present?	yes	no	
Waterbody at least 10' deep?	yes	no	
% of pond covered by submerged or emergent vegetation	15-40%	other	
Direct stormwater discharge via culvert?	no	yes	
Sandbar present at inlet(s)	no	yes	
Water transparency	high	low	
Significant nutrient sources (fertilizers, waterfowl) present in watershed?	no	yes	
Pond size ≥ 0.5 acre?	yes	no	
Pond experiences dense algal blooms, nuisance aquatic vegetation, or duckweed?	no	yes	
PRINCIPAL FUNCTION? yes no			

Wetland #:

**FINFISH HABITAT: STREAMS/RIVERS** (Excluding Condition: Wetland not associated with perennial stream)

Criteria	+	-	Comments
Channel shaded by riparian trees and/or shrubs?	yes	no	
Gravel spawning areas present?	yes	no	
Barriers to anadromous fish (dams, high culverts) present in stream reach?	no	yes	dams, partially breached
Dominant bottom substrate	gravel/cobbles	sand/silt	
Substrate embeddedness by sand & silt	low - ripples	high - depos. flow zones	
Instream habitat diversity (riffle, run, pool, shallow, deep)	high	low	metastable
Channel alterations (channelization, islands or point bars)	absent or few	numerous	
Bank stability	stable	unstable, eroding	
Bank vegetative cover	high (trees, shrubs)	low	
Cover objects (fallen logs, boulders, undercut banks)	many	absent or few	
Riparian zone	wide	narrow	
Watershed development	low	high	
Water quality	good	poor	
Pollution tolerance of benthic macroinvertebrate taxa	mostly intolerant	mostly tolerant	
PRINCIPAL FUNCTION? yes no			

**SEDIMENT, POLLUTANT & NUTRIENT REMOVAL**

Criteria	+	-	Comments
Duration of water retention in wetland	long	short	
Wetland edge broad & intermittently aerobic?	yes	no	
Drainage ditches constructed in wetland?	no	yes	
Water flow through wetland	diffuse	channelized	
Vegetation density	high	low	
Evidence of sediment trapping in wetland?	yes	no	
Ponded water present in wetland?	yes	no	
Alluvial soils present?	yes	no	
Soil type	organic/high clay content	sand/gravel	
Wetland basin topographic gradient	low	high	
Wetland microrelief	well developed	none/poorly developed	
PRINCIPAL FUNCTION? yes no			

**PRODUCTION EXPORT** (Excluding Condition: No outlet)

Criteria	+	-	Comments
Wildlife food sources in wetland	abundant	few	
Vegetation density	high	low	
Nutrients flushed out of wetland into watercourse?	yes	no	
Evidence of wildlife use in wetland?	yes	no	
Fish or shellfish develop/occur in wetland?	yes	no	
PRINCIPAL FUNCTION? yes no			

**RECREATION**

Criteria	+	-	Comments
Wetland is part of a recreation area, park, refuge, etc.	yes	no	
Fishing is available in or from the wetland	yes	no	
Hunting is permitted in wetland	yes	no	
Hiking occurs or has potential to occur in wetland	yes	no	
Wetland is a valuable wildlife habitat	yes	no	
Wetland has high visual/aesthetic quality	yes	no	
Boating or canoeing feasible in wetland	yes	no	
Off-road public parking near wetland available	yes	no	
Safety hazards (if present, list them)			
PRINCIPAL FUNCTION? yes no			

Wetland #: |

**WILDLIFE HABITAT**

Criteria	+	-	Comments
Wetland degradation by human activity	little or none	moderate to high	
Wetland fragmentation by development	little or none	moderate to high	SEE Figure 2
Buffer (F=forest M=meadow S=sapling/shrub thicket L=lawn A=agricultural)	✓		
Buffer width	✓		
Connectivity with other wetlands			?
Size of landscape block in which wetland is located			intermediate
Wildlife food sources in wetland	abundant	few	
Interspersion of vegetation & open water	high	low	
Upland islands	present	absent	
Wetland class diversity (WS=wooded swamp SS=shrub swamp M=marsh WM=wet meadow OW=open water)	high	low	
Vegetation density	high	low	
Vegetation strata (T=tree S=sapling (SH)=shrub V=vine H=herbaceous (L)=leaf litter)	✓		
Wetland plant species diversity	high	low	moderate
Vernal pool?	yes	no	
Edge diversity (list types, including upland cover types)		✓	WS/F
Water regime	wetter	drier	flow plain
Habitat features (S=snags L=fallen logs (SE)=seep/spring)	✓		
Cover objects (L=log/branches R=rocks B=bark)	abundant	few	moderate
Flat rocks in/near watercourse (stream salamanders)	present	absent	
Sphagnum hummocks next to shallow pools?	present	absent	
Bare well drained sandy soils near wetland (turtle nest site)	present	absent	
Abundance of invasive exotic flora? (give examples)	none/low	high	
PRINCIPAL FUNCTION? yes (no)			

**EDUCATIONAL/SCIENTIFIC VALUE**

Criteria	+	-	Comments
Wetland contains listed species	yes	no	Potentially - wood turtle
Wetland provides valuable wildlife habitat	yes	no	
Wetland class diversity	high	low	
Adjacent upland cover types (F=forest M=meadow S=sapling/shrub thicket A=agricultural)	high	low	
Off-road parking near wetland available	yes	no	
Proximity to schools	near	far	
Wetland contains perennial watercourse	yes	no	
Wetland contains pond/lake	yes	no	
Safety hazards (if present, list them)			
Site currently used for educational/scientific purposes	yes	no	
PRINCIPAL FUNCTION? yes (no)			

**UNIQUENESS/HERITAGE**

Criteria	+	-	Comments
Wetland contains listed species	yes	no	Potentially - wood turtle
Wetland identified as exemplary natural community	yes	no	
Wetland locally/regionally significant (explain)		✓	
PRINCIPAL FUNCTION? yes (no)			

Notes

**APPENDIX 4. SOILS DESCRIPTIONS**

## **Wetland Soils**

### **Ridgebury, Leicester and Whitman Complex (3)**

This complex consists of poorly drained Ridgebury and Leicester soils, and very poorly drained Whitman soils, described separately below. The complex consists of about 35 percent Ridgebury soils, 30 percent Leicester soils, 20 percent Whitman soils, and 15 percent other soils.

#### **Ridgebury Series**

The Ridgebury series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite.

Typically these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

The seasonal high water table is within 0 to 18 inches of the surface from late fall through spring. Surface runoff is slow to medium. Permeability is moderate to moderately rapid in the surface layer and subsoil and slow or very slow in the dense substratum. A perched, fluctuating water table above the dense till saturates the solum to or near the surface for 7 to 9 months of the year.

#### **Leicester Series**

The Leicester series consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite.

Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

Leicester soils are poorly drained. The seasonal high water table is within 0 to 18 inches of the surface from late fall through spring. Surface runoff is slow. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderately rapid to rapid in the substratum.

#### **Whitman Series**

The Whitman series consists of very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They occur in drainageways, at the base of hills and ridges, and in depressions. These soils formed in acid glacial till derived mainly from schist and gneiss. They are characterized by a dense, very firm hardpan at a depth of 22-60 inches.

## **Non-Wetland Soils**

### **Canton-Charlton Complex (60)**

This complex consists of well drained Canton fine sandy loam and well drained Charlton fine sandy loam, described separately below. The complex consists of about 45 percent Canton, 40 percent Charlton, and 15 percent other soils.

#### **Canton Series**

The Canton series consists of deep, well drained soils formed in a coarse-loamy mantle underlain by sandy glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite.

Typically, these soils have a surface layer of very dark grayish brown fine sandy loam 2 inches thick. The subsoil from 2 to 23 inches is yellowish brown fine sandy loam, gravelly fine sandy loam and gravelly sandy loam. The substratum from 23 to 60 inches is pale brown gravelly loamy sand.

The water table is commonly at a depth of more than 6 feet. Surface runoff is medium to rapid. Permeability is moderate or moderately rapid in the surface layer and subsoil and rapid in the substratum.

#### **Charlton Series**

The Charlton series consists of gently sloping, well drained soils and range from nonstony to extremely stony. Charlton soils occur on the landscape on broad hilltops, ridge tops, and glacial till plains. They formed in glacial till parent material derived mainly from schist and gneiss. Unlike the Paxton soils, which occur on the same landscape, the Charlton soils are not characterized by a dense hardpan.

Typically, the solum is 8 inches thick, dark brown fine sandy loam. The yellowish brown subsoil is 18 inches thick, and the substratum is grayish brown gravelly fine sandy loam to a depth of 60 inches.

Permeability in Charlton soils is moderate or moderately rapid. The soil has a high available water capacity, and runoff is medium.

#### **Gloucester Series (59)**

Gloucester soils are somewhat excessively drained, and developed in very friable, coarse-textured glacial till derived mainly from granite and some gneiss. The sand content is high.

Soil Map—State of Connecticut  
(73 Meadowbrook Road Mansfield, CT)



Soil Map—State of Connecticut  
(73 Meadowbrook Road Mansfield, CT)

**MAP LEGEND**

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Units

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other

**Special Line Features**

-  Gully
-  Short Steep Slope
-  Other

**Political Features**

**Municipalities**

-  Cities
-  Urban Areas

**Water Features**

-  Oceans
-  Streams and Canals

**Transportation**

 Ralls

**Roads**

-  Interstate Highways
-  US Routes
-  State Highways
-  Local Roads
-  Other Roads

**MAP INFORMATION**

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 18N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 6, Mar 22, 2007

Date(s) aerial images were photographed: 4/12/1991

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, extremely stony	4.0	17.3%
34A	Merrimac sandy loam, 0 to 3 percent slopes	1.0	4.3%
59D	Gloucester gravelly sandy loam, 15 to 35 percent slopes, extremely stony	5.4	23.3%
60B	Canton and Charlton soils, 3 to 8 percent slopes	8.2	35.6%
60C	Canton and Charlton soils, 8 to 15 percent slopes	4.4	19.1%
305	Udorthents-Pits complex, gravelly	0.1	0.5%
Totals for Area of Interest (AOI)		23.2	100.0%



**JOSEPH R. THEROUX**

- CERTIFIED FORESTER/ SOIL SCIENTIST -  
PHONE 860-376-6842 - FAX 860-376-6821  
426 SHETUCKET TURNPIKE, VOLUNTOWN, CT. 06384  
FORESTRY SERVICES - ENVIRONMENTAL IMPACT ASSESSMENTS  
WETLAND DELINEATIONS AND PERMITTING - SOIL INVESTIGATIONS

12/19/06

DEVELOPMENT SOLUTIONS LLC.  
83 TOWN STREET  
NORWICH, CT.

ATTN:  
MR. FAT LAFYETTE

DEAR MR. LAFYETTE,

THE PURPOSE OF THIS LETTER IS TO INFORM YOU THAT I HAVE DELINEATED THE WETLAND SOILS AND WATERCOURSES ON THE 9.1-ACRE PARCEL LOCATED AT #73 MEADOW BROOK LANE IN MANSFIELD, CT.

FLUORESCENT PINK FLAGS LABELED WETLAND DELINEATION WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE POORLY DRAINED (WETLAND) SOILS.

FLAG NUMBERS WF-1 THRU WF-25 LOCATE THE EDGES OF THE BROOK AND ASSOCIATED WETLAND AREAS. SEE THE ENCLOSED MAP FOR THEIR APPROXIMATE LOCATIONS.

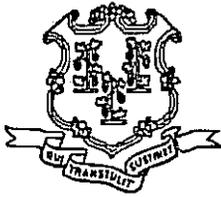
PLEASE CONTACT ME WHEN YOU LOCATE THE WETLAND FLAGS ON YOUR SITE PLAN AND I WILL SIGN THE PLAN.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE WETLAND DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

JOSEPH R. THEROUX  
SOIL SCIENTIST  
MEMBER SSSNE.

**APPENDIX 5. DEP NATURAL DIVERSITY DATA BASE**



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

FRANKLIN WILDLIFE MANAGEMENT AREA

391 ROUTE 32

NORTH FRANKLIN, CT 06254

TELEPHONE: (860) 642-7239



July 26, 2007

Mr. Edward Pawlak  
Connecticut Ecosystems, LLC  
38 Westland Ave.  
West Hartford, CT 06107

re: Meadowbrook Road Active Adult Community, Mansfield

Dear Mr. Pawlak:

Your request was forwarded to me on 7/25/07 from Dawn McKay of the Department of Environmental Protection's (DEP) Natural Diversity Data Base. They have records of a state species of special concern, Wood turtle (*Glyptemys insculpta*) in the vicinity of your project.

Wood turtles require riparian habitats bordered by floodplain, woodland or meadows. Their summer habitat includes pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. This species has been negatively impacted by the loss of suitable habitat.

If Wood turtle habitat exists on the proposed site and will be impacted by your project, the Wildlife Division recommends that a herpetologist familiar with the habitat requirements of this species conduct surveys between April and September to see if they are present. A report summarizing the results of such surveys should include habitat descriptions, reptile species list and a statement/resume giving the herpetologist's qualifications. The DEP doesn't maintain a list of qualified herpetologists. A DEP Wildlife Division permit may be required by the herpetologist to conduct survey work, you should ask if your herpetologist has one. The results of this investigation can be forwarded to the Wildlife Division and, after evaluation, recommendations for additional surveys, if any, will be made.

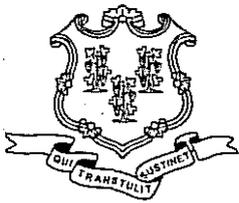
Standard protocols for protection of wetlands should be followed and maintained during the course of the project. Additionally, all silt fencing should be removed after soils are stable so that reptile and amphibian movement between uplands and wetlands is not restricted.

Please be advised that the Wildlife Division has not made a field inspection of the project nor have we seen detailed timetables for work to be done. Consultation with the Wildlife Division should not be substituted for site-specific surveys that may be required for environmental assessments. The time of year when this work will take place will affect this species if they are present on the site when the work is scheduled. Please be advised that should state permits be required or should state involvement occur in some other fashion, specific restrictions or conditions relating to the species discussed above may apply. In this situation, additional evaluation of the proposal by the DEP Wildlife Division should be requested. If you have any additional questions, please feel free to contact me at [Julie.Victoria@po.state.ct.us](mailto:Julie.Victoria@po.state.ct.us) during the field season (April – August), please reference the NDDB # at the bottom of this letter when you e-mail. Thank you for the opportunity to comment.

Sincerely,

Julie Victoria, Wildlife Biologist  
Franklin Swamp Wildlife Management Area  
391 Route 32  
N. Franklin, CT 06254

cc: NDDB – 15571



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Bureau of Natural Resources  
Division of Wildlife  
79 Elm Street, 6<sup>th</sup> Floor  
Hartford, CT 06106  
Natural Diversity Data Base

July 23, 2007

Mr. Edward M. Pawlak  
Connecticut Ecosystems, LLC  
38 Westland Ave.  
West Hartford, CT 06107

re: Meadowbrook Road Active Adult  
Community in Mansfield, Connecticut

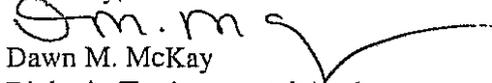
Dear Mr. Pawlak:

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided for the proposed Meadowbrook Road active adult Community in Mansfield, Connecticut. According to our information, there are records for State Special Concern *Glyptemys insculpta* (wood turtle) from the vicinity of this project site. I have sent your letter to Julie Victoria (DEP-Wildlife; 860-642-7239) for further review. She will write to you directly with her comments.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Environmental Protection's Geological and Natural History Survey and cooperating units of DEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at 424-3592. Thank you for consulting the Natural Diversity Data Base. Also be advised that this is a preliminary review and not a final determination. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to DEP for the proposed site.

Sincerely,

  
Dawn M. McKay  
Biologist/Environmental Analyst

Cc: Julie Victoria, NDDB # 15571

**APPENDIX 6. STORMWATER MANAGEMENT**

## **Introduction**

The potential impact of stormwater runoff to wetlands and watercourses, if not addressed in site plans, has been demonstrated by many scientific studies over the past several decades. Numerous Best Management Practices (BMPs) have been developed to prevent the pollution of receiving resources. Many of these are documented in the "Connecticut Stormwater Quality Manual" prepared by the Connecticut Department of Environmental Protection (DEP 2004). Unless otherwise indicated, the information presented in this section was obtained from this manual.

## **Water Quality Volume**

As defined in the DEP manual, the Water Quality Volume (WQV) is "*the amount of stormwater runoff from any given storm that should be captured and treated in order to remove a majority of the stormwater pollutants on an average annual basis.*" The manual defines the WQV as the runoff produced by a one-inch rainfall event, which accounts for approximately 90 percent of the storms in an average year in the northeastern United States. The goal is to treat the runoff from small, frequent storms, which produce the majority of the pollutant load (Horner et al. 1994), while bypassing larger, infrequent storms that generate a small percentage of the pollutant load.

## **Stormwater Treatment Practices**

### **Primary**

The DEP manual notes that when properly selected, sized, designed, constructed and maintained, Primary Stormwater Treatment Practices can:

- capture and treat the design WQV
- remove at least 80% of the average annual total suspended solids (TSS) load
- remove at least 80% of floatable debris (e.g., oil/petroleum products)

The manual lists five groups of Primary Stormwater Treatment Practices (Appendix Table 1).

### **Secondary**

Secondary Stormwater Treatment Practices are not capable of satisfying the water quality criteria listed above, or have not been adequately tested and thus are not suitable as stand-alone measures (Appendix Table 1).

## **Stormwater Treatment Train**

When multiple stormwater treatment practices are combined in a series, the resulting "stormwater treatment train" can improve overall pollutant removal efficiency and/or

satisfy multiple objectives (e.g., groundwater recharge, pollutant removal, channel protection, etc.).

### **Stormwater Wetlands**

Stormwater wetlands are a commonly constructed primary treatment practice. They take advantage of the well documented capacity of natural wetlands to remove water-borne pollutants. Although they often provide multiple benefits (e.g., wildlife habitat, groundwater recharge, floodflow alteration), water quality renovation is their primary objective. Pollutant removal efficiencies of stormwater wetlands as reported in the literature are presented in Appendix Table 2. Removal rates are typically high for suspended solids and attached pollutants, and lower for dissolved constituents (EPA 1993). Appendix Table 3 lists common design criteria for constructed stormwater wetlands.

<b>Appendix Table 1. Stormwater Treatment Practices</b>		
<b>Type</b>	<b>Category</b>	<b>Treatment Practices</b>
<b>Primary</b>	Stormwater Ponds	Wet pond
		Micropool extended detention pond
		Wet extended detention pond
	Stormwater Wetlands	Multiple pond system
		Shallow wetland
		Extended detention wetland
	Infiltration Practices	Pond/wetland system
		Infiltration trench
		Infiltration basin
	Filtering Practices	Surface sand filter
		Underground sand filter
		Perimeter sand filter
		Bioretention
	Water Quality Swales	Dry swale
		Wet swale
<b>Secondary</b>	Conventional Practices	Dry detention ponds
		Underground detention facilities
		Deep sump catch basins
		Conventional oil/particle separators
		Dry wells
		Permeable pavement
	Innovative/Emerging Technologies	Vegetated filter strips & level spreaders
		Grass drainage channels
		Catch basin inserts
		Hydrodynamic separators
		Media filters
		Underground infiltration systems
	Advanced treatment	

Note: From Connecticut DEP Stormwater Quality Manual

<b>Appendix Table 2. Percent Pollutant Removal by Stormwater Wetlands</b>				
<b>Parameter</b>	<b>Winer (2000)</b>	<b>Schueler and Holland (2000)</b>	<b>Strecker et al. (1992)</b>	<b>EPA (1993)</b>
TSS	83	---	80.5	65
Total Phosphorus	43	---	---	25
Soluble Phosphorus	29	---	58	
Total Nitrogen	26	---	---	20
Ammonia Nitrogen	---	---	44.5	---
Nitrate & Nitrite Nitrogen	73	---	---	---
Bacteria	---	78	---	---
Hydrocarbons	---	85	---	---
Copper	33	40	---	---
Zinc	42	44	42	35
Lead	---	68	83	65

Note: EPA (1993) data are average values, all others are median values.

**Appendix Table 3. Stormwater Wetlands Design Criteria**

<b>Parameter</b>	<b>Design Criteria</b>	<b>Reference</b>
Side Slopes	3:1 or flatter	DEP (2003)
Length to Width Ratio	3:1 minimum to maximize flow path of stormwater	DEP (2003); Horner et al (1994)
Pretreatment Volume	Forebay (at inlet) and micropool (at outlet) should each contain at least 10% of the WQV	DEP (2003); DEC (2003)
Storage Volume	Ideally the basin should fully retain the WQV	DEP (2003)
Drainage Area	At least 25 acres	DEP (2003)
Surface Area	1. 1.5% of drainage area 2. 2-3% of drainage area	DEC (2003) Schueler (1987)
Water Depth	1. Maximum depth of retained water should be 0.5-1.5'. Forebay & micropool depth can be 4-6'. 2. Forebay & micropool: 12-71"; Low Marsh: 6-12 cm; High Marsh: 0-6 cm 3. 6" water depth optimal for shallow marshes 4. Minimum of 35% of total surface area can have depth of $\leq 6''$ , and at least 65% of total surface area should be $\leq 18''$ .	1. DEP (2003) 2. Schueler (1992) 3. Schueler (1987) 4. DEC (2003)

**APPLICATION REFERRAL**

**Mansfield Planning & Zoning Commission**

TO:  Public Works Dep't., c/o Ass't. Town Eng'r.  Recreation Advisory Committee  
 Health Officer  Open Space Preservation Committee  
 Design Review Panel  Parks Advisory Committee  
 Committee on Needs of Persons w/Disabilities  Town Council  
 Fire Marshal  Conservation Commission  
 Traffic Authority  Agricultural Committee

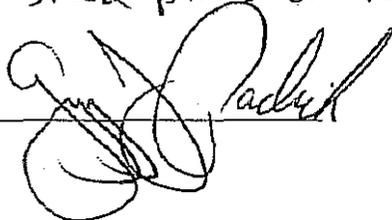
The Planning and Zoning Commission has received a Special Permit Application application and will consider the application at a Public Hearing/~~regular meeting~~ on 5/4/09. Please review the application and reply with your comments to the Planning Office before 4/30/09. For more information, please contact the Planning Office, 429-3330.

**APPLICATION INFORMATION**

Applicant: Whispering Glen LLC  
Owner: LAKEWAY FARMS LP  
Agent(s): DEVELOPMENT SOLUTIONS  
Proposed use: 37 unit condominium project  
Location: 73 Meadowbrook Lane (Countryside Brook is southerly PC - abuts East Brook Heights Condominiums)  
Zone classification: R-20 (proposed zone change to Design Multiple Residence)  
Other pertinent information:

- Some building alterations are in process. I do not expect significant layout revisions. Revised maps expected by end of March
- To be tied into Windham Sewer + Water systems
- Full sized plans on file in the Planning Office

Signed



Date

3-11-09

PAGE  
BREAK

SPECIAL PERMIT APPLICATION

Mansfield Planning and Zoning Commission  
(see Article V, Section B of the Zoning Regulations)

File # 1284  
Date 2-18-09

- 1. Name of development (where applicable) Whispering Glen
- 2. The proposed use of the property is residential condominiums in accordance with Sec.(s) J.1 of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property 73 Meadowbrook Lane  
Assessor's Map 38 Block 101 Lot(s) 6 Vol. 591 Page 111

4. Zone of subject property R-20(DMR) Acreage of subject property 10.12

5. Acreage of adjacent land in same ownership (if any) N/A

6. Applicant Whispering Glen, LLC / William Collins  
(please print) Signature William Collins

Address P.O. Box 370218 W. Hartford, CT 06137-0218 Telephone (860) 989-5955

Interest in property: Owner \_\_\_\_\_ Optionee  Lessee \_\_\_\_\_ Other \_\_\_\_\_  
(If other, please explain) \_\_\_\_\_

7. Owner of Record: Name Lakeway Farms, L.P. Telephone \_\_\_\_\_  
Address 2 Birch Street Weybridge, MA 01980 Signature William Collins  
(or attached Purchase Contract \_\_\_\_\_ or attached letter consenting to application \_\_\_\_\_)

8. Agents (if any) representing the applicant who may be directly contacted regarding this application:  
Name Development Solutions / Address 33 East Town St. Norwich, CT 06360  
Involvement (legal, engineering, surveying, etc.) Telephone (860) 204-0248  
Patrick LaHayette

Name \_\_\_\_\_ / Address \_\_\_\_\_  
Involvement (legal, engineering, surveying, etc.) Telephone \_\_\_\_\_

9. The following items have been submitted as part of this application:

Application fee in the amount of \$ \_\_\_\_\_

Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.

Site plan (6 copies) as per Article V, Section B.3.D

Site plan checklist including any waiver requests

Sanitation report as per Article V, Section B.3.E

Acknowledgement that certified notice will be sent to neighboring property owners as per the provisions of Article V, Section B.3.C (note Neighborhood Notification Form) and, as applicable, with Windham Water Works, as per the provisions of Article III, Section L.

Other information (see Article V, Section B.3.F). Please list items submitted (if any):

Traffic Report

B.3.e. Sanitation Report

B.3.f. Erosion and Sediment Control Plan (sheet 6 of 10 of site plan)

10. All applications, including maps and other submissions, must comply with all applicable sections of the Zoning Regulations, including, but not limited to:

- Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding
- Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)
- Art. VI, Sec. A, Prohibited Uses
- Art. VI, Sec. B, Performance Standards
- Art. VI, Sec. C, Bonding
- Art. VII, Permitted Uses
- Art. VIII, Dimensional Requirements/Floor Area Requirements
- Art. X, Sec. A, Special Regulations for Designed Development Districts
- Art. X, Sec. C, Signs
- Art. X, Sec. D, Parking and Loading
- Art. X, Sec. H, Regulations regarding filling and removal of materials

\* \* \* \*



**Whispering Glen  
Statement of Use  
July 20, 2008**

The proposed development is a 37-unit condominium community made up of duplex and triplex structures, having two (2) stories and a Cape Cod style architecture. The site contains 10.12 acres of land, which would allow for 88 units based on the density allowance of Article X, Sec. A.5.b (multifamily). There are eight (8) two (2) unit structures and seven (7) three (3) unit structures requiring a total of 320,000 SF (7.35 acres, 40,000 SF/duplex, 5,000 SF/triplex).

The proposed Design Multiple Residence (DMR) multifamily use is identical to the existing DMR zone to the east, is compatible with the PB-1 zone to the east and south, meets all the dimensional and buffer requirements for the R-20 zone to the west and east. The plan provides an enhanced landscaped area along the front of the property which is across from a R-20 zoned area to the north.

The proposal is consistent with the Town's Plan of Development in that it:

1. Proposes increased residential density in a zone that has a medium to high density
2. The site has immediate access to public water and sewer
3. The site is located on a collector street affording vehicular accessibility
4. The site abuts similarly zone land (DMR)
5. The proposal provides preservation of the onsite watercourse and associated wetlands
6. The site is near Town recreation facilities
7. The site is near existing commercial and retail establishments

In addition, the location, size, character, and suitability of this proposal, is in general, compatible with Article I – Intent and Purpose, of the Town's Zoning Regulations.

The location of the proposal on a collector street in a residential area and its size of 37 units, versus the 88 units possible, is in harmony with the orderly development of the Town and compatible with other existing uses abutting the property to the east and south.

Finally, the proposal calls for a New England Cape Cod style architecture with abundant landscaping in order to provide the appearance of an established community immediately after construction. This also provides enhanced stabilization of the site after construction, which appeals to abutting property owners. The on site soils (Canton and Charlton) being well drained sandy, loams will minimize off site impacts resulting from blasting, rock removal, removal of poor quality material to offsite and subsequently bringing good material to the site.

In presenting this proposal, the applicant has proposed a 25-foot side yard to the east abutting existing DMR and PB-1 zones, in accordance with Article X, A.4.d. This setback is considered appropriate due to the existence of very dense mature vegetation (brush and large trees) along the property line, 10+ feet of which will be undisturbed. There exist a 10-12 foot vertical separation between the two (2) sites, with the proposed site development being on the higher ground. The existing development has a 50-foot setback due to it abutting a residential zone at the time of approval. In addition, privacy fencing will be used at the rear outdoor spaces of the proposed units. These measures will help neighborhood impacts.

The enhancement for the proposed project will be in allowing for larger separating distances between buildings providing for larger yards, areas for landscaping and other amenities. A 50-foot side yard will be maintained on the west and east sides abutting residentially zoned land.

A 57-foot setback is proposed to the north abutting Meadowbrook Lane.

This setback is justified as the project plan calls for intense landscaping in this front area to provide a privacy buffer to the road. Measures are to include landscaped mounds, a waterfall entrance logo/sign, mature tree plantings, etc. The intent of the proposed landscape plan is to provide a visual and noise buffer between Meadowbrook Lane and the most northerly units.

The enhancement to the project will be in that the limits of development can be moved further away from the on site wetlands allowing for a mostly 75-foot undisturbed area to the wetlands. The proposed intense landscaping along the front of the property will enhance the streetscape along the southerly side of Meadowbrook Lane.

This proposal also seeks approval to reduce the separating distances between buildings from 30-feet to 15 feet minimum, in accordance with Article X, A.5.f. This request for reduction was first put to the Fire Marshall who responded that he only needed emergency vehicle access (30 feet) around buildings that have foot prints of 5,000 sq. ft. and larger. The proposed triplex buildings are composed of three (3) 1,630 sq. ft. units for a total of 4,890 sq. ft. building.

Maintaining a separation between buildings creates more of a community effect rather than the complex effect several large buildings with multiple units would have and still allow for some density of units. The Cape Cod style architecture with the individuality of separate structures crates a village effect which will further be enhanced by landscaping, both vegetative and structural, i.e., fences, arbors, trellises, etc.

#### Mitigation of Impacts

##### Traffic

A traffic study prepared as a part of this proposal has determined that the operating Levels of Services will be very good and that no off site roadway improvements are recommended other than vegetation clearing to obtain recommended sightlines. See attached Traffic Impact Study by Traffic Engineering Solutions, P.C.

##### Buffers/Landscaping

A mostly 75-foot minimum undisturbed buffer is proposed along the south end of the property in order to protect the wetlands. Existing vegetation and mature trees are to be preserved along the east and west property lines and enhanced with additional new plantings. The area of the parcel along the north property line and parallel with Meadowbrook Lane is to be intensely landscaped within its width of 57 feet to 100 feet to provide a visual screen between structures and Meadowbrook Lane. See attached Sheets 7 and 8 for Landscape Architect plans.

##### Stormwater

Stormwater from this proposal is to be addressed as to its quality and quantity. Stormwater from roofs is considered clean and will for the most part be discharged to rain

gardens which will allow for infiltration into the ground to recharge groundwater and eventually the wetlands downgrade.

Stormwater from roads and drives which has the potential to contain contaminants, will be collected in a stormwater collection system, diverted to a stormwater pretreatment structure which is capable of removing up to 80% of settables and floatables, and then to a stormwater quality basin sized to retain the water Quality Volume (WQV) per the Connecticut Stormwater Quality manual (DEP 2004).

Upon discharge from the basin's controlled outlet structure, stormwater will flow to a flow diversion chamber which will create an overland sheet flow discharge towards the wetlands. All stormwater facilities have been designed for the 25-year storm event. See the attached Stormwater Drainage Evaluation.

#### Wetlands/Environmental Impact

Impacts to the onsite wetlands are mitigated by the creation of a mostly 75-foot undisturbed buffer and stormwater water quality measures as previously described and as recommended in the attached Wetland Report prepared by the project soil scientist.

#### Sewer and Water

Sewage from this proposal will be collected in a sewage collection system and discharged to the public sewerage system (interceptor) which runs along Conantville Brook. This is described in the attached Sanitation Report.

Water for domestic and fire protection is to be provided from the existing 16-inch line on Meadowbrook Lane. This line has adequate supply and pressure.

#### Neighborhood Impact

Evaluations contained in this application, i.e., traffic, wetlands/environmental, buffer/landscaping, stormwater, sewer and water, all indicate that there will be no impact on the surrounding neighborhood. Abutters to the south consist of a commercial condominium, to the east a residential condominium project and one single-family house, to the west a single-family residence and to the north across the street several single family residences. The residential nature of the proposed development fits in with existing uses.

### Open/Recreation Space

Large areas of open space are proposed as a part of this proposal. Approximately one third of the site at the rear is to be left undisturbed to protect and preserve wetlands. An intensely landscaped area at the front of the property is proposed to provide aesthetics, visual buffers and some passive recreation opportunities. In addition, there are off-site Town recreation facilities within walking distance of this site to the west.

PAGE  
BREAK



**Sanitation Report  
Whispering Glen  
Condominiums  
August 2008**

The proposed project consists of 37 units, each with the potential for four (4) bedrooms. Typical sewage flow numbers used by the State Dept. of Health is 150 gpd per bedroom or 600 gpd per unit. This equates to a total daily flow of 22,200 gpd.

It is proposed to collect the sewage on site via a system of manholes and gravity sewer lines, and then connect into the 18" Conantville Brook Interceptor which flows south to Willimantic and runs along the southerly property line. This connection will require crossing a small tributary stream to Conantville Brook in order to access the interceptor line.

Two (2) other alternative connections were evaluated. One was a connection into the existing sanitary sewer system on the Eastbrook Heights Condominium property and the other was to cross the Ledge Brook North and South properties to access the interceptor. Both of these alternatives would have avoided wetland crossings. However, easement arrangements could not be negotiated.

Preliminary project plans for the on site interceptor connection have been given to the Town of Windham Sewer Dept. and a gravity connection has been approved on a preliminary basis (see attached letter).



**TOWN OF WINDHAM**  
**WATER POLLUTION CONTROL FACILITY**

2 Main Street, P.O. Box 257  
Willimantic, Connecticut 06226  
(860) 465-3078 • FAX (860) 465-3035

**Proposed Sewer Connection for Pine Grove Condo's**

**To: Pat Lafayette**  
**From: David Garand**  
**Re: Sewer Connection**  
**Date: 5/3/2007**

This project has preliminary approval to connect to the Windham gravity sewer main at the manhole located near the South West corner of the property. Final approval is contingent upon review and acceptance of detailed sewer connection drawings, submittal for a sewer connection permit and payment of a connection fee.

Thank You  
*David Garand*  
David Garand  
Facility Superintendent



Statement  
OF  
Justification

July 16, 2008

Amendment of the Zoning Map  
73 Meadowbrook Lane  
Zone R-20 to DMR

Description of Property

The proposed amendment to the Town of Mansfield Zoning Map is for a 10.12 acre parcel of land (excluding the southerly portion within that area currently zoned FH – Flood Hazard), known as 73 Meadowbrook Lane (see Zone Change Map). The parcel presently contains a single family house and is abutted by Meadowbrook Lane to the north, a single family residence, the East Brook Heights Condominiums and the Ledge Brook North Condominiums to the east, the Ledge Brook South Condominiums to the south and a single family residence to the west (see Figure #1). Existing zoning around the parcel is R-20 to the north, R-20, DMR and PB-1 to the east, PB-1 to the south and R-20 to the west (see Zone Change Map).

The land of the parcel is gently sloping from north to south for about one half of the length of the parcel, then it slopes steeply down to a wetlands area at the rear of the property. Vegetation is sparse, mostly tall grass, across the first one third of the property, then changes to dense brush and trees for the second third and finally the back one third is woods with sparse undergrowth down to the wetlands that run along Conantville Brook.

Consistency with the Town's Plan of Development

The Town of Mansfield Plan of Conservation and Development was adopted 1/17/06 and became effective 4/15/06. Some of the policy goals set forth in this document are as follows:

- To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways and bikeways and public transportation services

- To encourage higher-density residential and commercial uses in areas with existing or potential sewer, public water and public transportation services and to discourage development in areas without these public services by refining Zoning Map and Zoning Regulations
- To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenway, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas
- To strengthen and encourage a mix of housing opportunities for all income levels
- To strengthen and encourage a sense of neighborhood and community throughout Mansfield

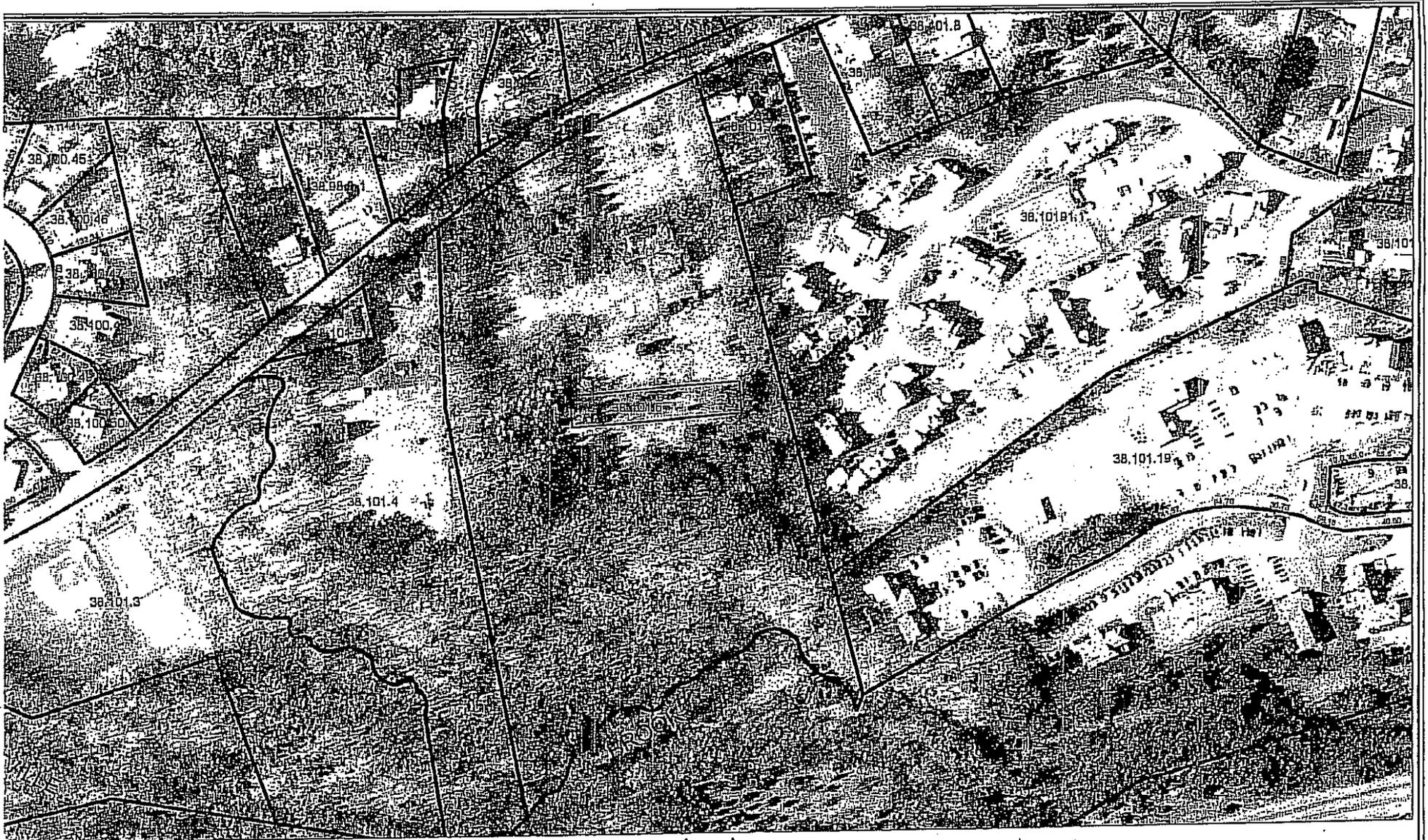
In Part II of the Plan, Land Use Goals, Objectives and Recommendations, under policy goals, the plan recommends encouraging higher residential density in areas served by sewers and public water system (pg. 35). Also, that the Plan's designated medium to high density residential areas, have specific infrastructure capabilities and unique environmental and neighborhood characteristics (pg. 35).

Another recommendation of the Plan is the conservation and preservation of Mansfield's natural resources with emphasis on protecting surface and groundwater quality, important greenways, etc.

Given the stated goals and objections of the Town's Plan of Development, the proposed zone change is consistent with the Plan for the following reasons:

- The existing zoning of the area proposed for the zone change is R-20, the most dense single family residential zoning allowed. The portion of the area currently zoned FH (flood hazard) is not included in the proposed zone change.
- Public water (16-inch line on Meadowbrook Lane) and sewer (18-inch interceptor runs across southern end of the property) are readily available adjacent to the land and have adequate capacities.
- The abutting lands to the east and south of the property are presently zoned DMR and PB-1 which is consistent with the proposed change to DMR.

- The proposed project on the land of the proposed zone change provided a 75 foot undisturbed buffer between the wetlands on site and any proposed development (except stormwater management), in order to maintain the quality of the wetlands system.
- The proposed high density residential use is close (500 ft.) to Town recreation facilities.
- The proposed high density residential use is convenient to existing retail and commercial facilities.
- The location of the proposed high density residential use close to services is energy efficient in terms of minimal travel time and gasoline consumption.
- The physical land proposed for the zone change is gently sloping consisting of Canton and Charlton well drained soils which are glacial till uplands which will minimize construction related impacts, i.e., blasting, rock removal, dewatering, etc.
- The proposed project will provide high quality residential units providing carefree living conditions (condominium association).



Town of Mansfield  
Connecticut



General Map



Date Printed: November 21, 2006

0 300 Feet

Disclaimer

Text Parcel  
Parcel Lines  
Parcels

*Figure #1*







APPROVED BY THE HARTFORD PLANNING COMMISSION

APPROVED BY THE BOARD OF SELECTMEN

APPROVED BY THE BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF HEALTH

APPROVED BY THE BOARD OF EDUCATION

APPROVED BY THE BOARD OF AGENCIES

**PROPOSED LOT SIZES**

Lot No.	Area (sq. ft.)	Area (sq. rods)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
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18	10,000	0.23
19	10,000	0.23
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33	10,000	0.23
34	10,000	0.23
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37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23
41	10,000	0.23
42	10,000	0.23
43	10,000	0.23
44	10,000	0.23
45	10,000	0.23
46	10,000	0.23
47	10,000	0.23
48	10,000	0.23
49	10,000	0.23
50	10,000	0.23

**GENERAL NOTES:**

1. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

2. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

3. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

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7. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

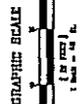
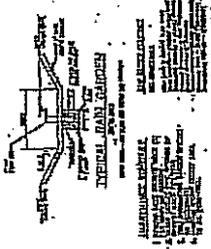
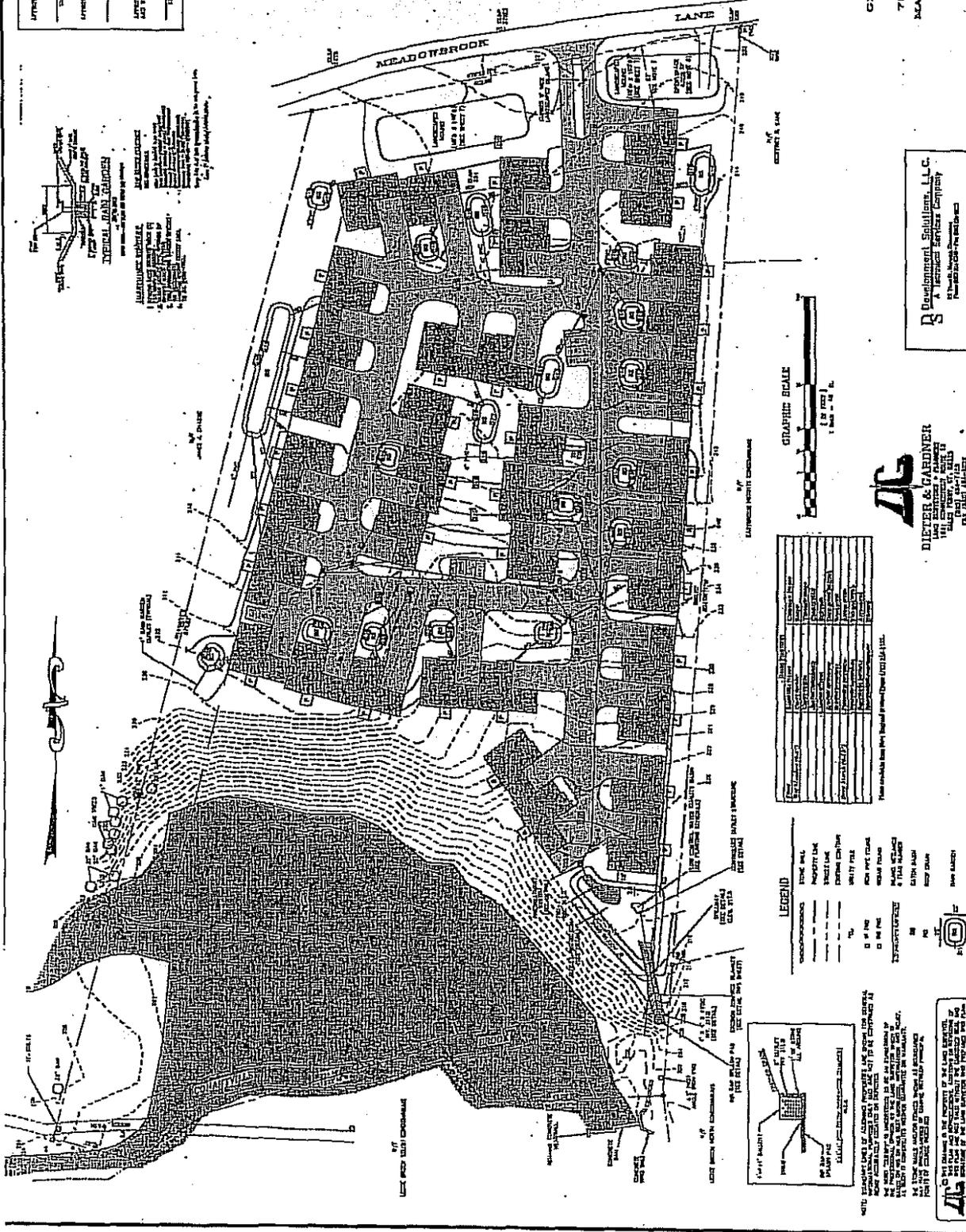
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9. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

10. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

**PLAN SHOWING  
GRADING AND DRAINAGE  
WHISPERING WOODS  
78 MEADOWBROOK LANE  
MANSFIELD, CONNECTICUT**

SCALE: 1"=40'  
OCTOBER 2008



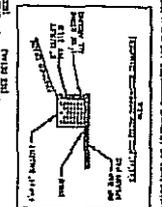
Symbol	Description
---	PROPERTY LINE
---	STREET LINE
---	EXISTING CURB LINE
---	UTILITY TIE
---	NEW PAVEMENT
---	SEWER MAIN
---	STORM SEWER
---	WATER MAIN
---	PROPOSED DRIVE
---	PROPOSED SIDEWALK
---	PROPOSED BIKEWAY
---	PROPOSED TRAIL
---	PROPOSED FENCE
---	PROPOSED SIGN
---	PROPOSED LIGHT
---	PROPOSED TREE
---	PROPOSED SHRUB
---	PROPOSED FLOWER
---	PROPOSED GRASS
---	PROPOSED SOIL
---	PROPOSED ROCK
---	PROPOSED SAND
---	PROPOSED GRAVEL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED BRICK
---	PROPOSED TILE
---	PROPOSED STONE
---	PROPOSED WOOD
---	PROPOSED METAL
---	PROPOSED GLASS
---	PROPOSED PAPER
---	PROPOSED FABRIC
---	PROPOSED LEATHER
---	PROPOSED RUBBER
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---	PROPOSED CERAMIC
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---	PROPOSED LEATHER
---	PROPOSED RUBBER
---	PROPOSED PLASTIC
---	PROPOSED CERAMIC

**Development Solutions, LLC**  
A Technical Services Company  
1000 WEST 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.7800  
WWW.DEVSOLUTIONS.COM

**DIETER & WARDNER**  
1000 WEST 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.7800  
WWW.DIETERWARDNER.COM

**LEGEND**

STORM SEWER  
SEWER MAIN  
WATER MAIN  
PROPOSED DRIVE  
PROPOSED SIDEWALK  
PROPOSED BIKEWAY  
PROPOSED TRAIL  
PROPOSED FENCE  
PROPOSED SIGN  
PROPOSED LIGHT  
PROPOSED TREE  
PROPOSED SHRUB  
PROPOSED FLOWER  
PROPOSED GRASS  
PROPOSED SOIL  
PROPOSED ROCK  
PROPOSED SAND  
PROPOSED GRAVEL  
PROPOSED ASPHALT  
PROPOSED CONCRETE  
PROPOSED BRICK  
PROPOSED TILE  
PROPOSED STONE  
PROPOSED WOOD  
PROPOSED PAPER  
PROPOSED FABRIC  
PROPOSED LEATHER  
PROPOSED RUBBER  
PROPOSED PLASTIC  
PROPOSED CERAMIC



**NOTES:**

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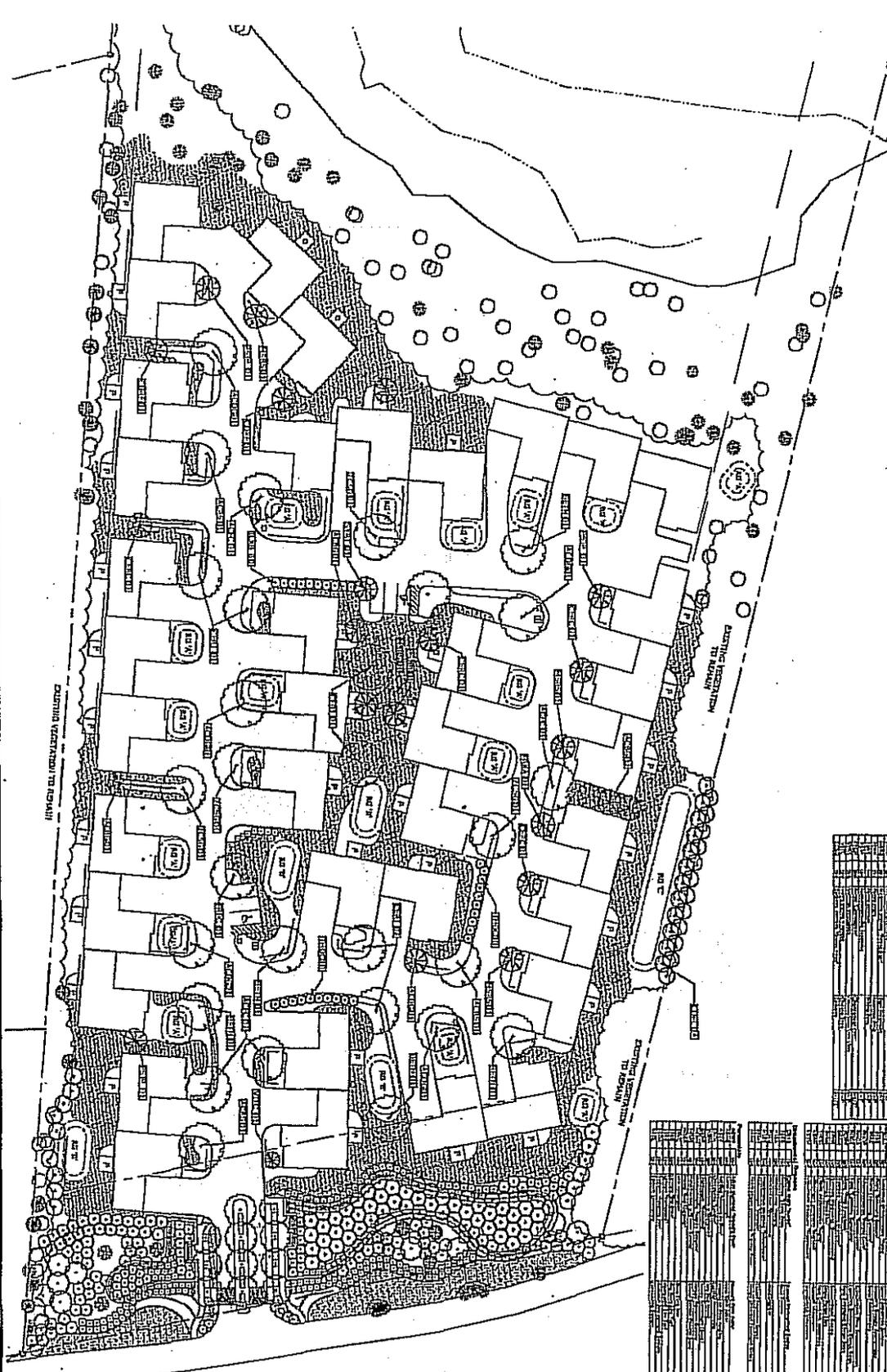
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5. THE PROPOSED LOTS ARE SHOWN WITH DIMENSIONS AND ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.







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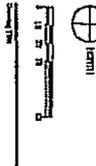
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Whispering Woods  
 2300...  
 Kent Frost  
 1000...  
 1000...

- EXISTING TREES (Hatched)
- M-100 TREE
- CLEAR TREE
- DAK TREE
- APPLA TREE
- ASH TREE
- HICKORY TREE
- HEDGECOCK TREE

**NOT ISSUED FOR CONSTRUCTION**

DATE	10/1/72
BY	...
CHECKED	...
DATE	...

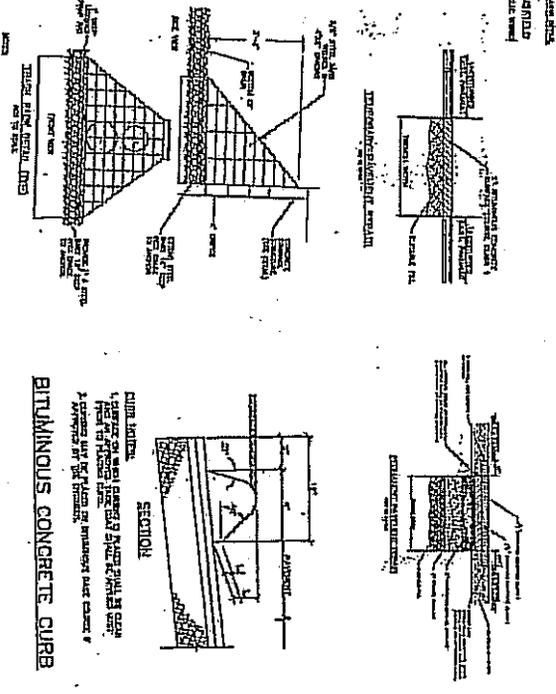
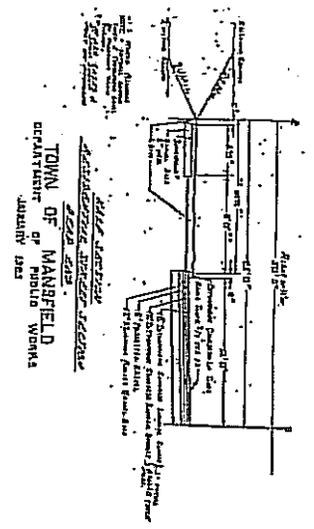
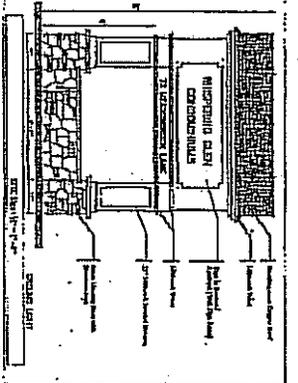
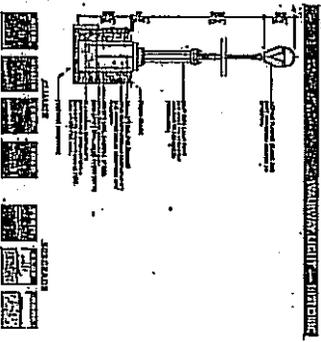
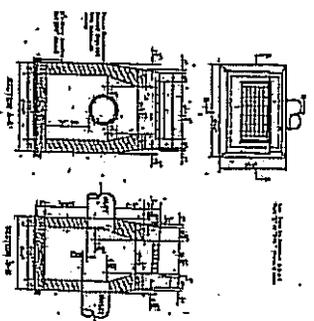
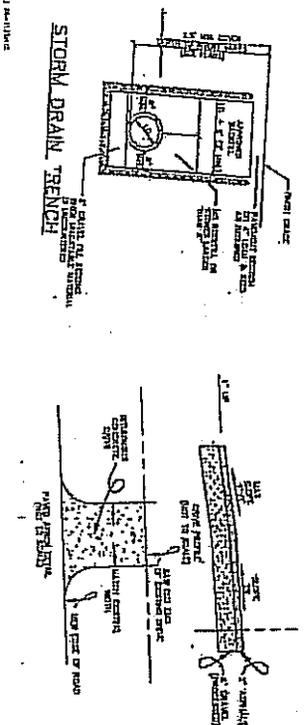
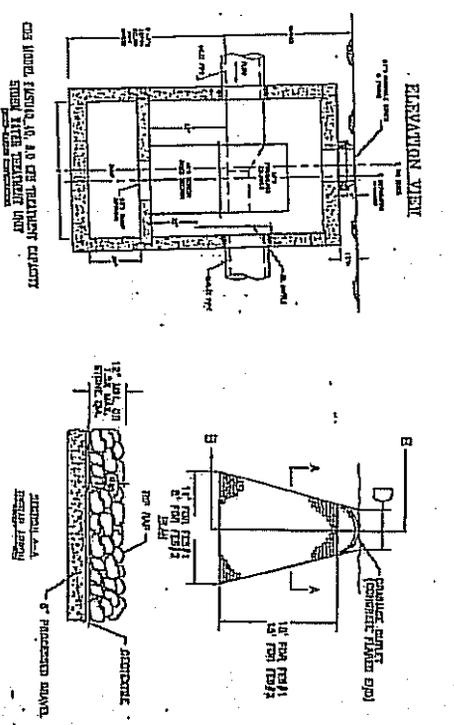
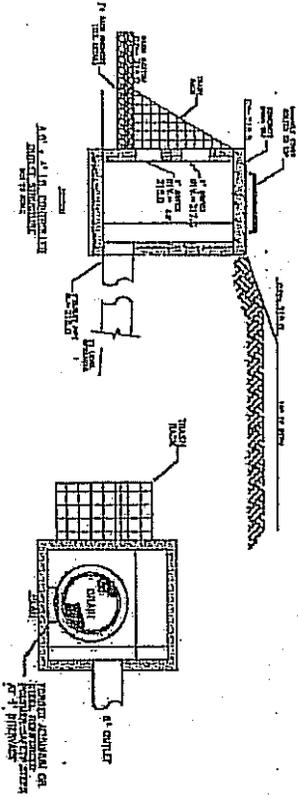
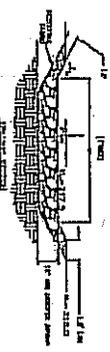


Planting Plan

DATE	10/1/72
BY	...
CHECKED	...
DATE	...



**D** Development Solutions, L.L.C.  
 A Technical Services Company  
 1000 North Main Street, Suite 100  
 Mansfield, MA 01920  
 Phone: 508-338-1111  
 Fax: 508-338-1112  
 Email: info@devsol.com



**LISTED BY THE MANHOLE PLACEMENT PERMITS:**

APPROVED BY THE TOWN OF MANSFIELD

DATE: 10/15/2004

SCALE: AS SHOWN

**PLAN SHOWING**

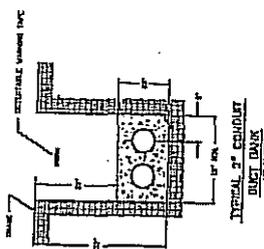
**STORM DRAIN TRENCH**

**MANHOLE**

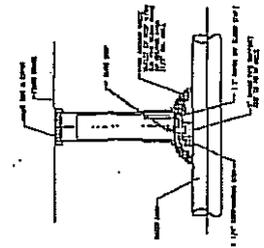
**73 MANSFIELD AVENUE**

**MANSFIELD, CONNECTICUT**

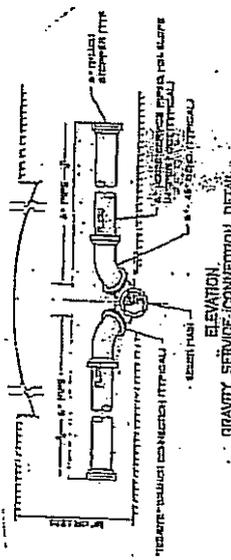
**OCTOBER 2004**



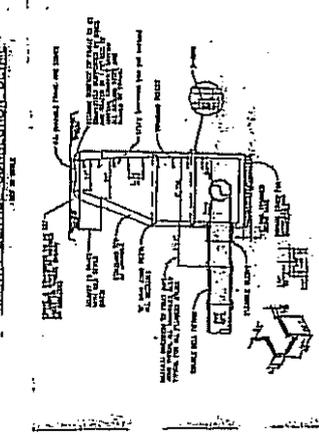
12" OF CAST IRON MANHOLE WITH CAST IRON COVER



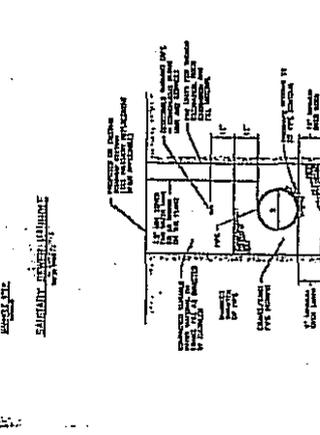
WATER SERVICE CONNECTION



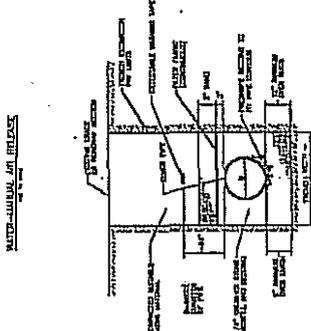
GRAVITY SERVICE CONNECTION DETAIL



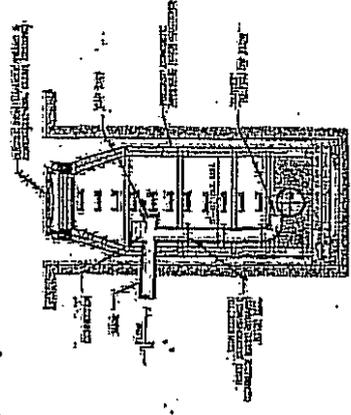
SANITARY SEWER TRENCH DETAIL



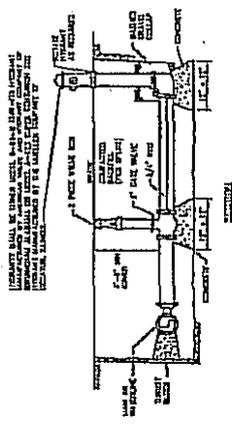
WATER MAN AND SERVICE TRENCH DETAIL



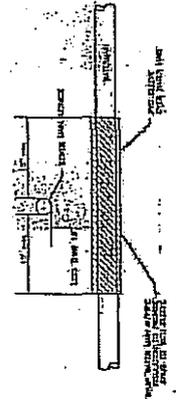
SANITARY SEWER TRENCH DETAIL



DROP MANHOLE DETAIL



ONE MANHOLE DETAIL



WATER SERVICE CONNECTION DETAIL

APPROVED BY THE MANHOLE MANUFACTURER:

APPROVED BY THE DIRECTOR OF PUBLIC WORKS:

APPROVED BY THE MANHOLE SERVICE COMPANY:

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLAN SHOWING  
UTILITIES DETAILS  
WHISPERING GLEN  
75 MEADOWBROOK LANE  
MANSFIELD, CONNECTICUT  
SCALES AS SHOWN  
OCTOBER 2000

Development Solutions, L.L.C.  
A Technical Service Company  
Phone: 860-261-7666  
Fax: 860-261-7667



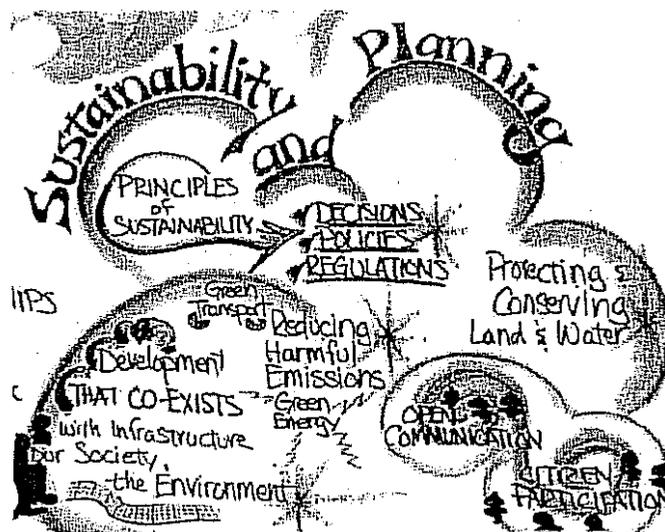
# MANSFIELD 2020: A UNIFIED VISION

## Sustainability and Planning

Mansfield is a town that adequately plans for future facility, infrastructure and community needs by working closely with government, institutional and regional partners to meet long-term needs.

### Sustainability and Planning Action Items:

- Incorporate principles of sustainability into Mansfield's identity by creating and implementing policies, practices and programs
- Create and implement policies and programs for economic development that are consistent with Mansfield's Plan of Conservation and Development and environmental sustainability policy
- Review, refine and revise land use policies and regulations to reflect environmental, sustainability and economic development policies
- Establish and implement a comprehensive policy for sustainable water and sewer services that address Mansfield's short term and long term needs
- Create/implement sustainable transportation systems
- Promote public participation and efficiency in town government and the public education of town residents



PAGE  
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ACTION STEPS	Desired Target Date
certification standards i. Research, develop and adopt regulations, procedures and tax structure for parking that promote non-motorized modes of transportation and more efficient use of land j. Refine parking requirements to reflect shared use principles and to reduce impervious surfaces k. Refine regulatory provisions to promote public notice and participation in land use applications.	
2. Review existing Plan of Conservation and Development with respect to environmental sustainability and economic development goals and policies and initiate revisions as necessary	Ongoing
3. Partner with UConn to develop the Depot Campus as a mixed use center and to refine land use plans and sustainability practices for other UConn properties	Ongoing
4. Conduct a citizen workshop to educate community on environmental sustainability and economic development goals and policies and potential land use revisions	Ongoing
5. Identify and utilize existing groups working on smart growth, environmental sustainability and related issues (i.e., 1,000 Friends, Green Valley Institute)	Ongoing
6. Lobby the Legislature to revise state statutes to enable and promote implementation of environmental sustainability principles (support existing lobbying efforts)	Ongoing
7. Continue to work with the Downtown Partnership and private developers to implement the Storrs Center Downtown Project and complimentary development in the Four Corners and King Hill Road areas of Town	Ongoing

## **ACTION PLAN VISION POINT: SUSTAINABILITY AND PLANNING**

**Action Item:** (Land Use POL/REG) Review, refine and revise land use policies and regulations to reflect environmental, sustainability and economic development policies.

**What constraints or obstacles may need to be overcome to be successful?**

State statutes, complexity of zoning/lack of general knowledge, potential legal challenges

**What positive factors are in place to help make this action item successful?**

Recently updated Plan of Conservation and Development, community support and interest

**What individuals might you need/want to include?**

Planning and Zoning Commission/Inland Wetland Agency, smart growth groups active in CT, UConn Cooperative Extension Service and Green Valley Institute, Economic Development Committee, Environmental Sustainability Committee, Conservation Commission, WINCOG, UConn Administration, interested citizens

**Who else may be working on this or is interested in its success?**

1,000 Friends of CT, outside organizations which lobby for "green" regulations, Connecticut Chapter of the American Planning Association

**What department or agency should take the lead responsibility to make this happen?**

Sustainability Committee, Sustainability Coordinator, Planning Department, Planning and Zoning Commission

**How will we know if we are successful?**

Adoption of refined zoning map and land use regulations, character and location of planned and approved developments, taxpayer support of land use policies and regulations, stable tax base, complementary infrastructure (water, sewer, stormwater, roads, walkways, bikeways, public transit, etc.), Changes in sustainability indices over time

<b>ACTION STEPS</b>	<b>Desired Target Date</b>
<ol style="list-style-type: none"> <li>1. Implement environmental stability and economic development goals, policies and best practices into Town land use regulations and taxation policies. In particular:               <ol style="list-style-type: none"> <li>a. Develop a statement of principle on sustainability and metrics for assessing progress towards the goals embedded in these principles</li> <li>b. Evaluate existing regulations to assess the extent to which they facilitate sustainable outcomes and identify those regulations and policies that are top priority for reform</li> <li>c. Refine regulations, procedures and tax structure to facilitate higher density mixed use development in areas with supportive public infrastructure and lower density development in other areas</li> <li>d. Refine stormwater management requirements to reduce impervious surfaces, to promote ground water infiltration and reduce runoff and to improve runoff quality</li> <li>e. Establish special design district regulations for all high density mixed use areas (similar to Storrs Center Downtown Project)</li> <li>f. Refine regulations, procedures and tax structure to facilitate cluster development in areas without supportive public infrastructure</li> <li>g. Refine/strengthen requirements for developer financed pedestrian/bicycle facilities and public transit amenities</li> <li>h. Encourage/require (as legally possible) compliance with LEED and LEED ND (Leadership in Energy and Environmental Design Neighborhood Development)</li> </ol> </li> </ol>	

**MANSFIELD 2020: A UNIFIED VISION  
BOARD/COMMITTEE FEEDBACK TEMPLATE**

<b>Action Plan Being Reviewed (PLEASE INSERT):</b>
Is this action plan a current priority of your Committee?
Is this action plan a future priority of your Committee?
Is this action plan feasible in whole or in part? Please elaborate.
Is this action plan legal (i.e. statutory, regulations that exist that would not make the plan legal)?
Does this action plan have merit?

**MANSFIELD 2020: A UNIFIED VISION  
BOARD/COMMITTEE FEEDBACK TEMPLATE**

What work has been done, if any, to date on items referenced in this action plan?

Would you recommend proceeding or deleting this action plan? In whole or in part? Please elaborate.

Are there low cost or no cost solutions that can be utilized to implement this action plan? If so, please elaborate.

Does your Committee have other priorities relevant to the vision points not currently identified in the action plans that are important to identify? If so, please elaborate.

Will your Committee be willing to provide future assistance with implementation of the strategic plan?

## **ACTION PLAN VISION POINT: SUSTAINABILITY AND PLANNING**

**Action Item:** Create/implement sustainable transportation systems

**What constraints or obstacles may need to be overcome to be successful?**

Lack of legislative power, funding, lack of vision among players, dependence on cars, policies that promote sprawl.

**What positive factors are in place to help make this action item successful?**

Windam Regional Transit District (WRTD) bus system, new Department of Transportation (DOT) administration, higher gas prices, educated residents, some rail in area

**What individuals might you need/want to include?**

WRTD, UConn, WINCOG, Transportation Advisory Committee (TAC), Traffic Authority, DOT

**Who else may be working on this or is interested in its success?**

UConn Transportation, ECSU, Center for Transportation and Urban Planning at UConn

**What department or agency should take the lead responsibility to make this happen?**

Sustainability Committee/Town Staff, WINCOG, WRTD. DOT. TAC Representatives

**How will we know if we are successful?**

Fewer cars, more transportation choices, integrated systems, changes in sustainability indices

<b>ACTION STEPS</b>	<b>Desired Target Date</b>
1. Evaluate existing regional and local transportation systems, issues, and needs to determine which facilitate sustainable transportation and are the highest priority for implementing	12/08
2. Align and prioritize policies/programs of transportation providers in the region around a sustainable transportation system, including but not limited to: <ul style="list-style-type: none"> <li>a. Construct a coherent walking and biking network; promote walking and biking, including walking to school</li> <li>b. Promote/facilitate transportation alternatives such as ride sharing, car sharing, bike sharing, flexible bus routes, shuttles, etc.</li> <li>c. Coordinate incentives for biking to work</li> <li>d. Coordinate bus services to enable commuting to Hartford</li> <li>e. Coordinate bus and rail options to Springfield and New London</li> <li>f. Replace area busses with less polluting ones</li> <li>g. Rework bus stops as necessary to access important places/desired destinations</li> <li>h. Coordinate with UConn transit options and parking fees</li> <li>i. Plan for/establish more, centrally located park and ride (commuter) lots</li> <li>j. Plan for transportation hubs – including Storrs Center</li> <li>k. Identify non driving populations and needed transportation services</li> <li>l. Consider incentives or tax breaks for homeowners without cars</li> <li>m. Lobby for new state policies and transportation funding sources (sales tax, fees, etc.)</li> </ul>	07/09

**MANSFIELD 2020: A UNIFIED VISION  
BOARD/COMMITTEE FEEDBACK TEMPLATE**

<b>Action Plan Being Reviewed (PLEASE INSERT):</b>
Is this action plan a current priority of your Committee?
Is this action plan a future priority of your Committee?
Is this action plan feasible in whole or in part? Please elaborate.
Is this action plan legal (i.e. statutory, regulations that exist that would not make the plan legal)?
Does this action plan have merit?



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## A Resolution Regarding CL&P's Interstate Reliability Project and Proposed Transmission Lines in Eastern Connecticut

**BE IT RESOLVED**, that the Windham Regional Council of Governments hereby approves the submission of the following comments regarding CL&P's Interstate Reliability Project and proposed projects in Eastern Connecticut:

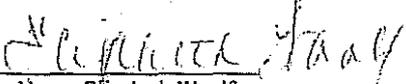
1. It is essential that all aspects of Connecticut's energy policy (including but not limited to: energy conservation and potential reductions of existing and future energy demand; alternative sources of energy generation; and energy storage both within the generation/transmission system and at individual consumption sites) be comprehensively and independently studied before additional electric transmission lines are approved and constructed. In association with the Connecticut Siting review process, it is recommended that an independent study funded by the Utility, but commissioned by Connecticut Siting Council, studying non-transmission alternatives be conducted and that all potential alternatives carefully be considered.
2. If, after a comprehensive consideration of alternatives, the Connecticut Siting Council determines that additional transmission line construction is needed, alternative routes that do not cross through rural eastern Connecticut should be thoroughly investigated. Consideration shall be given to the location of any new transmission lines in a manner that supports existing and potential areas of concentrated development, and limits impact to undeveloped regions and corridors. State and regional land use plans should be important considerations in making locational decisions for any new transmission lines.

**BE IT FURTHER RESOLVED**, that The Windham Regional Council of Governments also hereby authorizes its Executive Director, Mark N. Paquette to submit letters conveying this action to CL&P, the Connecticut Siting Council and the Connecticut Energy Advisory Board.

\*\*\*\*\*

I, Elizabeth Woolf, Secretary of The Windham Region Council of Governments, an entity lawfully organized and existing under the laws of the State of Connecticut, do hereby certify that the following is a true and correct copy of a resolution adopted on the 6<sup>th</sup> day of March, 2009 by the governing body of The Windham Region Council of Governments, in accordance with all of its documents of governance and management and the laws of State of Connecticut, and further certify that such resolution has not been modified, rescinded or revoked, and is, at present, in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this certificate this 6th day of March, 2009.

By:   
Print Name: Elizabeth Woolf

Title: Secretary, WINCOG Board

Effective: March 6, 2009

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University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

Office of Environmental Policy

Richard A. Miller  
*Director*

February 13, 2009

Barbara Peterson  
PO Box 289  
Mansfield Depot, CT 06251

Dear Ms. Peterson:

I apologize for the delay in our response. We mailed our initial reply to your home address but it was returned indicating "no receptacle available." Thank you for providing a PO Box address with your second letter.

We know that the siting process for facilities such as this can raise concerns among our neighbors. That's one of the reasons we formed an advisory committee, which included several representatives of the town and local environmental groups, to assist us with this process. The committee was guided by UConn's environmental staff and maps produced by UConn's Center for Land Use Education and Research and evaluated a dozen potential sites, all located on UConn-owned land, against 10 environmental and operational criteria.

As you know, we selected a site recommended by the committee, which is located behind the Bergin Correctional Facility and would be accessed through UConn's cornfield on Rte. 32. The buffer between this site and the nearest residence far exceeds DEP guidelines for agricultural waste composting facilities, even those without the structural safeguards UConn has proposed. The DEP recommends a 300 ft. buffer from the nearest residence - your home is 2100 feet (0.4 miles) away from our selected site.

In terms of safeguards, our state-of-the-art facility will be an enclosed "hoop barn" built on a concrete foundation with a holding tank to collect any moisture that drains from the compost windrows. This facility will be managed by trained farm services staff, who will implement a rigorous maintenance protocol using a large, self-propelled windrow turner and a misting system to control both odors and aerosols - all of which will occur within the facility, not in the open air. Faculty from UConn's College of Agriculture & Natural Resources and our various Ag Extension offices will provide additional oversight and expert consultation.

*An Equal Opportunity Employer*

31 LeDoye Road Unit 3055  
Storrs, Connecticut 06269-3055

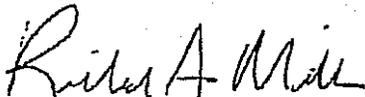
Telephone: (860) 486-8741  
Facsimile: (860) 486-5477  
e-mail: rich.miller@uconn.edu

Let me assure you that the University is building this facility in order to compost agricultural and landscaping wastes, which means manure, animal bedding, leaves and brush. This will reduce, and ultimately may eliminate, the stockpiling of leaves and solid manure and the spreading of raw manure on our farms fields, several of which are located closer to your home than the planned facility. Among other environmental benefits, composting will reduce the odors, volume of waste and greenhouse gas emissions that result from our current practices.

Once the proposed compost facility is built, the University has no foreseeable plans or budget to expand it. The proposed 10,000 SF facility is designed to compost all of UConn's leaves and approximately one quarter of our agricultural waste. Through operational efficiencies and technological advances, it is reasonable to expect an increase in the volume of agricultural waste that could be composted, without expanding the facility. Our goals of better managing manure and leaves, while also enhancing educational and research opportunities, would be achieved under the current plans.

I hope this alleviates your concerns. Please feel free to contact me or UConn's Paul Ferri, Environmental Compliance Analyst, at 486-9295 if you have any other questions.

Sincerely,



Richard A. Miller, Esq.  
Director, Office of Environmental Policy

Cc: Senator Donald E. Williams, Jr.  
Representative Denise W. Merrill  
Senator Tony Guglielmo  
Gregory Padick, Town of Mansfield  
Michael Hogan, President, UConn  
Barry Feldman, Chief Operating Officer, UConn



University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

Office of Environmental Policy

Richard A. Miller, Esq.  
*Director*

February 23, 2009

Ms. Laurie Heintz  
50 Spak Road  
Willington, CT 06279

Dear Mrs. Heintz:

President Hogan asked me to respond to your letter about the location UConn has selected as the site for its proposed agricultural waste compost facility. Last year, my office led the comparative site evaluation process for this facility and, given the community's interest, we formed an advisory committee that included the town's director of planning and local environmental groups to assist us with this process. The committee held numerous meetings over a 6-month period, conducted several site visits, and was informed by GIS maps provided by UConn's Center for Land Use Education and Research. We evaluated a dozen potential sites, all located on UConn-owned land, against 10 environmental and operational criteria.

The committee recommended, and the University selected, a site located behind the Bergin Correctional Facility that would be accessed through a UConn-owned cornfield on Rte. 32. To clarify your concern about the potential impact to Chuck's restaurant, the distance between the proposed compost facility and the restaurant is actually more than one-half mile (3,200 feet). This distance far exceeds DEP guidelines for agricultural waste composting facilities, which specify a 300-foot buffer from the nearest residence.

In addition, UConn's compost facility will have many structural and operational safeguards to address the concerns you've raised in your letter. Our state-of-the-art facility will be an enclosed "hoop barn" built on a concrete foundation with a holding tank to collect any moisture that drains from the compost windrows. This facility will be managed by trained farm services staff, who will implement a rigorous maintenance protocol using a large, self-propelled windrow turner and a misting system to control both odors and aerosols - all of which will occur within the facility, not in the open air. Faculty from UConn's College of Agriculture & Natural Resources and our various Ag Extension offices will provide additional oversight and expert consultation.

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
Storrs, Connecticut 06269-3055

Telephone: (860) 486-8741

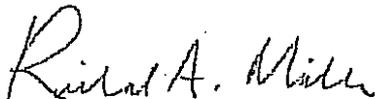
Facsimile: (860) 486-5477

e-mail: rich.miller@uconn.edu

One of the University's goals in building this facility is to reduce, and ultimately eliminate, the stockpiling of leaves and spreading of raw manure on our farms fields, several of which are located closer to Chuck's than the planned facility. Among other environmental benefits, composting will reduce the odors, volume of waste and greenhouse gas emissions that result from our current practices. I encourage you to visit our website for more information about this project <http://www.ecohusky.uconn.edu/>.

I hope this alleviates your concerns. Please feel free to contact me or UConn's Paul Ferri, Environmental Compliance Analyst, at 486-9295, if you have any other questions.

Sincerely,



Richard A. Miller, Esq.  
Director, Office of Environmental Policy

Cc: Gregory Padick, Director of Planning, Mansfield  
Michael Hogan, President, UConn  
Barry Feldman, Chief Operating Officer, UConn

Memorandum:

February 26, 2009

To: Inland Wetland Agency  
From: Grant Meitzler, Inland Wetland Agent  
Re: W1419 - Chernushek - Route 44

plan reference: received at January 2, 2009 IWA meeting  
letter reference: received at January 2, 2009 IWA meeting  
received at December 1, 2008 IWA hearing

This application differs from our usual review because it is involved with the Section 3.3 as-of-right exemptions. The usual review starts with potential for impacts and a judgment as to their significance.

In this case, my own opinion is that the portion of the work that is "clear cutting" not done "for agricultural cropland" is under the wetlands agency's purview. This is based on discussions with Steve Tessitore, DEP Water Resources, and Dennis O'Brien, Town Attorney, and considerations outlined in the comments below. I have focused on the potential for erosion impact on adjacent and downstream wetlands from the non-exempt clear cutting areas not used for agricultural cropland. The issue here is the quite real potential for sediment and erosion problems coming from the clear cut non-cropland, upland areas east of the wetlands.

Mr. Chernushek promptly installed a row of silt fence downstream of his work area, as asked in our original order. This was in place shortly after being requested. I recommend placement of a second row of silt fence along the downstream side of the wetland crossing (#4 on the plan) placed directly adjacent to the access way itself.

The ponds will serve as good containment areas for sediment and will offer protection to downstream wetlands. In this case the foreseeable impact on the wetlands is the movement of sediment materials from erosion impacting the wetlands both on the site and farther downstream on adjacent properties.

I recommend increasing the separation distance to 25 feet between the sediment pond and both the garden and riding areas to reflect a minimum effective vegetated buffer width. Mr. Chernushek has indicated seeding with winter rye has been done in these areas and over the garden area. My site inspection yesterday showed the rye seed sprouting and just beginning to show green growth. The elevation is to be about 2 feet higher than originally planned to avoid the requirement of a permit under the Sand and Gravel Ordinance due to material being taken off site. This will also reduce the amount of material to be moved on the site and will result in the space needed to maintain a 25 foot vegetated buffer between the training area and the farm ponds.

The applicant has indicated previously that no more tree removal was planned. This has been amended to indicate a small area of 6 to 12 trees may have to be removed to meet a 2:1 slope requirement around the training area. With the 2 foot rise planned and an increase to a 25 foot separation zone the elevation of the training area will be raised and less area should be needed for side slopes.

This may make additional cutting unnecessary. Minor changes to the shape of the riding ring may make this additional cutting unnecessary.

To address sediment and erosion protection between the two farm ponds and the proposed training area, I recommend increasing the ten foot wide grassed area between the horse training area, that Mr. Chernushek has proposed, to twenty five feet. Increasing this separation distance will raise the proposed training area 1 to 2 feet and will reduce the volume of excavation. This increase will bring the balance between cutting and filling closer to equilibrium. The 25 foot distance is consistent with recent recommendations we have had for a minimum width of vegetated buffer that will be effective in removing contaminants.

The stumps presently on site are intended to be moved and used for firewood after they are cleared of earth by the elements for about one year. Most of these stumps are from the clear cut area for the horse training area. I suggest moving the stumps that are located in wetlands to the area proposed by Mr. Chernushek. This is Area #14 on the plan submitted January 2, 2009.

The application asks for the addition of a 6 inch pipe next to the four inch pipe under the crossing area indicated as #5 on the plan. I strongly recommend this extra pipe. (See attachment 2).

Staking the limits of work on the ground may be more understandable for controlling completion of this work within any permit limits.

The current 35 day time limit for this public hearing falls on March 9, 2009. Continuation of this public hearing any further will require an extension of time from the Chernusheks.

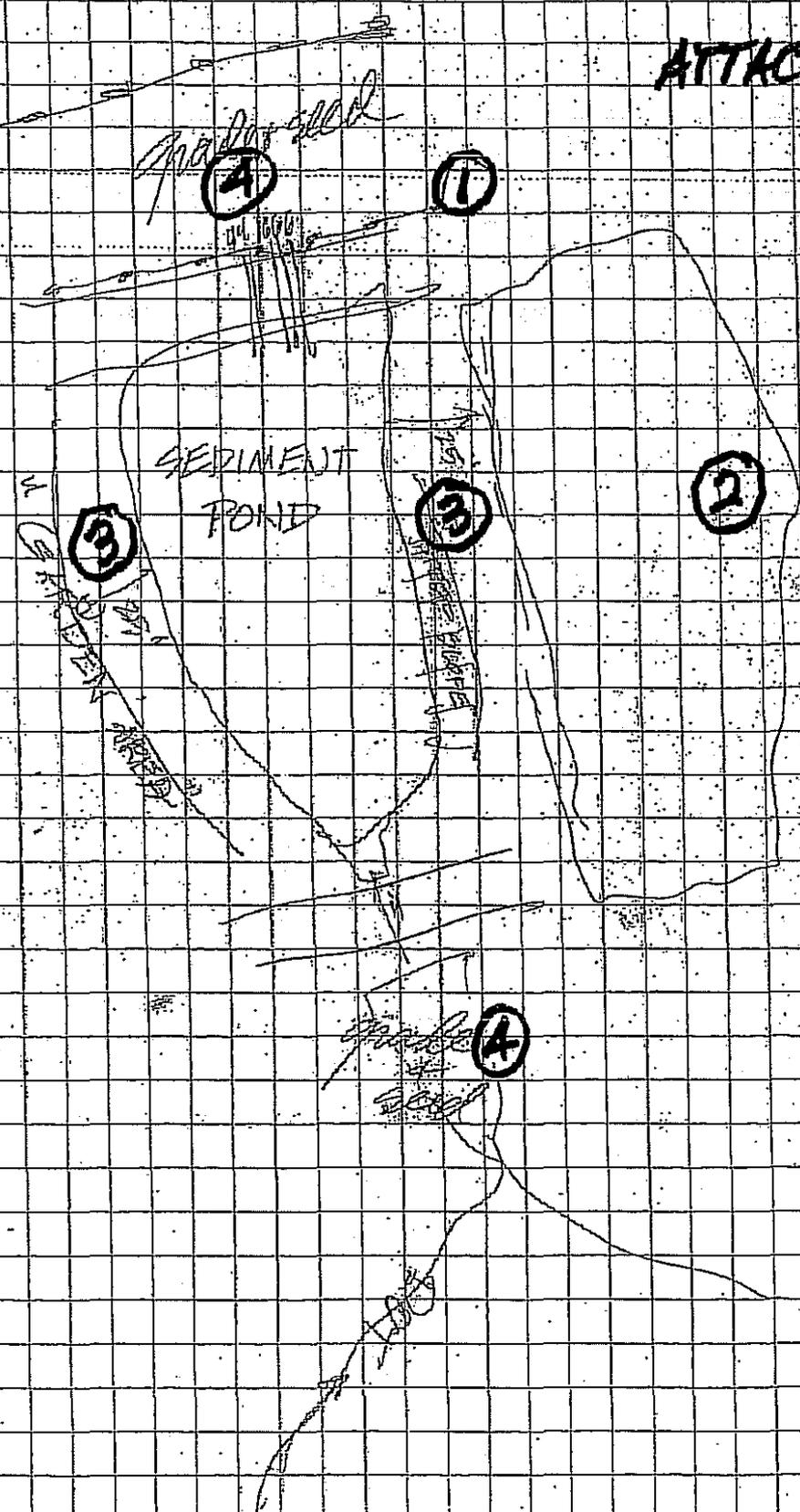
The timely completion of this work should be part of the public hearing discussion. I recommend:

1. a July 1, 2009 deadline to give 90 days without frost.
2. that regular inspections and reporting to the Agency be done by the wetlands agent until this work is completed.

GM Attachments to this memorandum:  
2.25.2009 Sketch Map and map key  
2.25.2009 Drainage calculations

2.25.2009  
GM

# ATTACHMENT I.



SKETCH MAP

## MAP KEY

- ① install additional silt fence along side of track crossing #4 downstream of pond.
- ② to extent possible make minor change to shape of riding ring to reduce disturbance due to excavation
- ③ maintain vegetated zone 25 feet wide between riding ring and garden, and the pond.
- ④ finish grade and seed areas

Key to Applicant's Map Read 1-02-2009  
notes added - LHM

#1 - HOUSE

#2 - GREEN SHED

#3 - HORSE BARN

#4 + #5 - BROOK CROSSING

#6 - Sand Ring Riding Area - 50' x 150'

#7 - SEDIMENT POND

#8 - GARDEN AREA - 40' x 100'

#9 - GRASS AREA BETWEEN  
WATER + RIDING AREA

**PROVIDE 25' SEPARATION  
FOR GARDEN AND RIDING  
AREA**

#10 + #11 + #12 - TREE Stumps

#13 - SILT FENCE **ADD SILT FENCE AT EDGE  
OF CROSSING #4 ON SIDE AWAY  
FROM POND #7**

#14 - Proposed STUMP SITE

#15 - POSSIBLE TREE REMOVAL

ROUTE 44

Attachment #2.  
 Drainage Calculations

2.26.2009  
 JSM

Current capacity of pipes under crossing #4

There are 2 four inch pipes = 0.923 ft<sup>3</sup>/sec  
 3 six inch pipes = 10.316 ft<sup>3</sup>/sec

$$Q = \frac{1.486 \left( \frac{\pi (2)^2}{18} \right)}{0.012} \left( \frac{\pi (12)^2}{\pi \frac{4}{24}} \right)^{\frac{2}{3}} (0.02)^{\frac{1}{2}} = Q_{4''}$$

$Q_{4''} = 0.46 \text{ ft}^3/\text{sec}$   
 (flowing half full)

1/2 full: Pipe capacity =

2. 4" diam. = 0.923 cfs  
 3. 6" diam. = 10.316 cfs

capacity = 11.238 cfs  
 flowing half full

Area by planimeter = 8.770 acres

$$Q = A R = 8.77 \text{ ac} \times i \times R$$

$$R = \begin{array}{l} 60\% \text{ lawn + pkg} = 0.600 \times 0.25 \\ \text{paved } 600 \times 18 = 0.028 \times 0.95 \\ \text{woods} = 0.372 \times 0.15 \end{array}$$

Ave R = 0.233

Time of Concentration:

overland 29 1/2 mins } = 40.5 mins total  
 Channel 11.0 mins }

$$Q_{10} = 8.770 \times 2.4 \text{ "/hr} \times 0.233 = \underline{4.90 \text{ cfs}} \quad 10 \text{ year flow}$$

$$Q_{25} = 8.770 \times 2.8 \text{ "/hr} \times 0.233 = \underline{5.72 \text{ cfs}} \quad 25 \text{ year flow}$$

2-25-09  
GAM  
②

CEDAR SWAMP AD

NORTH



RTE 44

RTE 44

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# O'Brien and Johnson

Attorneys at Law

120 Bolivia Street, Willimantic, Connecticut 06226

Tel (860) 423-2860

Fax (860) 423-1533

Attorney Dennis O'Brien  
dennis@OBrienJohnsonLaw.com

Attorney Susan Johnson  
susan@OBrienJohnsonLaw.com

February 26, 2009

Inland Wetland Agency  
Town of Mansfield  
Audrey P. Beck Building  
Four South Eagleville Road  
Mansfield, CT 06268

Re: 473 Middle Turnpike, Storrs, CT 06268

Ladies and Gentlemen:

Several weeks ago I was informed by Inland Wetland Agent Grant Meitzler of what seemed to a member of the Town of Mansfield Conservation Commission to be a violation of the Wetlands and Watercourses Regulations on property owned by Michael and JoAnn Chernushek at 473 Middle Turnpike in the Town of Mansfield.

Later, Wetlands Agent Grant Meitzler and I met. Grant told me that Mr. Chernushek had apparently clear cut and regraded about an acre of land on his property to create a relatively small riding area for two horses he was keeping there at his home. Grant's first impression was that this activity may be exempt from regulation due to the "farming" exemption set forth in Connecticut General Statutes section 22a-40(a)(1). C.G.S. section 1-1(q) explicitly states that farming "shall include . . . the raising . . . feeding, caring for, training and management of livestock, including horses. . ."

Mr. Meitzler and I looked at this more carefully together, and he also consulted with Steve Tessitore of the Department of Environmental Protection. I did some legal research on the issue and visited the site with Grant. We concluded that due to what was rather obviously clear cutting of trees on the property, the farming exemption was inapplicable as the clear cutting had not been done "for the expansion of agricultural cropland," which is permissible under the aforementioned exemption statute and section 3.3.A.4 of the Town of Mansfield Wetlands and Watercourses Regulations.

As you know, in his well reasoned and detailed opinion dated January 28, 2009, Grant Meitzler has informed the Inland Wetland Agency of his belief that the clear cutting of timber on this property to create a riding area is not legally exempt from regulation.

Inland Wetland Agency  
Town of Mansfield  
February 26, 2009  
Page 2

In his opinion memorandum, Grant Meitzler also concluded that the farming exemption set forth in the General Statutes and the Wetlands and Watercourses Regulations "does not include blocking the flow of a continually flowing brook," which, in Grant's view, has constituted "diversion or alteration of a watercourse . . ." which is not exempt from regulation per section 3.3.D of the Regulations.

Grant has informed me that you are seeking my legal opinion as town counsel regarding the exemption issues raised by this activity at 433 Middle Turnpike in Mansfield. After researching the statutes, regulations and case law, visiting the site, reviewing the case file and discussing the matter several times with Grant Meitzler, it is my firm opinion that the legal conclusions set forth by Mr. Meitzler in section II of his memorandum to the Inland Wetland Agency dated January 28, 2009, are correct and sound, and I fully endorse them.

Please let me know if you need any more from me on this.

Very truly yours,



Dennis O'Brien  
Town Attorney

Cc: Gregory Padick  
Director of Planning

Grant Meitzler  
Inland Wetland Agent

**DRAFT**  
**Town of Mansfield**  
**Open Space Preservation Committee**  
Minutes of the February 17, 2009 meeting

Members present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Jim Morrow, Vicky Wetherell.

1. Meeting called to order at 7:40.
2. Minutes of the January meeting were approved on a motion by Kessel/Feathers.
3. Opportunity for Public Comment: none present.
4. Old Business: Brief discussion of subdivision regulations update and reiteration of OSPC support of Joshua's Trust commitment to open space preservation and their desire to guarantee connections to Whetton Woods and access to Hanks Hill Rd. in relation to the Clark property subdivision. V. Wetherell will forward comments to G. Paddick pertaining to this.
5. Report from Town Staff: none.
6. New Business: Extensive discussion concerning OSPC's "assignment" to review specific portions of the "Mansfield 2020 Vision" paper. Members determined that OSPC should be able to provide input it deems important in the areas of particular relevancy to OSPC, such as sustainability, water resources, forests/wildlife habitat protection and recreation. The Committee also discussed the recent cut to Mansfield's Park's Coordinator Position and the negative impact of this cut in hours. Many of the duties performed by the coordinator are invaluable in terms of the practical support provided to committees and commissions. It was also stressed that the onset of spring brings many required actions necessary to successfully fulfill requirements of action plans already in place as well as actions that pertain to specific Grants. There was also some discussion of the misinformation reported in the paper concerning remaining Open Space funds. The committee will seek clarification on all the above mentioned items.
7. Meeting adjourned at 8:45.

Respectfully submitted,  
Evangeline Abbott

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## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, February 17, 2009

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Kochenburger,  
P. Plante, B. Ryan  
Members absent: J. Goodwin, B. Pociask  
Alternates present: M. Beal  
Alternates absent: G. Lewis, L. Lombard

Chairman Favretti called the meeting to order at 7:00 p.m. Alternate Beal was appointed to act.

#### **Addition to Agenda:**

**\*\*Hall MOVED**, Holt seconded, to add to the agenda under New Business, the application for a Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC, File #105. MOTION PASSED UNANIMOUSLY.

**\*\*Gardner MOVED**, Holt seconded, to add to the agenda under New Business, the application for a Proposed Zoning Regulation Amendment, Valley View, LLC, File #1281. MOTION PASSED UNANIMOUSLY.

#### **Minutes:**

2/2/09- Hall MOVED, Ryan seconded, to approve the 2/2/09 minutes as written. MOTION PASSED with all in favor except Beal who disqualified himself.

2/10/09-Holt MOVED, Beal seconded, to approve the 2/10/09 field trip minutes as written. MOTION PASSED with Gardner, Favretti, Holt and Beal in favor and all others disqualified.

#### **Zoning Agent's Report:**

Items A & B were noted.

#### **Old Business:**

##### **1. Review of Land Uses/Potential Zoning Violations: Hall Property, Old Mansfield Hollow Road**

Favretti asked for members thoughts on this violation after meeting with the property owner on 2/2/09.

Favretti noted there were several issues to address on this site: the old truck bodies, the antique farm equipment collection and contractor's equipment.

Members shared the following comments: that Hall has said in the past that he would remove certain items from the site but never has done this; that the truck bodies need to be removed and that there should be a strict deadline; that a formal letter should be sent to Hall reiterating what has been agreed to by Hirsch and Hall, stating that failure to comply with these conditions by May 1<sup>st</sup> shall result in legal action. In addition the letter should also state that there were concerns for neighborhood safety, i.e.: children that could be hurt if playing on or near any of this equipment.

Plante recommended that the collection of antique farm equipment, the definition of "junk", and the keeping of truck bodies or "pods" for storage, should be added to the agenda of the next Regulatory Review Committee Meeting. Favretti noted that in the absence of the Zoning Agent and the Director of Planning no action would be taken on this item at this meeting.

##### **2. Application, 4-Lot Subdivision, Hanks Hill & Farrell Rds., Clark Estates Subdivision, File #1280**

Item was tabled awaiting a Public Hearing scheduled for 3/2/09.

##### **3. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue.**

Item was tabled-awaiting a 3/4/09 staff meeting with primary property owners.

#### **New Business:**

##### **1. 8-24 Referral: Acquisition of Mansfield Lions Memorial Park**

Plante and Hall disqualified themselves. After a brief discussion regarding the potential of environmental issues with the property due to its proximity to the Town transfer station, Holt MOVED, Ryan seconded,

that the Planning and Zoning Commission notify the Town Council that the proposed acquisition of the Lions Memorial Park would significantly promote goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development and therefore the PZC supports the proposed purchase of this property. MOTION PASSED with all in favor except Plante and Hall who disqualified themselves.

2. **Town Council/Town Manager Referral: Mansfield 2020: A Unified Vision/Housing and Sustainability and Planning Vision Points and Action Steps**

Favretti asked that members review this item and be prepared to discuss it at the 3-2-09 meeting. Holt MOVED, Ryan seconded, to receive the referral from the Town Council/ Town Manager regarding Mansfield 2020, dated February 12, 2009: A Unified Vision/Housing and Sustainability and Planning Vision Points and Action Steps. MOTION PASSED UNANIMOUSLY.

3. **Proposed Bill 5862, Mandating Separate IWA/PZC**

Holt MOVED, Hall seconded, that the PZC/IWA Chairman be authorized to submit a letter in opposition of proposed Bill 5862. The letter will incorporate the four reasons of opposition cited in a 2/23/07 letter opposing a similar Bill. MOTION PASSED UNANIMOUSLY. Members also stated that during difficult economic times such as these, it is more efficient and economical to have the same members sit on both commissions, thus presentations don't have to be duplicated at separate meetings. Instead, the pertinent information presented to one commission is entered into the record of the other commission. It was also noted the time and money to implement the changes in the Charter and Town Ordinances would be excessive.

4. **Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC., File #105**

Holt MOVED, Beal seconded, to receive the modification request application (file # 105) submitted by Valley View LLC to add one dwelling unit to the mobile home park on property located 1559 Stafford Road, owned by the applicant, as shown and described in application submissions, and to refer said application to the staff for review and comments. MOTION PASSED UNANIMOUSLY.

5. **Proposed Zoning Regulation Amendment, Valley View, LLC., File #1281**

Holt MOVED, Beal seconded, to receive the application submitted by Valley View, LLC to amend Article X, Section F.3.g.7 of the Mansfield Zoning Regulations, File #1281 regarding Service Buildings, as submitted to the Commission, and to refer said application to the staff and WINCOG Regional Planning Commission for review and comment, and to set a Public Hearing for March 16, 2009. MOTION PASSED UNANIMOUSLY.

**Reports of Officers and Committees:**

Favretti noted the next Regulatory Review Committee meeting is set for 3/24/09 at 1 p.m.

**Communications and Bills:**

Items 4 & 8 were specifically noted.

**Adjournment:**

Favretti declared the meeting adjourned at 7:34 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

## DRAFT MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, March 2, 2009 Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, B. Pociask, B. Ryan  
Members absent: B. Gardner, R. Hall, P. Plante, P. Kochenburger  
Alternates present: G. Lewis, L. Lombard  
Alternates absent: M. Beal  
Staff present: G. Padick (Director of Planning) and C. Hirsch (Zoning Agent)

The Chairman called the meeting to order at 7:42 p.m. Alternates Lewis and Lombard were appointed to act.

#### Minutes:

2/17/09- Pociask and Lombard noted that they have reviewed the tapes of the meeting. Ryan MOVED, Pociask seconded, to approve the 2/17/09 minutes as written. MOTION PASSED with Favretti, Holt, Pociask, Ryan, Lewis and Lombard in favor, with Goodwin disqualified.

#### Public Hearing:

##### 4-Lot Subdivision, Hanks Hill & Farrell Rds., Clark Estates Subdivision, File #1280

Chairman Favretti opened the Public Hearing at 7:43 p.m. Members present were Favretti, Goodwin, Holt, Pociask, Ryan, and alternates Lewis and Lombard, both acting. Director of Planning, Gregory Padick, read the legal notice as it appeared in the Willimantic Chronicle. The following correspondence was noted: Letter from Datum Engineering & Surveying, Edward Pelletier, dated February 4, 2009; Subdivision Plan Review Memo of Eastern Highlands Health District, Geoffrey Havens, dated February 6, 2009; Memo from Mansfield Conservation Commission, dated February 11, 2009; Memorandum from Assistant Town Engineer, Grant Meitzler, dated February 24, 2009; Letter from Gene and Audrey Barberet, dated February 24, 2009; Letter from Joshua's Tract President, Warren Church, dated February 25, 2009, and Memo from Director of Planning, Gregory Padick, dated 2/26/09. 3/2/09 letter requesting an extension of the Public Hearing period from Datum Engineering & Surveying, Edward Pelletier (distributed this evening). Neither the applicant nor any members of the audience were present to discuss the application. Holt MOVED, Lombard seconded, to accept the letter from Datum Engineering requesting an extension for the Public Hearing period by 35 days. MOTION PASSED UNANIMOUSLY. Then Pociask MOVED, Lombard seconded, to continue the Public Hearing to April 6, 2009. MOTION PASSED UNANIMOUSLY.

#### Zoning Agent's Report:

Items A-C were noted.

##### D. Modification Request for a Proposed BAE Revision, Lot 21 Beacon Hill Estates, Spring Hill Properties o/a, File #1214-2-Memo from Zoning Agent

Holt MOVED, Ryan seconded, that the Planning & Zoning Commission approve a Building Area Envelope revision for Lot 21 in the Beacon Hill Estates Subdivision as proposed in a 2/19/09 modification request from Spring Hill Properties entitled "Subsurface Sewage Disposal Design" as prepared by Datum Engineering & Surveying and dated revised 2/19/09. MOTION PASSED UNANIMOUSLY.

#### Old Business:

##### 1. Review of Land Uses/Potential Zoning Violations: Hall Property, Old Mansfield Hollow Road

The Commission requested that Hirsch provide a draft enforcement letter with timing provisions for review at the March 16, 2009 meeting. At this same meeting, those issues, previously suggested by Commissioner Plante to be referred to the Regulatory Review Committee, also will be discussed.

##### 2. Proposed Zoning Regulation Amendment, Valley View, LLC, File #1281

Item tabled- awaiting 3/16/09 Public Hearing.

3. **Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC, File #105**  
Item tabled- awaiting 3/16/09 Public Hearing.
4. **Town Council/Town Manager Referral: Mansfield 2020: A Unified Vision/Housing and Sustainability and Planning Vision Points and Action Steps**  
After a brief discussion, Commission members requested Padick to draft a written response for review at the next meeting.
5. **Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Road and Mansfield Avenue.**  
Item tabled- awaiting 3/4/09 staff meeting with primary property owners.

**New Business:**

1. **Special Permit Application, Proposed Efficiency Unit to an existing Single Family Home, 447 Browns Rd., Brenckle o/a File #1282**  
Goodwin MOVED, Lombard seconded, to receive the Special Permit application (File # 1282) submitted by Patricia Brenckle for a single-family residence with efficiency unit, on property located at 447 Browns Road, owned by the applicant, as shown on plans dated 2-27-98, revised through 2-18-09, and as described in other application submissions, and to refer said application to the staff for review and comment and to set a Public Hearing for **April 6, 2009**. MOTION PASSED UNANIMOUSLY.
2. **Application to Amend the Zoning Map, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1283**  
Lombard MOVED, Holt seconded, to receive the application submitted by Whispering Glen, LLC (File # 1283) to change the zone classification of a 10.12 acre parcel of land, owned by Lakeway Farms, L.P., located at 73 Meadowbrook Lane, from a R-20 zone to a DMR (Design Multiple Residence) zone, as shown on plans dated 7/20/07 and as submitted to the Commission, and to refer said application to the staff for review and comment, and to set a Public Hearing for **May 4, 2009**. MOTION PASSED UNANIMOUSLY.
3. **Special Permit Application for a Proposed 37 Unit Multi-Family Development, Whispering Glen, LLC, 73 Meadowbrook Lane, File #1284**  
Lombard MOVED, Holt seconded, to receive the Special Permit application (file # 1284) submitted by Whispering Glen, LLC, for a 37-unit residential condominium development on property located 73 Meadowbrook Lane owned by Lakeway Farms, L.P., as shown and described in application submissions, and to refer said application to the staff, the Design Review Panel, the Advisory Committee on Persons with Disabilities, the Traffic Authority and Conservation Commission for review and comments, and to set a Public Hearing for **May 4, 2009**. MOTION PASSED UNANIMOUSLY.
4. **Proposed Mansfield Affordable Housing Technical Assistance Grant Application**  
Padick summarized his memo on the subject grant application proposal and the application prerequisite that requires the PZC to endorse the Town's submittal and agree to consider any recommended Incentive Housing zones. He also provided additional background on the Home CT program, the associated technical assistance grant obligations and Mansfield's expressed goals of providing more affordable housing opportunities. It was noted that the grant program did not mandate the PZC to take any action even if potential Incentive Housing Zones were identified. During discussion, members expressed many concerns including: (1) a loss of regulatory control over application submission, review and approval processes for new multi-family developments; (2) the significant cost of the proposed consultant study; (3) the need to follow statutory guidelines, particularly regarding minimum densities and approval processes, and (4) the uncertainty that the state will meet the financial commitments included in the Home CT legislation. Members also noted that the PZC already has the authority to create similar zone classifications and/or alter regulatory provisions regarding housing development and provisions for affordable housing. By consensus, the Commission agreed not to endorse the Town's submittal of the subject technical assistance grant application. Members also noted that they support the goal of promoting additional affordable housing in Mansfield.
5. **Proposed Easement for Highway purposes, Conantville and Meadowbrook Roads**  
Holt MOVED, Lombard seconded, to refer the easement request submitted by Attorney Samuel L. Schragger regarding property located at 129 Conantville Road, owned by Alice Kolega, to staff for review and comment. MOTION PASSED UNANIMOUSLY.

**Reports of Officers and Committees:**

Chairman noted next Regulatory Review Committee meeting on March 24, 2009 at 1 p.m., and a field trip set for March 16, 2009 at 1:00 p.m.

**Communications and Bills:**

Items noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:38 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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**DRAFT MINUTES**  
MANSFIELD INLAND WETLANDS AGENCY  
Regular Meeting  
Monday, March 2, 2009  
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, B. Pociask, B. Ryan [7:04 p.m.]  
Members absent: B. Gardner, R. Hall, P. Plante, P. Kochenburger  
Alternates present: G. Lewis, L. Lombard  
Alternates absent: M. Beal  
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:01 p.m. Lewis and Lombard were appointed to act.

**Minutes:**

2-2-09 - Lombard noted that he had listened to the tape of the meeting. Pociask MOVED, Lombard seconded, to approve the 2-2-09 regular meeting minutes as written. All in favor, no disqualifications, MOTION PASSED UNANIMOUSLY.

2-10-09 Field Trip- Holt MOVED, Lombard seconded, to approve the 2-10-09 field trip minutes as written. MOTION PASSED with Holt, Lombard and Favretti in favor and all others disqualified.

**Communications:**

The Wetlands Agent's Monthly Business report was noted. There were no questions or comments.

**Outstanding Enforcement Actions:**

W1419 - Chernushek, 473 Middle Turnpike-violation

Item tabled; awaiting outcome of public hearing on application.

W1400 - Glode - Stafford Rd

Item has been referred to the Town Attorney who is working towards an outcome with the property owner. Item was tabled.

**Old Business:**

1. **Continued Public Hearing on application and violation notice-W1419 - Chernushek, 473 Middle Turnpike**

The public hearings were opened at 7:05 p.m. Favretti clarified that this item pertained to two matters: the pending application and the previously issued violation. These are separate issues that need to be addressed by the Agency. Members present were Favretti, Goodwin, Holt, Pociask, Ryan, and alternates Lewis and Lombard, both acting. Correspondence was noted from Town Attorney O'Brien, dated February 26, 2009, and a memorandum from Inland Wetlands Agent Grant Meitzler, dated February 26, 2009. The applicant was not present. No one in the audience wished to comment. A temporary recess was granted in order to allow additional time for applicant and/or public to arrive at the meeting due to the weather conditions.

Chairman Favretti re-opened the continued public hearings at 7:22 p.m. and noted no comment or questions from the public or applicant. The Agency requested that Meitzler prepare a consolidated listing of the maps and potential conditions for consideration at a special meeting on March 16th. Holt MOVED, Lombard seconded, to close the public hearing on the application. MOTION PASSED UNANIMOUSLY. Holt MOVED, Lombard seconded, to continue the public hearing on the violation until April 6, 2009. MOTION PASSED UNANIMOUSLY.

2. **W1422 - DeBoer, Center St - lot line re-alignment**

Goodwin disqualified herself and left the table. The following correspondence was noted: Memorandums from Inland Wetlands Agent, Grant Meitzler, dated February 26, 2009; Septic Plan Review Memo of Eastern Highland Health District, Geoff Havens, dated February 9, 2009; Memo from Towne Engineering, Inc., Joseph Boucher, dated February 17, 2009; and Memo from Town of Windham Water Works, Troy Quick, Watershed Inspector, dated February 20, 2009. Joseph Boucher of Towne Engineering, Inc.

reviewed the site plan for a single-family house. After a brief discussion, Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to the DeBoer Family Limited Partnership (file W1422) for the construction of a single family residence on the property owned by the applicant, located at 28 Centre Street, as shown on a map dated 11/24/08, revised through 2/13/09, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

- 1) Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
- 2) Any additional activity, within 150 feet of wetlands, that has not been specifically shown on the final plans shall necessitate an additional Inland Wetlands Agency review and approval.

This approval is valid for a period of five years (until March 2, 2014) 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 with Favretti, Holt, Pociask, Ryan, Lewis and Lombard in favor and Goodwin disqualified.

#### **New Business:**

##### **1. W1423 - Shafer, 45 Echo Road - shed within 75'**

Goodwin MOVED, Holt seconded, to receive the application submitted by Rebecca Shafer (IWA file #W1423) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of a garden shed at 45 Echo Road, on property owned by the applicant, as shown on a map dated 2/24/09 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

##### **2. W1424 - Whispering Glen, 73 Meadowbrook Road - 37 unit condo proposal within**

Goodwin MOVED, Holt seconded, to receive the application submitted by Whispering Glen, L.L.C. (IWA file #W1424) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of 37-unit condominium at 73 Meadowbrook Lane on property owned by Lakeway Farms, L.P., as shown on a map dated October 2008 and as described in other application submissions, and to refer said application to staff and Conservation Commission for review and comment, and set a Public Hearing for **May 4, 2009**. MOTION PASSED UNANIMOUSLY.

#### **Field Trip:**

A field trip date was set for **Monday, March 16, 2009 at 1:00 p.m.**

#### **Reports of Officers and Committees:**

None noted.

#### **Other Communications and Bills:**

Inland Wetlands Agent, Grant Meitzler, noted that the State aquatic pesticide permit applications were of a routine nature, proposing the same professional treatment as done in the past to suppress brown algae. Lombard and Lewis expressed interest in municipal inland wetlands commissioners training program.

#### **Adjournment:**

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN COUNCIL**



JENE H. NESBITT, Council Member

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

February 26, 2009

To: All property owners in the proposed Mansfield 4-Corners Service District

From: Mansfield's 4-Corners Advisory Committee

Dear Property Owner:

The Mansfield 4-Corners Advisory Committee was established by the Town Council late in 2008 to assist the Town Staff and Council by providing guidance in moving the proposed 4-Corners sewer project to completion. The committee has met several times over the past 3 months. The committee's two major efforts have been directed towards 1) compiling data to inform property owners about the various components of the project and 2) to explore the potential to obtain a public water supply that could be installed concurrently with the sewer lines.

We are now prepared to provide you with an update on the project and to solicit your input in the planning and implementation through a property owner's meeting.

**Date: March 24, 2009 (Tuesday)**

**Time: 7:00 pm**

**Place: Mansfield Town Hall Council Chambers**

**Invitees: All property owners (residential and commercial) and other interested parties**

**Meeting Agenda:**

**7:00-7:30** Informal discussions, Q & A w/ Committee members (Maps, Resource materials will be available)

**7:30- 8:15** Presentation:

- a. History of water and sewer problems
- b. Sewer and Water Project proposals
- c. Benefits to property owners, town and other residents
- d. Challenges to overcome
- e. Next steps

**8:15-8:45** Input and questions from attendees

Please mark your calendar for Tuesday, March 24<sup>th</sup> 4-Corners property owners informational meeting. One of the Advisory Committee members will attempt to contact you prior to the meeting. If you have any questions, please call me at 487-1122 (e-mail: [ghnesbitt@charter.net](mailto:ghnesbitt@charter.net)) or Lon Hultgren in the Public Works Department at 429-3332 (e-mail: [HultgrenLR@mansfieldct.org](mailto:HultgrenLR@mansfieldct.org)). We look forward to your participation.

Sincerely,



Gene H. Nesbitt, Chair  
4-Corners Sewer Study Advisory Committee

## Frequently Asked Questions about Storrs Center

2/5/09

### Website Version

#### 1. What is the status of Storrs Center and when will construction get underway?

Prerequisites to the start of construction include:

- acquisition of remaining permit for Storrs Road improvements from the CT State Traffic Commission,
- acquisition of commitments for parking for Phase 1A, and,
- financing commitments.

In order to best address the remaining public funding issues, the Town, working with the Partnership, the University, and LeylandAlliance, conducted its own cost/benefit analysis and financial analysis. Leyland's consultant HR&A conducted an updated economic benefits study that was reviewed by the Town's consultant, the Economics Research Associates (ERA). ERA also evaluated Leyland's financial projections and provided other development services. The Town is working with Walker Associates to evaluate the projected parking revenues and costs of the parking garages. Negotiations are on-going regarding the public components of Storrs Center including potential funding, operations, and maintenance. Outside of an agreement to share relocation costs with the master developer, no commitments have been made by the Town at this time; all proposed agreements will be subject to thorough and deliberative negotiations, and final approval by the Town Council. The conclusion of negotiations is expected in mid-2009.

Some pre-leasing of retail space will occur through the business solicitation process. Residential leasing will be done after construction commences for that phase. Some level of pre-sales of condominiums may be in place but, this is not a requirement of financing.

Local site zoning approvals were obtained in mid 2007. In the fall of 2008, the CT Department of Environmental Protection approved a permit for the storm water master plan, and the US Army Corps of Engineers approved a federal wetlands license for Storrs Center. The remaining permit needed is from the State Traffic Commission for improvements to Storrs Road. The application to the State Traffic Commission is currently under technical review by the Commission.

The final project schedule will be based upon completion of these major thresholds. If they are achieved in 2009, the commencement of site work and building preparation for Phase 1A could start in late 2009 or early 2010.

## **2. What will be the first phase of construction?**

The current plan is to start development of buildings on the North side of Dog Lane. The first construction phase will be called Phase 1A and will include the realignment of Dog Lane with Bolton Road, the start of the first Town Square building and the start of Building DL2. Building DL2 is a new design that reconfigures and incorporates what was formerly referred to as Building DL1 into a more efficient structure. The first buildings to be constructed in Phase 1A will be TS1 (Town Square 1) and Building DL2.

The space program for Phase 1A includes approximately 114 rental apartments and approximately 25,000 to 30,000 square feet of retail, restaurant and commercial spaces, to be located primarily on the ground floors of TS1 and DL2.

*For specific reference to the site plan, please see the Draft Concept Plan located on the Partnership home page at [www.mansfieldct.org](http://www.mansfieldct.org).*

## **3. What is the current overall budget estimate for construction?**

Based upon the current overall project program and scope of work, the preliminary construction budget is approximately \$220 million. This budget includes \$28.5 million for two parking garages and improvements to Storrs Road. Garage #1 is estimated at approximately \$10.5 million, Garage #2 at approximately \$10 to 12 million, and Storrs Road improvements at approximately \$6 million.

Final construction numbers will not be developed until the program is finalized and until building designs are completed, approved, and submitted to contractors, which will take place in stages over the course of the multi-year project.

## **4. How is the project being financed?**

Approximately, 85 percent of project costs for construction will be financed from private equity and debt sources, amounting to at least \$188 million of the overall budget.

Of the remainder, state and federal sources have already committed close to \$18 million for public components of the project. The State has committed a total of \$13.5 million and the federal government a total of \$4.3 million for planning, Storrs Road, the parking garage, and project infrastructure. The Town has committed the match for one of the Storrs Road grants in the amount of \$293,200.

Approximately, \$10 to 12 million is needed for Garage 2, as the parking garage is currently configured. The Mansfield Downtown Partnership, the Town, the University of Connecticut, and master developer LeylandAlliance will continue to evaluate potential sources for this funding.

**5. How much has been committed to Storrs Center by the Town, UConn, and master developer LeylandAlliance thus far?**

With respect to planning and operations, the Town and the University of Connecticut have each invested over \$500,000 over a 7 year period. The Town and UConn have committed \$125,000 each in operational funding for the Partnership in FY08/09, the same as in FY07/08. As noted above, the Town is committed to the \$293,200 local match required for the federal Transportation Enhancement Grant of \$1,172,000 for Storrs Road improvements. The Town has committed \$280,000 for relocation expenses. The Town and master developer LeylandAlliance have agreed in principle to share the cost of relocation, but this agreement needs to be codified within any development agreement. To date, the Town and developer LeylandAlliance have each spent \$30,210 for the two relocation claims submitted. *For specifics, see Appendix 2 in the June 12, 2008 letter from the Partnership to the Town Council.* UConn's relocation costs include the renovation of Lakeside Apartments to accommodate University Communications, the Nayden Health Clinic and the future relocation of the School of Fine Arts' uses on the east side of Storrs Road. The University's project related costs include investments in water and sewer infrastructure as well.

LeylandAlliance has invested over \$5 million in the planning and pre-development process for Storrs Center to date.

**6. Summarize the potential tax revenue expectations for the project.**

New property tax revenue for the Town of Mansfield of over \$2 million per year was projected at full build-out after accounting for the cost of services to businesses and residents of the project to be provided by the Town and the school system.

With the project more defined in terms of program, costs and revenue generation, in the fall of 2008, additional analysis was done by Leyland's consultant HR&A, which essentially confirmed the earlier analysis stating that at full build-out there would yield an additional estimated net fiscal tax benefit of \$2.6 million annually. The fiscal analysis looked at each phase of the project with respect to net revenue projections. HR&A's work was reviewed by the Town's financial consultant Economic Research Associates (ERA) which concurred with the HR&A analysis. It should be pointed out that, as the investment scope for the project increases, so will the potential for positive tax impact.

*The HR&A Fiscal Impact Analysis for Storrs Center, Mansfield (October 28, 2008) and ERA's corresponding memorandum (November 11, 2008) can be found on the Town's website under the Partnership page at [www.mansfieldct.org](http://www.mansfieldct.org).*

**7. I am for Storrs Center but don't want my taxes raised. Why should my taxes be raised to make this happen?**

Storrs Center will not cause taxes to rise. Instead, Storrs Center will create a large new tax base for the Town. Any potential public funding provided by the Town will be offset by the taxes received from Storrs Center.

**8. Now that there is a downturn in the economy, will the project really happen?**

The economic downturn is serious and will impact all real estate projects. Fortunately, Connecticut and the Northeast have not been as affected as have other areas, such as Florida, California and Nevada. The downturn in the economy will certainly have some impact on strategies for financing of the project, absorption rates, and the potential speed of development. However, even if the project pace is slowed down by the economic downturn, there is no reason that it will not go forward. The project has been conceived to respond to the needs posed by Mansfield and the University of Connecticut. Both the need for the project and the local market remain strong. Interest in the project on the part of potential residents and businesses continues to grow.

Importantly, Storrs Center has always been planned in manageable phases so that each phase can be pursued as market conditions dictate. Even in the current economic environment, there is great interest from the financial community in Storrs Center. It is seen as one of the leading projects in the state, if not the nation. The high profile, recognition, and acknowledged focus on smart growth in a University town give Storrs Center a major advantage as compared to more conventional real estate projects.

## **9. Are any banks committed to financing Storrs Center?**

Discussions are underway with a Connecticut financial institution.

## **10. What is the status of relocation?**

Currently, businesses in the University-owned property at 1254 Storrs Road, 10 Dog Lane (formerly known as "Phil's" building), and 4 Dog Lane (Storrs Automotive), the University of Connecticut Design Center, Print Shop, Nayden Health Clinic, and former Publications building will be affected by the construction of Storrs Center. Relocation negotiations are underway with the tenants of 13 Dog Lane. The Partnership, as the project oversight agency for the Town, is responsible for providing relocation benefits to the businesses that will be displaced. The Town and LeylandAlliance have agreed to split the cost of relocation. The University is covering the costs of relocation of University uses. Its Nayden Health Clinic (Fleet Bank building) and Communications have already been relocated. The Partnership retained Philip Michalowski of Harrall-Michalowski and Associates to work directly with the businesses to discuss their individual concerns and space needs. Mr. Michalowski provided information to the businesses about their relocation rights and apprised them of available business space in the area. Businesses that are interested in being in the new project have the opportunity to do so under the same process as other applicants.

In response to concerns from affected business owners, LeylandAlliance, the Town, and the University worked with them to address issues related to relocation. One of the alternatives that was developed was to look toward the construction of a permanent retail building (Dog Lane-1) in a preliminary phase of the project that would allow for the relocation of some existing businesses before the first phase of Storrs Center development activities begin. The University agreed to make a parcel of land available to the project for this purpose. Zoning for this building was approved in July 2006, and \$500,000 is available in a state grant for infrastructure for the building. After much analysis, it was determined that a stand-alone building was not going to be cost effective and would result in rental rates that were not feasible for many of the tenants. The current plan is to integrate this building with other buildings to be built on the north side of Dog Lane which will allow for costs to be spread across several buildings, thus making the costs to tenants more affordable. The goal continues to be to create affordable accommodations for several of the downtown businesses in close proximity to the new project so they can remain a part of the community.

## **11. How large is the project?**

Storrs Center will be developed on approximately 17 acres of a 47.7-acre site. Exclusive of the Post Office and a small existing structure, most of the rest of the site will remain as open space and will be designated as a conservation area.

The project program includes:

- up to 800 units of rental and for-sale housing
- up to 200,000 square feet of retail and restaurant space
- up to 50,000 square feet of office space
- up to 25,000 square feet of civic space

We are currently estimating approximately 700 residential units, 160,000 square feet of retail and restaurant space, 30,000 square feet of office space, 5,000 square feet of civic uses and several outdoor civic spaces. As the project moves forward through the various phases, adjustments will be made to the program in response to what is learned from previous phases and evolving market needs.

## **12. How tall are the buildings going to be?**

The Storrs Center Special Design District established guidelines for four main areas of the project – Town Square, Market Square, Village Street, and Residential areas. The building height minimums and maximums are as follows:

Town Square – Two story minimum and five and one-half maximum  
Market Square - Two story minimum and five and one-half maximum  
Village Street - Two story minimum and five and one-half maximum  
Residential – Two to three and a half story residential buildings; multi-family buildings from two and half to four and a half stories; one eight story maximum multi-family building on the easterly side of the site.

*For more specifics on the Special Design District regulations click on the Downtown Partnership logo at [www.mansfieldct.org](http://www.mansfieldct.org), and then go to Applications and Approvals. Also, a current concept map of Storrs Center is on the Partnership home page.*

### **13. What are the plans for sustainability at Storrs Center? Is Storrs Center following LEED guidelines?**

From the very beginning, the planning of Storrs Center has been based on principles of environmental stewardship and a long term approach to sustainable development. Working with the Partnership's Planning and Design Committee, LeylandAlliance has established guidelines for sustainability in the planning and construction of the project. The implementation of the guidelines will also be monitored by the Committee. The sustainability guidelines were approved by the Partnership Board of Directors at its August 2008 Board meeting. The sustainability guidelines are based on the principles of responsible growth and sustainable development practices, including preservation of open space and critical ecosystems. With respect to the larger issues of master planning and land use, goals include conservation and land use efficiency, creating a compact, livable, and connected community, and constructing a sustainable public realm that will provide a lasting sense of place and civic identity. Particular consideration has been given to the protection of ecosystems in the surrounding wetland and woodland areas, resulting in a concentrated plan that simultaneously creates a walkable environment with less dependence on cars.

The project plan, as approved, has already taken major steps towards the goal of sustainable development. The single most significant aspect of the project in this regard is the codified objective of creating a mixed-use town center on a limited footprint on previously developed land within walking distance of the University of Connecticut and the major civic institutions of the Town of Mansfield. The greatest impact in terms of energy reduction and the effort to fight global warming that can be achieved in the project results from the planning and programming that have already been achieved and approved.

In addition, with respect to individual buildings, the guidelines include standards for addressing site issues, water use and management, energy conservation, indoor environmental quality, and material use. By addressing these issues in conjunction with larger planning issues, Storrs Center begins to provide a solution to the issues of resource depletion. Storrs Center will serve as a model for responsible growth and sustainable development practices throughout Connecticut and the rest of the country. While the guidelines are similar in many components to the standards for the Leadership in Energy and Environmental Design\*-Neighborhood Development (LEED-ND) pilot program, in which the project is enrolled, they also take the additional step of creating a tailor-made program that is adapted to the particular environment in Mansfield and which can be easily followed by the various participants in phased development of the project. Key regional concerns have been identified including water conservation and protection of water resources. These

are issues of particular significance in the Mansfield area and are addressed in detail in the sustainability guidelines.

With respect to the protection of water resources and storm water management, one of the more obvious problems with existing conditions on the site relates to the poor storm water management practices in the large asphalted area behind the shops on Storrs Road and the US Post Office. Many of these areas have been draining directly into the surrounding wetlands for many years. The drainage of dirt, pollutants, and sedimentation from these large parking areas into the wetland areas has had a significant detrimental impact on the surrounding ecology.

The construction of Storrs Center will dramatically improve the management of storm water and the conditions in the surrounding wetland environments. All storm water run-off within the project area will be captured and filtered before being carefully released over time into the surrounding environment in a manner that emulates a more natural process. The Post Office parking lot will be reconstructed at the perimeters to curtail the ongoing impact to the wetlands. Best management practices, filter systems, and bio-swales will be used to capture storm water and clean it up before re-introducing clean water into the environment where it is most needed to sustain the ecology of the wetland areas and the nearby vernal pool and to replenish groundwater resources.

With respect to water conservation in the buildings, the entire project will be following a LEED standard for water use that calls for an overall reduction in water usage below current EPA standards. Specifically, the guidelines mandate the use of strategies that in aggregate use 20% less water than the water use baseline standard calculated for the building and associated uses under the Energy Policy Act of 1992 and subsequent rulings by the Department of Energy, requirements of the Energy Policy Act of 2005, and the plumbing code requirements as stated in the 2006 editions of the Uniform Plumbing Code or International Plumbing Code as to fixture performance. Strategies that can be used to achieve these goals include waterless urinals in common areas and maintenance areas of public, commercial and corporate buildings; low-flow urinals; low-flow aerators at lavatory, kitchen and janitorial sinks; spring-loaded lavatories; lavatories with motion sensors; low-flow aerators at showerheads; low-flush toilets; and dual-flush toilets. All appliances supplied by the builder or developer must meet Energy Star standards, which call for a reduced water usage level. Under Energy Star standards, clothes washers use about 1/2 the water of a standard unit and dishwashers use about 1/3 less water.

Other key areas of water conservation relate to the landscape. The guidelines call for the prohibition of plant species listed as invasive or noxious weed species and the utilization for at least half of the planted area of indigenous or adapted plants which can survive on the natural rainfall cycle. Where irrigation is needed to

establish plants or maintain key public spaces, the guidelines call for micro-irrigation systems that utilize 50% or less water than a regular irrigation system, based on a mid-summer baseline case, which will require the use of sensors and timers to reduce waste. In addition, or alternatively, irrigation can be provided from rain water that has been collected in an approved type of cistern or rain water collector. The primary goal, however, in consideration of the larger goal of returning clean water to the environment, is to limit the necessary use of irrigation by using plants that are adapted to the local environment.

The Partnership and LeylandAlliance have worked for several years on the development of sustainability and green building standards to guide Storrs Center from its initial planning through the construction of the buildings. In keeping with their company's focus on sustainable practices, LeylandAlliance has worked with leading experts in the fields of ecology, wetlands management, and green building practices. Their efforts in dealing with the specific nature of this site and a plan for storm water management were led by Dr. Michael Klemens, himself a native of Mansfield and a recognized leader in the ecology and biodiversity of Connecticut's landscape. Michael Klein, an expert in the field of Connecticut wetlands and storm water management also played a key role in the development of best management practices and the innovative storm water management system associated with Storrs Center. In developing the sustainability guidelines for Storrs Center, Leyland Alliance worked with Steven Winters Associates, with whom they associate with regularly on all of their projects to develop strategies for green building. Mr. Winters was former Chairman of the U. S. Green Building Council (USBC) and played a key role in the development of the LEED standards.

The project has also entered into a LEED for Neighborhood Development (LEED-ND) pilot program. The USGBC LEED-ND pilot program has been developed to address needs of projects like Storrs Center where entire neighborhoods will be developed. However, with the expertise of Leyland, the Partnership and Mansfield citizenry, the sustainability guidelines that have already been developed closely parallel the new program and "lead the way" with respect to local and regional applicability of sustainable guidelines. The guidelines will continue to be modified and improved as the project proceeds. As a result, Storrs Center will begin to offer some solutions as to how issues such as water use can be better addressed in the future.

*\*LEED is a third-party certification program for the design, construction and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. The program was developed by the US Green Building Council.*

*\*\*The Partnership's sustainability guidelines are located on its website at [www.mansfieldct.org](http://www.mansfieldct.org).*

**14. What is the provision for green and open space?**

Open space will be achieved through a combination of conservation area and public (town and market) squares. Of the 47.7 acres, just over 17 acres will be developed for Storrs Center. Most of the remainder of the site will be maintained as a conservation area which includes a protected vernal pool. Included in the development footprint of 17.7 acres will be a town square (0.53 acres) and a market place square (0.21 acres).

**15. What is the status of the wetlands?**

The wetlands within the project area will be protected and enhanced by the development with the exception of .29 acres of degraded wetlands within the building area. The Mansfield Inland Wetlands Agency approved a permit to fill these wetlands in October 2007. The Connecticut Department of Environmental Protection subsequently approved the storm water management plan for Storrs Center and, in conjunction, on November 4, 2008, the US Army Corps of Engineers issued their approval for Storrs Center including the final authorization to fill the .29 wetlands.

**16. Who will be responsible for the upkeep of parks and public spaces?**

The Town of Mansfield will be responsible for upkeep of dedicated public spaces, such as the Town and Market Squares and the dedicated public streets. The conservation area will be protected and maintained under the terms of a conservation easement.

**17. What is the assurance that the project is developed as planned?**

The Mansfield Downtown Partnership is the Town of Mansfield's duly authorized municipal agent to implement the Storrs Center Municipal Development Plan. With the Municipal Development Plan as a guide, new zoning was approved in June 2007 by the Mansfield Planning and Zoning Commission. The zoning documents provide a detailed regulatory framework under which the project will be developed.

## **18. What is the planned source of water for the development?**

The University of Connecticut and LeylandAlliance have negotiated definitive agreements to extend University water and sewer services to the project on the same fee basis offered to other non-university users such as the Town of Mansfield.

In June 2007, a master plan of the University's water and wastewater systems was completed. The assessment, performed by Milone and MacBroom, was jointly commissioned by the University and the Town of Mansfield. The consultants concluded that supply was adequate to meet the system's existing customers and committed future uses, including 169,000 gallons per day for Storrs Center at full buildout. With respect to management of the water system, since 2005, the Connecticut Water Company has been managing UConn's water supply systems, including the area where Storrs Center will be built.

The University has worked carefully with the Connecticut Departments of Public Health and Environmental Protection on area water supply planning and management issues. Consistent with June 2008 correspondence from these Departments, the University continues efforts to use water more efficiently through conservation and management, develop reclaimed water capability to match non-potable uses with a non-potable supply, monitor adequacy of supply to meet demands for its existing uses and commitments such as Storrs Center, and identify additional sources of supply required for the long term.

As a result of the University's on-going operational, renovation and conservation improvements, average daily consumption has fallen by 220,000 gallons per day (15%) from 2005-2008. Average daily peak month consumption (September) fell by 354,000 gallons (18 percent) during the same period. These improvements in system performance occurred during a time of continuing growing enrollment and employment at the University and off-campus.

The University is completing a study to evaluate the potential impact of its withdrawals on aquatic habitat in the vicinity of its Willimantic River wellfields. (A comparable study was completed for its Fenton River wellfields in 2006). Both studies inform the University's wellfield management and drought response initiatives for responding to temporary restrictions on withdrawals that may occur during periods of low streamflow.

To meet long term potable water supply requirements, the University is actively pursuing the development of a reclaimed water utility that will be capable of substituting treated wastewater effluent for potable water for use at its central utility plant as well as interconnections to other public water systems.

*See the question on sustainability for more information on water usage in the Storrs Center project.*

**19. Who will live in the residential buildings?**

There will be a variety of housing types and size units from studios to three bedrooms. Typical unit types will include studios, one to three bedroom apartments and condos, flats, and rowhouses. The project will include market-rate rental units and for-sale units. The variety of types, sizes, and locations of the units within the project is intended to appeal to a broad spectrum of the market. The housing is not UConn student housing.

**20. Is it anticipated that there will be homeowners association for the housing part of the development?**

Yes, there will be a homeowner's association.

**21. When will the solicitation begin for the retail and commercial tenants for other Storrs Center buildings?**

Solicitation of businesses for Phase 1A has begun and discussions are underway with a number of potential tenants. Preliminary discussions have begun with several interested retail tenants. Further tenant discussions will ensue as programming and building designs are further revised. The goal of the casting process is to identify the best local, regional, and national tenants for each of the programmed concepts in the building, i.e., shops, retail, restaurant, office. For each of these categories of tenants, the goal is to identify local and regional New England (focus on Connecticut) tenants to make up approximately 70-80% of the retail concepts in the project. The search for the best tenants for each retail concept has begun in the immediate local area and surrounding towns and will move outward in concentric circles to the wider region, including New England and nearby areas. The goal of the search is to find the great local and regional businesses with a true interest in becoming an integral part of the life of Storrs Center and the town of Mansfield.

**22. Have any national retailers/commercial users expressed interest in taking space at Storrs Center? Does LeylandAlliance have any firm agreements with tenants and if not, when can we expect to learn about them?**



**24. What is the anticipated capacity of the parking garages?**

Under the current schematic plans, the total number of spaces for both garages will be approximately 1,050 to 1,150 spaces, subject to final programming requirements.

**25. Will the garages be operated by the town?**

The planning documents call for public ownership and operation of the two garages. The issue is currently under discussion.

**26. Will the Town Council be making any capital contribution to Garage 1?**

No.

**27. How does that affect the project and parking?**

The goal is to continue with essentially the same program in terms of commercial and residential space that was approved by the Planning and Zoning Commission in June 2007, and included in the Storrs Center Municipal Development Plan. With this in mind, the current objective is to design a first garage that can be built with the federal and state grant funding (\$10,490,000) that has been committed to date. Cost constraints will require a garage smaller than that originally envisioned. In order to reduce the size requirement for the first garage, several strategies are under analysis: adjusting the program slightly away from higher intensity uses; taking possible credit for transit to the project from the UConn or WILI bus service and from the use of a shared car program (this credit was not included as part of the parking factors analysis approved by the Planning & Zoning Commission), and evaluation of additional adjacent surface parking spaces including parking already planned for in the Dog Lane-1 approved parking lot. Not all these spaces would be needed immediately.

**28. What would be a reasonable groundbreaking date for the first garage?**

Design of the garage and possible associated transit facilities should begin in spring 2009. Ideally, construction on the first garage would begin in 2010, assuming all permits have been obtained and all necessary agreements in place. A large part of the time required for garage construction is typically dedicated to the design and off-site manufacture of pre-fabricated concrete components. Materials are typically

manufactured off-site over several months and then transported to the site for final construction.

**29. Is the cost of the parking garages built into the fiscal analysis? If not, why not? How does the cost of the garages affect the fiscal benefit to the Town?**

The cost of the garages was not included within the fiscal analysis because the Town has made no commitment to assist in the construction financing of the parking facilities. The Town will not be committing funding to Garage 1. It will be built with state and federal grant monies already received. Strategies for financing of Garage 2 are currently under negotiation. The fiscal impact analysis will help the Town to assess the future tax benefits of the project, and what role the Town may play in financing Garage 2, which is scheduled to be constructed in approximately 2012/2013. One condition that has been discussed is that, at the time Garage 2 needs to be financed, Leyland would be required to update the fiscal impact analysis. This look-back provision would provide the parties with updated information and allow us to assess the relative success of the project, including the tax benefits to the Town.

The Town and Partnership will continue to evaluate the projected parking revenues and costs of the parking garages. Leyland is updating its parking analysis for Garage 1 to reflect a smaller garage, and the Town's parking consultant will peer review this analysis and provide an update to the Town Council.

**30. Has the Town Council committed to funding Garage 2?**

The Town and LeylandAlliance are currently discussing the financing of Garage 2. At this time, the Town has not made any commitments for funding of the garages. Any Town commitment for Garage 2 would be based on conditions that LeylandAlliance would need to meet in terms of the success of the first phase of the project. All proposed agreements will be subject to thorough and deliberative negotiations and final approval by the Town Council.

**31. Summarize the plans for Storrs Road and how traffic problems will be dealt with in the project.**

Methods proposed for improvement of Storrs Road include the realignment and partitioning of the pavement area to accommodate the addition of dedicated and clearly defined turning lanes. Modifications to the intersection at Storrs Road and South Eagleville Road and the intersection of Storrs Road and Bolton Road will improve the traffic flow. The South Eagleville intersection will be modified to include dedicated turning lanes. Dog Lane will be re-aligned and the two lights at Dog Lane and Bolton Road will be replaced with one four way, lighted intersection at Bolton Road that will function as one of the main entryways to the Town Square.

In order to better provide for pedestrian traffic, the plans provide for pedestrian collection points and crosswalk zones, installation or widening of sidewalks, addition of parallel parking zones, installation of medians, landscaping of street edges, definition of building entry areas and partial burial of overhead power lines. The addition of parallel parking zones, besides providing more parking capacity, will contribute to traffic "calming" and provide pedestrians with a better sense of security.

### **32. When will construction on Storrs Road begin?**

No construction on Storrs Road can begin without a permit for improvements from the State Traffic Commission. An application for a permit for Storrs Road has been pending since early spring 2008. It is currently under technical review at the State Traffic Commission. In the meantime, the Town of Mansfield released a Request for Qualifications for the design work for Storrs Road. Thirteen responses were received on December 26, 2008. These responses are currently being evaluated. Construction is expected to begin as early as late 2009 or early 2010.

### **33. Why has Storrs Center taken so long?**

For a project of the size and complexity of Storrs Center, the present stage of development has been reached in a relatively short period of time. The project has always been undertaken in a deliberative fashion in order to provide ample opportunity for public stakeholder participation. During the development of the Municipal Development Plan, it was decided to seek federal and state funding for some of the public infrastructure components of the project. The process necessary to obtain grants and funding on multiple government levels together is complicated and lengthy. However, this effort is essential to the project. Thus far, the project has met with significant success in this process and has largely succeeded in doing so within the same time frame required to obtain the many local, regional, state and federal approvals associated with the creation of an entire town center. At this juncture, grant funding for key infrastructure is in place and only one major project

approval is outstanding – the State Traffic Commission approval for the proposed improvements to Storrs Road.

**34. Who is Leyland? Do they have credibility?**

LeylandAlliance is one of the leading Smart Growth developers in the nation, with projects located in New York, Virginia, Connecticut, and South Carolina. It currently has six communities in various stages of development, including four public-private initiatives: Newburgh Waterfront, Newburgh, NY; East Beach in Norfolk, VA; Hammond's Ferry in North Augusta, SC; and Storrs Center. In projects closely tied to historic main street communities in the Northeast, LeylandAlliance, in addition to being the master developer, also serves as the builder. One such project is Warwick Grove in Warwick, NY which has received wide recognition for its urban design, the quality of its buildings and for the implementation of green building strategies.

**35. Who makes up the Storrs Center team and do they reflect diversity in the community? In particular, do the people who are working on the retail aspect of Storrs Center reflect their audience in Mansfield?**

The Storrs Center project is being spearheaded by a public-private partnership that includes many community, government, non-profit, and private partners. At the core, is the Mansfield Downtown Partnership, Inc., a non-profit organization that is comprised of 18 members of the Town of Mansfield, the University of Connecticut, and the community. Included among that team is Mayor Betsy Paterson, four other women Board members, and its Executive Director Cynthia van Zelm.

With respect to the master developer LeylandAlliance, it is important to keep in mind that the LeylandAlliance team that the public often sees at meetings is not the entire team. Leyland's staff actually includes many women. For example, the Partnership has worked closely with Leyland's Vice President of Marketing, their financial analyst, and marketing associate – all of whom are women. These women all have important roles in the project but are not always visible at meetings. Leyland also has brought together a professional team in the areas of engineering, legal, planning, architecture, etc. This team includes a native of Mansfield and a current resident of Mansfield that provide environmental and transportation engineering expertise, respectively.

The team responsible for creating the mix of retail experiences that will appeal to the Mansfield community reflect their audience. Live Work Learn Play from Montreal, led by Max Reim, is the retail team working with Leyland to bring commercial development to Storrs Center. Their knowledge of the market is essential to making

the project a success. With respect to their team, over the last four and a half years, in which they have been involved in Storrs Center, they have employed approximately 12 people. Out of those individuals, one was in his late 30s, two were in their early 30s, and nine in their early to mid-20s. Three people were male and nine were female. They also represent various ethnic, cultural and religious backgrounds. All of them speak at least two languages and many of them have lived in foreign countries all over the world.

Most significantly is Live Work Learn Play's professional background, experience and ability. Live Work Learn Play represents a group of professionals who have worked in Canada, throughout the United States, and in Europe on the creation of unique retail and village experiences that are rooted in their particular cultures and environment. It is their particular process and methodology of approaching this work that makes them different. Their process involves identifying commercial concepts that meet the needs and desires of that particular community and finding the best business owners and operators to bring these concepts to fruition. They focus heavily on the identification of local and regional business operators, often helping them to construct their business plans, in order to find real ambassadors for the project and the community.

Live Work Learn Play works hard to understand each particular place and the diversity of people who inhabit and make up that community in order to create an experience that is reflective of the place. To do this, they undertake an intensive process that includes interviewing residents and conducting surveys and focus groups as well as studying the demographics. It also involves talking to many interested tenants. And, ultimately, it involves many months spent in the area to identify the business owners who will become an important, vital and lasting part of the project and the community. As part of their initial review, Live Work Learn Play surveyed people through the UConn website (with a link from the Partnership website) about their commercial interests, as well as met with many people in town.

*For further information, contact Mansfield Downtown Partnership Executive Director, Cynthia van Zelm, at 860-429-2740 or at [mdp@mansfieldct.org](mailto:mdp@mansfieldct.org). See the website for additional information included in a letter and Power Point presentation provided to the Town Council on June 12, 2008 and a further update on November 24, 2008 in a Power Point presentation.*

# Memo

To: Town Council  
From: Matt Hart, Town Manager *M.H.*  
CC: Maria Capriola, Sara-Ann Chaine, Audrey Conrad  
Date: February 23, 2009  
Re: Quarterly Status Report: October – December 2008

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Below please find a status report regarding the current projects, initiatives and responsibilities of the Town Manager's Office. This list does not encompass every activity, but does provide a summary of the more important items. I welcome any questions or comments that the Town Council may have.

## Major Projects and Initiatives

- 1) Assisted/Independent living project– Masonicare has completed an independent market analysis and has determined that this area can support a facility with approximately 200 units of combined independent/assisted living. They have also identified a potential parcel of land to build this facility on, and are in the final stages of negotiating an option to purchase this property. Representatives of Masonicare recently met with the Directors of Human Services and Parks & Recreation to discuss a potential partnership with the Community Center.
- 2) Communications and information technology – A community member has graciously been volunteering to record the Town Council meetings using borrowed equipment from Charter Communications. Staff is broadcasting these meetings on Channel 13, our government access channel. In the past month, we have switched over from VHS to recording and broadcasting on DVD to enhance the quality and ability to archive. Staff has also started an initiative to upgrade the website to improve citizen and staff usability.

- 3) Community/campus relations – some of the most important items are as follows:
  - a. Committee on Community Quality of Life – the new committee is now meeting on a regular basis and has focused its initial effort on becoming more familiar with key enforcement programs currently in place before moving on to set goals and objectives. For example, the committee has met with staff from building and housing inspection, planning and zoning, and the health district to learn more about the enforcement of regulations and ordinances within those departments. The committee has also reviewed and endorsed the proposed amendments to the special police services ordinance, and is presently in the process of reviewing proposed revisions to the septic pumping and water testing provisions of the housing code. In addition, the committee is working on its Mansfield 2020 (strategic plan) referral, and will use that process to develop goals and objectives.
  - b. Mansfield Community-Campus Partnership – the MCCP continues to meet throughout the academic year to discuss substance abuse, quality of life and related issues.
  - c. Spring Weekend Report – staff has presented a complete report to the Town Council and the community.
  - d. UConn Board of Trustee Review of Spring Weekend – the board of trustees has received a report from its student life committee, and has referred the recommendations to the university administration. I have provided Council with a copy of the executive summary of the student life committee's report, and it is evident that the committee endorsed several of the recommendations that the Mansfield committee had presented. Later this week I will be attending a meeting at the university to discuss the report and its key recommendations in more detail.
- 4) Community water and wastewater issues – Gregory Padick and I continue to participate as members of the UConn Water and Wastewater Policy Advisory Committee.
- 5) Energy conservation and sustainability – key items are as follows:
  - a. Mansfield Community Center cogeneration plant – the co-generation unit at the MCC is up and running in an extended test mode. The unit should save the town about \$40,000 a year in energy costs.
  - b. School bus diesel retrofit project (funded via a \$250,000 grant from the EPA) – of the twenty school buses slated for retrofits, seventeen buses have had diesel particulate filters installed. The retrofit for the remaining three buses should be complete by mid-March.
  - c. Staff sustainability committee – the committee continues to focus on means to reduce energy usage and implement clean energy. Superintendent Fred Baruzzi and I have issued a formal energy conservation policy developed by members of the staff committee. In addition, I anticipate that the staff committee will be involved in assisting the new sustainability advisory committee with its work.
- 6) Mansfield Community Center – the management team continues to oversee and review operations of the center. As of February 1, 2009, memberships total 2,046. (There are 4,401 members in total). We have also recently transferred responsibility for custodial duties to the Department of Facilities Management to realize additional cost efficiencies

and have made some recent staffing adjustments to mitigate any deficit for the current year.

- 7) Mansfield Downtown Partnership and Storrs Center Project – working with the Town of Mansfield, the Partnership solicited and received 13 responses to a Request for Qualifications for engineering services for Storrs Road. These responses are currently being reviewed. Leasing has begun in earnest for Phase 1A of the project which borders Storrs Road (Route 195) and Dog Lane. Signs regarding leasing opportunities were also put up in front of the former UConn Publications building and at the intersection of Storrs Road and S. Eagleville Road (Route 275).
- 8) Strategic plan – as requested by Town Council, staff has referred components of *Mansfield 2020: A Unified Vision* to various advisory committees for review and comment. Those committees have been asked to respond by April 1, 2009. Following the Council's review of the input provided by the advisory committees, I would recommend that you vote to formally accept and endorse the plan's vision and vision points. *Mansfield 2020* should prove to be a useful guide for policy development for the Town Council and the organization as a whole.

### Capital Projects

- 1) Four Corners Sewer Project – the Four Corners Sewer Study Advisory Committee has met several times this winter and is planning to conduct a meeting for project area stakeholders on March 24<sup>th</sup>. A PowerPoint presentation is being prepared that will address both the reasons for the project and questions that people may have about it.
- 2) Four schools renovation project/school building committee – following the November 2008 presentation to the Town Council and Mansfield Board of Education, the school building committee has focused its review upon the consolidated elementary school option. Staff and the committee are currently in the process of reviewing one or more potential locations for a site, and Superintendent Baruzzi plans to coordinate tours to visit consolidated elementary schools of a comparable size. I wish to emphasize, however, that the committee has not decided that a consolidated school is the only viable option for Mansfield and will continue to examine the other three primary options as well. Because this review will take some time, the committee has determined that a spring 2009 referendum is not feasible and is working to present a proposal to the Town Council and Board of Education for the November 2010 election.
- 3) Hunting Lodge Road bikeway – construction will resume as the weather breaks this spring.
- 4) Middle School Fuel Conversion project – the Middle School heating project will be awarded this week. It will be reduced in scope in order to come in under budget. The Town has asked the state for more funding in order to complete the entire scope of the project.

- 5) Senior center facility use study – Mr. Lawrence has submitted a proposal for approximately \$60,000 to prepare architectural and engineering plans for renovations to the Senior Center. Staff has determined that this is cost prohibitive at this time, and representatives of the Mansfield Senior Center concur with this decision. Staff is now exploring the possibility of submitting an application to the Small Cities Community Block Grant program to replace the roof of the Senior Center. Currently repairs are being made to the roof on an “as needed” basis.

### **Employee Benefits, Human Resources and Labor Relations**

- 1) Employee wellness program – EHHD continues to administer the wellness program for Town-MBOE-Region 19 employees. Be Well continues to utilize data about our employee population to develop site specific programming, administer the health risk assessment (HRA) assessment tool for staff, and research and partner with local providers to provide wellness resources at the local level. Be Well and the Town Manager’s Office held an employee health, wellness and benefits fair on October 30<sup>th</sup>, which kicked-off the open enrollment period for employees. Over 160 employees attended, many of whom took advantage of obtaining flu shots, bone density scans, benefits information, etc. Be Well has re-introduced the popular 10k a day walking challenge and recently completed the “Maintain Don’t Gain” challenge around the holidays.
- 2) Employee benefits –Staff worked with our employee benefits consultant, Milliman, to complete the mandated GASB 45 actuarial study regarding post employment benefits liabilities. Staff is also working with Milliman on health insurance renewal options and developing options for plan design possibilities in the future. Staff is working to improve the administration of 403b plans for the Mansfield Board of Education and Regional School District #19 pursuant to recent IRS changes regarding these plans.
- 3) Labor negotiations. We are currently conducting “pre-negotiations” meetings with CSEA (professional/technical union, public works union) and IAFF (fire union). All three union contracts expire June 30, 2009.
- 4) Personnel rules & policies– the town’s personnel rules, which provide the conditions of employment for nonunion personnel, need to be updated; draft revisions to the personnel rules are currently underway. Any revisions to the personnel rules must be approved by the Town Council. Revisions to the anti-harassment policy are underway.
- 5) Recruiting – We recently appointed Amanda Barry to the position of Member Services Coordinator with the Parks and Recreation Department. Recruitment activities have been minimal as we have been leaving vacancies open when possible to achieve salary savings.
- 6) Miscellaneous training – Staff has recently provided and/or coordinated the following training: defensive driving refresher training (Public Works), CPR training. Staff will be conducting training sessions on the FOI policy.

## FISCAL YEAR 2008/09

### Employees Hired

<u>Appointment Date</u>	<u>Position</u>	<u>Applications</u>	<u>Tested</u>	<u>Name</u>
9-22-08	Fire Captain**	4	3	Uri Lavitt
9-24-08	Assessor's Office Intern - PT	2	2	Sabina Burdoev
10-15-08	Firefighter/EMT - PT	13	6	Eric Ramsay and Ed Crandall
12-8-08	Member Services Coordinator		6	Amanda Barry
2-16-09	Laborer**	2	1	Jeffrey Beausoleil

\*\*Internal hire or promotion

PT - part-time

### Finance

- 1) Budget – due to declining interest revenues, we have implemented in concert with the Mansfield Public Schools a plan to reduce spending for the current year by \$400,000. The Mansfield Board of Education has approved the proposed FY 2009/10 budget submitted by Superintendent Baruzzi in the amount of \$20,830,570, which represents a decrease of .48% below the current year. Also, at Region 19 Superintendent Silva has submitted a proposed budget representing a 1.9% increase in spending overall. However, due to the fact that Mansfield's percentage of the student population is declining, Mansfield's share in the Superintendent Silva's proposed budget would actually decrease by .56% or \$56,573 to \$\$10,061,132. I am working on my proposed budget, which I will present to the Council in late March.

### Grant Administration

- 1) Small Cities – the town submitted an application to DECD on behalf of Juniper Hill fire safety improvements to its cottages; the grant application has been awarded in the amount of \$500,000. Grant documents have been executed, the bid process has occurred, and construction on the project is underway. Construction is anticipated to be complete in April 2009.

The Town is exploring the possibility of using program income funds to make accessibility improvements to a family changing room at the Community Center. The Town is also exploring the feasibility of applying for a small cities grant during the 2009 competitive process for funds to pay for alterations to the Senior Center. Staff attended a Small Cities grant application seminar February 19, 2009.

2) The following table is a summary of grant applications submitted since January 2008:

Date on Council Agenda	Lead Department	Grant	Funding Agency	Status	Grant Award
1/28/08	Discovery Depot	Child Daycare Services	CT Department of Social Services	Awarded	\$319,199
1/28/08	Parks & Recreation	Greenways Small Grant	CT Department of Environmental Protection	Not Awarded	—
3/10/08	Human Services	Senior Services Grant	CT Department of Social Services	Awarded	\$5,000
4/14/08	Town Clerk	Historic Documents Preservation Grant	CT State Libraries	Awarded	\$7,000
6/23/08	Human Services	Youth Services Bureau Grant & Youth Services Enhancement Grant	CT Department of Education	Awarded	\$16,341 & \$5,000
7/28/08	Emergency Management	Emergency Management Performance Grant	CT Department of Emergency Management and Homeland Security	Awarded	\$7,500
8/11/08	Public Works	Transportation Grant for Storrs Rd Improvements	Federal DOT	In Process	
10/14/08	Discovery Depot	Child & Adult Food Care Grant	CT Department of Education	In Process	
10/14/08	Public Works	Alternative Fuel Vehicle Grant	CT Department of Public Transportation	Awarded	\$6,200
<b>Total Grant Funds Awarded YTD 2008:</b>					<b>\$366,240</b>

### **Land Management and Open Space Acquisition**

1) The Town Council has recently authorized the acquisition of the Dorwart property and the Moss Sanctuary, and is currently reviewing a proposal to purchase the 69-acre Mansfield Recreation Park from the Mansfield Lions club.

### **Risk Management**

1) The Safety and Wellness Committee continues to meet on a quarterly basis. The Committee continues its safety site inspections, summary claims review (LAP and Worker's Compensation), and serves as a resource to the employee wellness program. The most recent quarterly meeting was held in January. The safety subcommittee is now working with Library staff to update their evacuation plan.