

**AGENDA**  
Mansfield Conservation Commission  
Regular Meeting  
Wednesday, June 20, 2012  
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. May 16, 2012
5. **New Business**
  - a. IWA Referral:
    - o W1499 – Town of Mansfield- North Eagleville Road- Sidewalks
  - b. Other
6. **Continuing Business**
  - a. Protecting Dark Skies in the Last Green Valley
  - b. Water Source Study for the Four Corners Area/Environmental Impact Evaluation (EIE)
  - c. Swan Lake Discharge Mirror Lake Dredging and other UConn Drainage Issues
  - d. UConn Agronomy Farm Irrigation Project
  - e. Eagleville Brook Impervious Surface TMDL Project
  - f. UConn Hazardous Waste Transfer Station
  - g. Ponde Place Student Housing Project
  - h. CL&P "Interstate Reliability Project"
  - i. Other
7. **Communications**
  - a. Minutes
    - Open Space (5/22/12)  PZC (6/4/12)  IWA (6/4/12)
  - b. Inland Wetlands Agent Monthly Activity Report
  - c. Other
8. **Other**
9. **Future Agendas**
10. **Adjournment**

PAGE  
BREAK

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting Of 16May2012  
Conference Room B, Audrey P. Beck Building  
(draft) MINUTES

*Members Present:* Joan Buck (alt. serving as voting member), Robert Dahn, Neil Facchinetti, Quentin Kessel, John Silander, Frank Trainor

*Members Absent:* Aline Booth (alt.), Scott Lehman, Peter Drzewiecki

*Others Present:* Grant Meitzler (Inlands Wetlands Agent (IWA))

1. Chair Quentin Kessel called the meeting order at 7:33 PM. Alternate Joan Buck was designated a voting member for this meeting.
2. The draft minutes of the 18April2012 meeting were approved as written.
3. W1496 – Town of Mansfield – Mansfield City Road drainage. After the Commission reviewed the project, Silander **MOVED**, Trainor seconded, that the project appears to have no significant negative impact on inland wetlands, assuming typical precautions against sedimentation and erosion are in place. The motion passed unanimously
4. W1497 – Guarino, Spring Hill Road, 21' aboveground pool. The homeowners appear to be proposing a new swimming pool on a wetland in their back yard. The IWA (Meitzler) will be meeting with the homeowners again to find suitable alternatives with less impact on the wetland. Silander **MOVED**, Beck seconded, that the Conservation Commission recognizes construction is underway, probably in a wetland, and recommends the homeowners should, with help from the IWA, make every effort to mitigate, possibly through relocation, any significant negative impact of this pool project on the wetland. The motion passed unanimously.
5. PZC File #1309 – Special permit for material removal and regrading, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant. The IWA (Meitzler) reported on specifics and answered questions on this extensive regrading project. Kessel **MOVED** and Silander seconded the following statement in reaction to the project: Because questions remain on whether the land is within a mapped Level A Aquifer Protection Area and therefore whether the regrading project will affect groundwater, the Conservation commission is concerned about the adequacy of precautions being taken to protect this potentially sensitive area. The motion passed unanimously.
6. The Chair distributed pamphlets on state forests.
7. The Chair reported that the EIE for the Four Corners water source is being developed.
8. The Chair reported that the relocation of Uconn's hazardous waste facility is still unresolved.
9. In response to questions the Chair reported that the Interstate Reliability Project is assumed to be before the Citing Council, which will be considering modifications proposed by affected towns.
10. Adjourned at 8:18 PM.

Neil Facchinetti, acting secretary, 18May2012

PAGE  
BREAK

APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
TEL: 860-429-3334 OR 429-3330  
FAX: 860-429-6863

FOR OFFICE USE ONLY	
File #	W1498
Fee Paid	0
Date Received	5-28-12

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 Town of Mansfield Dept of Public Works

Mailing Address 4 S. Eagleville Road  
Storrs - Mansfield, CT Zip 06268

Telephone-Home \_\_\_\_\_ Telephone-Business (860) 429-3331

Title and Brief Description of Project

North Eagleville Road Sidewalk

Location of Project N. Eagleville Rd between Huckleberry Rd & Northwood Apts.

Intended Start Date 9-15-12

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

Name Town of Mansfield (Road R/W), Arpaie, Cooper, Town & Michalos

Mailing Address Same as above, + Pct 204, 202 & 188 N. Eagleville Rd  
Zip \_\_\_\_\_

Telephone-Home \_\_\_\_\_ Telephone-Business (860) 429-3331

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

Signature \_\_\_\_\_ date \_\_\_\_\_

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

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

\* Town to acquire easements from 4 property owners.

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 1,950 feet of 6' wide bituminous walkways along the north side of N. Eagleville Road. Most of the walkway will be located on Town land or Town Road R/W. 4 private easements will be obtained at 188, 194, 202 and 204 N. Eagleville Road.

Some wetlands disturbance will occur, but will be mitigated by creating additional wetlands – see the wetlands report.

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

In Wetlands = 3,100 square feet

In buffer area = 41,138 square feet

3) Describe the type of materials you are using for the project: Gravel, processed gravel, rip-rap, drainage pipe (HDPE), bituminous concrete

- a) include type of material used as fill or to be excavated natural roadway & roadside wetlands
- b) include volume of material to be filled or excavated 860 CY fill, 4760 CY excavation

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).

See plans and wetlands report – silt fence, hay bales, riprap, and consists of additional wetlands (this area is within the Town-Down TMDL study area and the TMDL study team's recommendations have been incorporated)

#### Part D - Site Description

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

generally flat

### 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.

*South side of street was considered but dropped because:*

- North side includes property owned by Town - minimizing number of easements*
- North side involves better slopes - less cutting and fill*
- North side connects to walks on Huntley Lodge Rd @ Northwood Apts*

### 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 May 18, 2012
- 3) Zone Classification R90
- 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
<i>Jeff Michalopoulos</i>	<i>188 N. Eagleville Rd</i>
<i>Daniel C. Arpaia</i>	<i>194 N. Eagleville Rd</i>
<i>Thomas A. Tavan</i>	<i>202 N. Eagleville Rd</i>
<i>Thina N. Cooper</i>	<i>204 N. Eagleville Rd</i>
<i>Univ of CT</i>	
<i>RFG Manna</i>	<i>10 Meadowood Rd</i>

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.)

\$1,000.  \$750.  \$500.  \$250.  \$125.  \$100.  \$50.  \$25.

\$60 State DEP Fee

*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.*

*Jon R. Huldgren, Dir. P.W.*  
Applicant's Signature

*5/25/12*  
Date

TOWN OF MANSFIELD  
DEPARTMENT OF PUBLIC WORKS



Lon R. Hultgren, Director of Public Works

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3332  
Fax: (860) 429-6863  
[HultgrenLR@mansfieldct.org](mailto:HultgrenLR@mansfieldct.org)

May 29, 2012

To:

Town of Mansfield  
Open Space North Eagleville Rd.  
4 South Eagleville Road  
Storrs, CT 06268

Dear Gentlemen/Ladies,

SUBJECT: Residents along North Eagleville Road between Hunting Lodge Road & Northwood Road

In conjunction with the University of Connecticut, the Town of Mansfield has filed plans to construct a 6 foot paved walkway on the north side of North Eagleville Road between Northwood Road and Hunting Lodge Road. An application for a wetlands permit will be received by the Mansfield Inland Wetlands Agency at its June 4, 2012 meeting.

Plans are available for inspection in the Town's Engineering Offices, 4 South Eagleville Road, Storrs, CT 06286. Questions on the project may be directed to the undersigned or Tim Veillette at the Engineering Office (860) 449-3340.

Sincerely

Lon Hultgren  
Director of Public Works  
(860) 429-3332  
[HultgrenLR@mansfieldct.org](mailto:HultgrenLR@mansfieldct.org)

CC:

Tim Veillette  
File

15.21.14  
KHALOPOULOS JOHN and HELEN  
HELENI TRL  
LESWORTH ME 04605

15.21.15  
ARPAIA DANIEL C  
194 NO.EAGLEVILLE RD  
STORRS CT 06268

15.21.16  
TAVAR THOMAS A  
23 OLD FARM HILL RD  
NEWTOWN CT 06470

15.21.17  
DOPER THINA N  
5 HUNTING LODGE RD  
ORRRS CT 06268

15.21.19  
MAMA RAOUF and GERMAINE F  
10 MEADOWOOD RD  
STORRS CT 06268

15.21.32  
MANSFIELD TOWN OF  
OPEN SPACE NORTH EAGLEVILLE ROAD  
4 SO EAGLEVILLE RD  
STORRS CT 06268

15.21.33  
MANSFIELD TOWN OF  
OPEN SPACE NORTH EAGLEVILLE ROAD  
4 SO EAGLEVILLE RD  
ORRRS CT 06268

15.21.34  
UNIVERSITY OF CONNECTICUT  
NORTHWOOD APTS BLDG 1036  
U BOX 3038 FACILITIES MANAGEMENT  
STORRS MANSFIELD CT 06269

15.22.1  
MANSFIELD TOWN OF  
OPEN SPACE NORTH EAGLEVILLE ROAD  
4 SO EAGLEVILLE RD  
STORRS CT 06268

15.22.2  
MANSFIELD TOWN OF  
OPEN SPACE NORTH EAGLEVILLE ROAD  
4 SO EAGLEVILLE RD  
ORRRS CT 06268

15.22.3  
MANSFIELD TOWN OF  
OPEN SPACE NORTH EAGLEVILLE ROAD  
4 SO EAGLEVILLE RD  
STORRS CT 06268

91 7108 2133 3935 7788 6881

91 7108 2133 3935 7788 6836

91 7108 2133 3935 7788 6874

91 7108 2133 3935 7788 6867

91 7108 2133 3935 7788 6850

91 7108 2133 3935 7788 6843

Return Receipt Labels

5/29/12

---

**Wetlands/Watercourses Report  
Town of Mansfield/University of Connecticut  
Sidewalk Construction Project  
North Eagleville Road  
May 2012**

**Prepared by:  
Mark W. Friend, PE, Soil Scientist  
LEED AP  
Casey K. Mrachek, Soil Scientist**

**MEGSON & HEAGLE  
CIVIL ENGINEERS & LAND SURVEYORS, LLC  
81 RANKIN ROAD  
GLASTONBURY, CONNECTICUT 06033  
PHONE (860) 659-0587  
FAX (860) 657-4429**

---

## Introduction

This project involves the construction of approximately 2000 lineal feet of 6 foot wide bituminous sidewalk along the north side of North Eagleville Road. The walk is designed as close as possible to the edge of the pavement but will require some earthwork along the road shoulder. Part of this earthwork will include filling within existing wetlands for general fill and extension of existing storm culverts to accommodate the walk.

The total wetland area proposed to be filled is 3100 square feet. This occurs in three different locations. A majority of the filling is on a proposed slope along the edge of the sidewalk. Two other areas of minor filling are associated with the culvert extensions.

Also included in the project is compensatory mitigation for the wetland filling in the form of a created wetland area. This will include excavation to intercept the groundwater table and subsequent planting of wetland grasses, herbaceous wetland plants and wetland shrubs. The intent is to create a new wetland of equal size. This will be done in an upland area adjacent to an existing wetland area.

The purpose of this report is three fold. The first is to describe the existing physical and vegetative characteristics of the wetland areas to be filled. Many site visits were conducted to document these features. A shallow stand pipe was hand installed in the wetland adjacent to the proposed wetland creation area to monitor the groundwater table. A few elevations were taken within the mitigation and adjacent wetland area to aid in the design of the new wetland.

The second purpose of this report is to evaluate the potential impacts of the proposed activities on the wetland functions. This will include the potential impacts of site grading, paving, surface runoff and erosion and sedimentation.

The third purpose of this report is to describe the details of the proposed mitigation. This will include a description of the existing physical and vegetative characteristics of the area. A description of the goals for the mitigation is also outlined. The details of the proposed grading and plantings are also included in this part of the report.

## Physical and Vegetative Characteristics

### General

The project is lineal in nature and along the north side of North Eagleville Road in the road shoulder. North Eagleville Road is a well travelled road approximately 23 feet in width. The road is not curbed therefore sheet runoff is the main method of stormwater management. All wetland areas proposed to be disturbed are along the edge of the road.

### Wetland Disturbance – Area 1

This wetland is the main area proposed to be disturbed and is located from approximately 320 to 480 feet south of the intersection of North Eagleville and Hunting Lodge Roads. It is a palustrine emergent/scrub shrub marsh with a small stream channel flowing through it. The stream channel originates at a driveway culvert and flows in an easterly direction along North Eagleville Road. It then flows through a 24" culvert under North Eagleville Road to its confluence with Eagleville Brook. The channel is approximately 3-4' in width.

The vegetation consist of a thick herbaceous layer, composed mostly of abundant skunk cabbage (*Symplocarpus foetidus*), sweet flag (*Acorus calamus*), and burreed (*Sparganium americanum*). Commonly occurring species include jewelweed (*Impatiens capensis*), sensitive fern (*Onoclea sensibilis*), woolgrass (*Scirpus cyperinus*), tussock Sedge (*Carex stricta*). Other species present include blue flag iris (*Iris versicolor*), broad-leaved cattail (*Typha latifolia*) and cinnamon fern (*Osmunda cinnamomea*). Shrub species commonly occurring include multiflora rose (*Rosa multiflora*), speckled alder (*Alnus serrulata*), and a few common elderberry (*Sambucus canadensis*). Tree species observed include red maple (*Acer rubrum*), silver maple (*Acer saccharinum*), and black locust (*Robinia pseudoacacia*). The vegetative characteristics are comprehensive, but not all inclusive.

### Wetland Disturbance – Area 2

This wetland area is part of the same wetland system as wetland disturbance area 1. It is a small area at the end of the above referenced 24" culvert located approximately 180' south of the intersection of North Eagleville and Hunting Lodge Roads. It consists of an eroded stream channel that flows in an easterly direction though the culvert and under North Eagleville Road to Eagleville Brook.

The vegetation consist mostly of skunk cabbage (*Symplocarpus foetidus*), japanese barberry (*Berberis thunbergii*), common elderberry (*Sambucus canadensis*), red maple (*Acer rubrum*), and eastern hemlock (*Tsuga canadensis*). The vegetative characteristics are comprehensive, but not all inclusive.

### **Wetland Disturbance - Area 3**

This wetland area is located at the roadside corner on the north westerly side of the southerly most intersection of North Eagleville and Meadowood Roads. It consists of a palustrine broad-leaved deciduous forested wetland. This "corner" is lacking any mature trees, and about half of the area appears to be mowed or brush hogged on a regular basis. The water regime would best be described as seasonally saturated. The vegetation consist mostly of swamp dewberry (*Rubus hisidus*), golden rod (*Solidago sp*), and multiflora rose (*Rosa multiflora*). The vegetative characteristics are comprehensive, but not all inclusive.

### **Floodplain**

No areas within the limits of construction are designated as being within the 100 or 500 year floodplain on the Flood Insurance Rate Map for this area. A copy of the Flood Insurance Rate Map is included in the appendix.

### **Soils**

#### **General**

The soils in this area are formed on glacial till. Most of the area proposed for the sidewalk is in disturbed soils within the road shoulder. Some natural soils do remain however that will be disturbed by this proposal for the walk or the mitigation area.

#### **Upland Soils**

According to the NRCS Web Soil Survey the upland soils in this area consist of the Charlton, Canton or Woodbridge series.

The Canton and Charlton series consist of very deep, well drained soils formed in a loamy mantle underlain by sandy till. They can be found on nearly level through very steep glaciated plains, hills, and ridges. However in this area they are on nearly level to moderately sloped surfaces.

The Woodbridge series consists of moderately well drained loamy soils formed in lodgement till. They are very deep to bedrock and moderately deep to a densic contact. They can be found on nearly level through moderately steep soils on till plains, hills, and drumlins. However in this area they are on nearly level surfaces. The mitigation area is planned within this soil type. Saturated hydraulic conductivity ranges from moderately low or moderately high in the surface layer and subsoil and low or moderately low in the dense substratum.

#### **Wetland Soils**

According to the NRCS Web Soil Survey the wetland soils in this area consist of the Ridgebury, Leicester and Whitman series.

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in till derived mainly from granite, gneiss and schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in low areas in uplands. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity ranges from moderately low to high in the solum and very low to moderately low in the substratum.

The Leicester series consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainage ways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum.

The Whitman series consists of very deep, very poorly drained soils formed in lodgement till derived mainly from granite, gneiss, and schist. They are shallow to a densic contact. These soils are nearly level or gently sloping soils in depressions and drainage ways on uplands. Saturated hydraulic conductivity is moderately high or high in the solum and very low through moderately high in the substratum.

The overall quality of the wetlands in the area is limited by their proximity to the local streets. The area does retain some of its former functions and values primarily by providing limited wildlife cover and food source, nutrient retention and sediment trapping.

Detailed observations of the soils of the site were not conducted.

## Potential Impacts

In general, the primary impacts resulting from the construction of the proposed walk is limited to tree clearing within the upland areas and the direct loss of approximately 3100 square feet of wetland as a result of filling. A mitigation plan, as described later in this report, has been developed to compensate for the filling. The potential secondary impacts include possible wetland impacts from erosion and sedimentation during construction and deposition of any de-icing materials and sands that wash off the walk. The potential for these to create any significant impact is low for reasons described below.

A majority of the wetland filling associated with this project is in one area which is along an approximately 180' linear section of filling for the walk. This is described as Area 1 earlier in this report. This fill is necessary due to the close proximity of the wetland boundary to the edge of the paved road. This filling will create the area needed to construct the walk. The side slope of the fill along this area is proposed to be armored with rip rap to act as scour protection for the adjacent stream channel. This stream will be immediately adjacent to the toe of slope along this fill.

Fortunately, the risk of erosion is relatively low due to the limited drainage area and limited area of exposed soil. Appropriate use of sediment barriers and timing of construction should be sufficient to control erosion and sedimentation. Since the side slopes of the fill adjacent to the wetland will be armored with rip rap stabilization can be quickly achieved after placement of the fill.

The potential impacts related to winter sanding operations will be minimized by The Town of Mansfield's maintenance practices. Town staff has informed me they do have a sweeping program for the walks in the spring.

Two other small areas of wetland filling are proposed related to extending two culvert crossings related to construction of the walk. This involves some minor grading, extension of pipe and placement of rip rap for scour protection. The impacts associated with these activities are small due to the minor nature. Doing this construction during times of low stream channel flow would be appropriate and minimize impacts.

## Mitigation Plan

A mitigation plan has been developed in response to the wetland filling proposed for this project. The location for this area was chosen for its close proximity to an existing wetland area both in elevation and horizontal distance. It is also within property owned by the Town of Mansfield. The goal of this plan is to create a wetland environment within an existing upland area and adjacent to an existing wetland. The area proposed for mitigation is located in a wooded upland area vegetated with young mixed deciduous growth. Invasive shrub species are also present in this area. The vegetation will be cleared for the construction of the mitigation area. The ground surface within this area is sloped very gently (less than 2%) in a southerly to northerly direction.

The mitigation plan proposal is to re-grade an area, of equal size to the natural wetlands lost, to a lower elevation to intercept the groundwater table and create hydric conditions within the soil profile. This will provide the opportunity to plant wetland shrubs, grasses and herbaceous plants with the intent of establishing a diverse wetland habitat.

Ground water and surface water monitoring was done on several occasions in April and May of this year to evaluate the seasonally fluctuating groundwater levels. This was done within the wetland adjacent to the proposed mitigation area. When the monitoring was initiated, ground water levels were historically low due to a significant lack of precipitation for several months prior. This was most likely indicative of extreme conditions for low groundwater conditions in most spring seasons. As more normal amounts of precipitation were experienced, the ground water table rebounded quite quickly and stayed relatively stable indicating the lack of "flashy" groundwater conditions. The bottom elevation of the mitigation area was established based on these observations.

Wetlands plants were chosen that promote beneficial habitat by providing food and cover. The plants chosen produce a variety of berries and will also provide nesting cover. Many of them produce flowers that will also have aesthetic value. These plants are also known to provide significant nutrient uptake. The elevation in the lowest area of the basin has the potential for standing water during some spring seasons that may create suitable conditions for breeding of vernal pool species. Vernal pool species are suspected to be present in surrounding areas and should migrate if conditions are suitable.

The success of the plantings should be monitored for three growing seasons after stabilization and completion of the basin. A determination of the success or mortality of the plants should be made and remedial measures undertaken. Adjustments should be made to plant types and replanting done if necessary. Invasive plants should be controlled and removed during the monitoring period.

### Summary

The proposed activities associated with the sidewalk construction have been designed in such a manner as to minimize wetland impacts. These impacts will be mitigated by the creation of a new wetland area. A suitable location for this mitigation is available within the general area of construction and on property owned by the Town of Mansfield.

### References

NRCS Web Soil Survey - <http://websoilsurvey.nrcs.usda.gov/app/>

FEMA Map Service Center -  
<http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

Wetlands/Watercourses Report  
Town of Mansfield/University of Connecticut  
Sidewalk Construction Project  
North Eagleville Road  
Storrs, CT

---

**Appendix A**  
**Flood Insurance Rate**  
**& Location Map**



NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

TOWN OF  
MANSFIELD,  
CONNECTICUT  
TOLLAND COUNTY

PANEL 5 OF 20

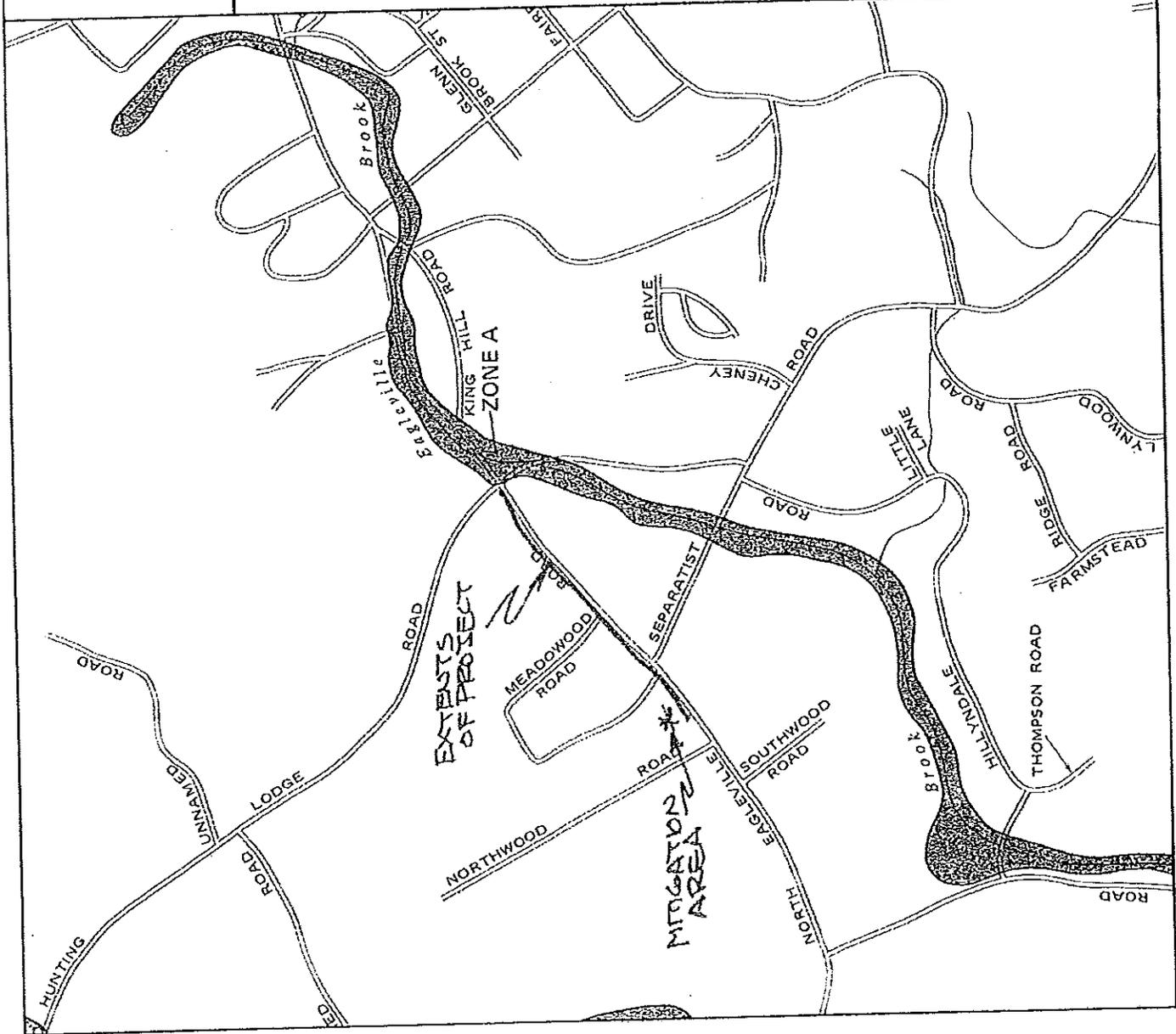
COMMUNITY-PANEL NUMBER  
090128 0005 G

EFFECTIVE DATE:  
JANUARY 2, 1981



federal emergency management agency  
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-A-I-T On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



Wetlands/Watercourses Report  
Town of Mansfield/University of Connecticut  
Sidewalk Construction Project  
North Eagleville Road  
Storrs, CT

---

**Appendix B**  
**NRCS Soils Map**



## Map Unit Legend

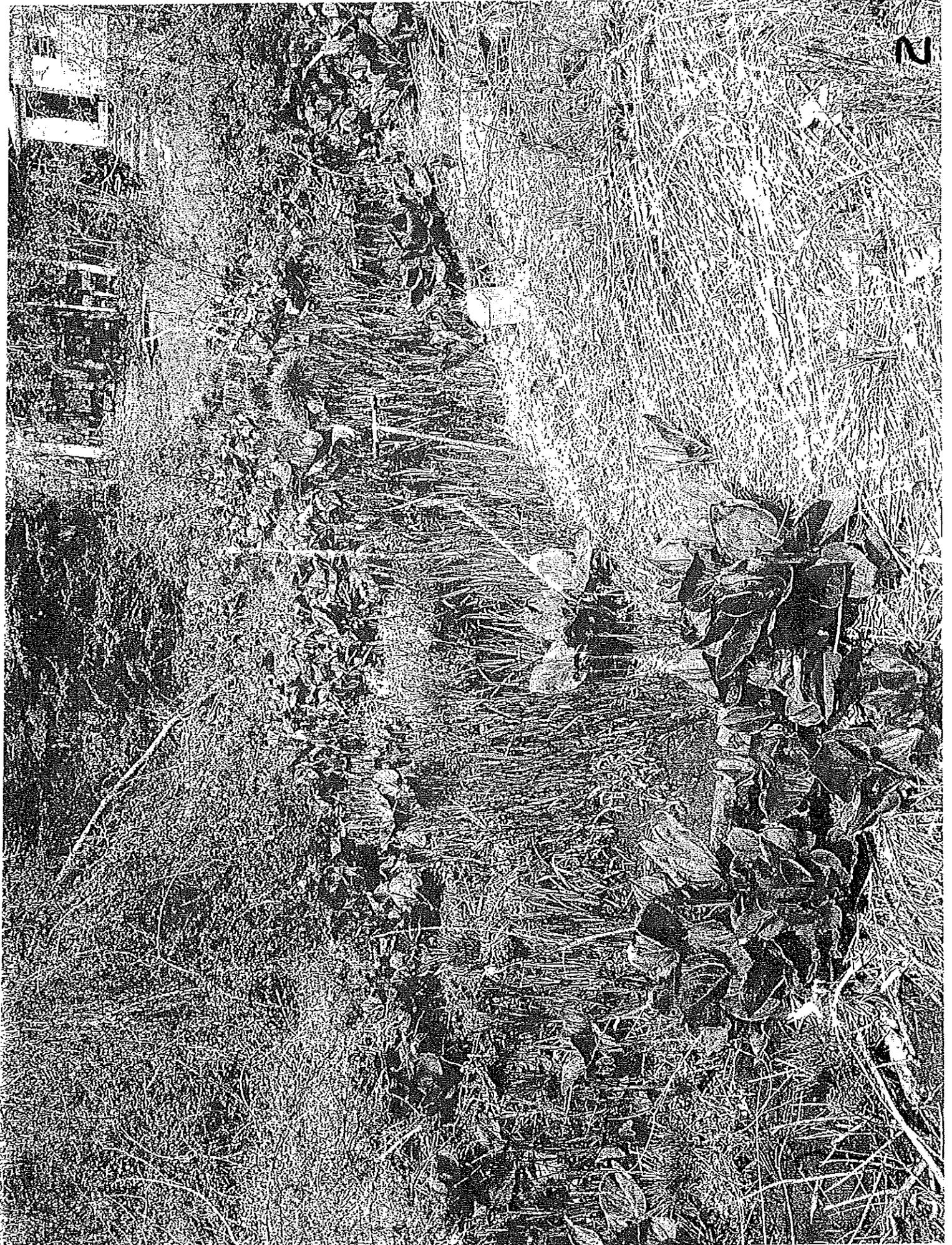
State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, extremely stony	9.8	27.6%
46B	Woodbridge fine sandy loam, 2 to 8 percent slopes, very stony	7.2	20.3%
60B	Canton and Charlton soils, 3 to 8 percent slopes	12.7	35.5%
60C	Canton and Charlton soils, 8 to 15 percent slopes	3.9	10.8%
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony	2.1	5.8%
<b>Totals for Area of Interest</b>		<b>35.7</b>	<b>100.0%</b>

Wetlands/Watercourses Report  
Town of Mansfield/University of Connecticut  
Sidewalk Construction Project  
North Eagleville Road  
Storrs, CT

---

**Appendix C**  
**Site Photographs**  
**Photos 1, 2 & 3 – Wetland Area 1**  
**Photos 4 & 5 – Mitigation Area**





2

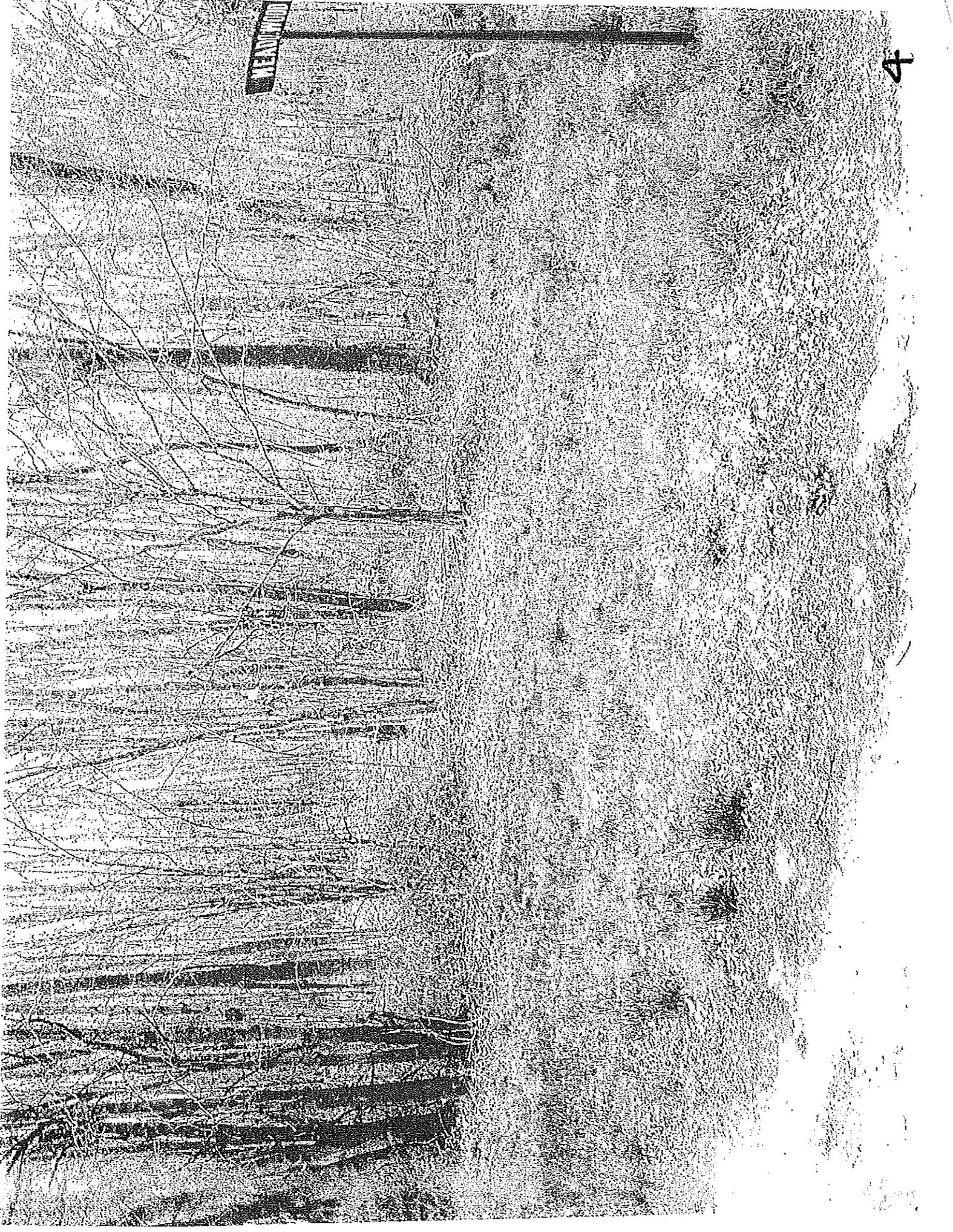
SPEED  
LIMIT  
30

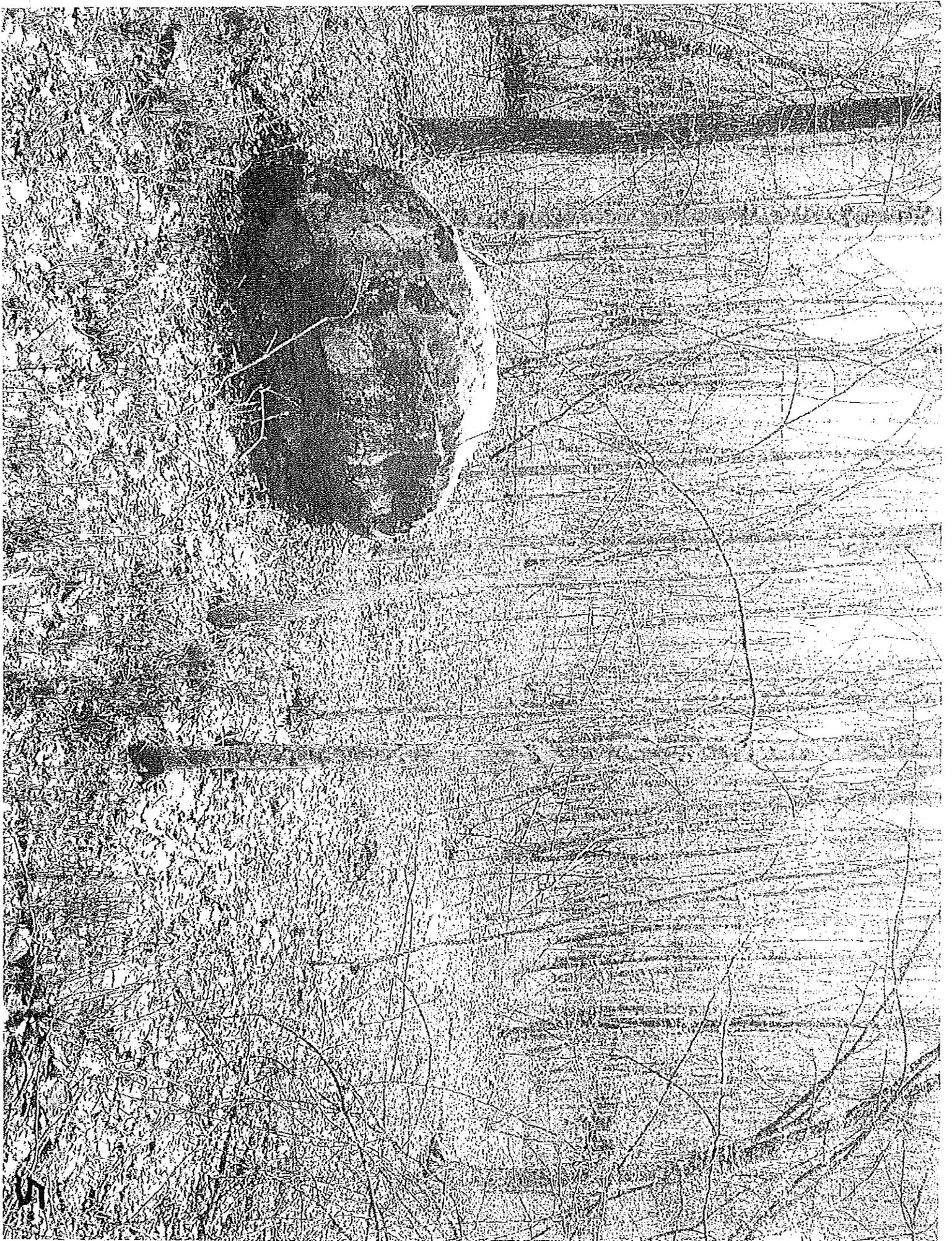
NO  
PARKING



WEAVER WOOD

4







**Mansfield Open Space Preservation Committee**  
DRAFT Minutes of May 22, 2012 meeting

Members present: Jim Morrow (chair), Vicky Wetherell, Quentin Kessel, Ken Feathers, Michael Soares, Jennifer Kaufman (staff).

1. Meeting was called to order at 7:35.
2. Vicky was appointed acting secretary.
3. Minutes of the April 24 meeting were approved.

**New Business**

4. *Grant Opportunities* A DEEP Open Space grant deadline is June 28.

5. *Executive Session* The committee voted to go into executive session at 8:15, and voted to come out of executive session at 9:15. Recommendations will be forwarded to the Town Council.

6. Meeting adjourned at 9:20.

PAGE  
BREAK

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, June 4, 2012  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), R. Hall, K. Holt, G. Lewis, K. Rawn, B. Ryan  
Members absent: P. Plante, B. Pociask  
Alternates present: B. Chandy, V. Ward, S. Westa  
Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:20 p.m., and appointed Ward and Westa to act in place of absent members.

**Minutes:**

**5-21-12 Minutes-** Ryan MOVED, Ward seconded, to approve the 5/21/12 meeting minutes as written. MOTION PASSED with all in favor except Hall who was disqualified.

**Zoning Agent's Report:**

The Zoning Agent's report was noted.

**Public Hearings:**

a. **Special Permit for Cut/Fill Activities, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant (PZC File #1309)**

Chairman Goodwin opened the continued Public Hearing at 7:27 p.m. Members present were Goodwin, Hall, Holt, Lewis, Rawn, Ryan and alternates Chandy, Ward and Westa. Alternates Westa and Ward were appointed to act. Linda Painter, Director of Planning and Development, noted a 5-31-12 letter received from David Morse.

Applicant Christopher Kueffner, of 192 Ravine Road and owner of 3 Merrow Road, submitted a copy of his letter to the Commission dated June 4, 2012. He summarized the letter, stating that he and Philip DeSiato of DeSiato Sand and Gravel met with the Central Vermont Railroad representative, Rick Boucher, on 5/22/12 at the site. Since it is uncertain when the Railroad might provide written permission to work in the right-of-way, Kueffner proposed that until written permission is received, he would accept a condition of approval prohibiting work within the 50-foot buffer.

Noting no further comments or questions from the public or Commission, Rawn MOVED, Holt seconded, to close the Public Hearing at 7:35 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

a. **Special Permit for Cut/Fill Activities, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant (PZC File #1309)**

After discussion, Chandy volunteered to work with staff on a draft motion for the next meeting.

b. **Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA), Pleasant Valley Commercial/Agriculture (PVCA) Regulations and Research and Development/Limited Industrial Zone, (PZC File #907-37)**

Rawn MOVED, Holt seconded, effective June 15, 2012, revisions to Articles VII, VIII and X, of Mansfield's Zoning Regulations related to the Pleasant Valley Residence/Agriculture (PVRA) zone, Pleasant Valley Commercial/Agriculture (PVCA) zone, and Research and Development/Limited Industrial (RDLI) zone, as

presented in an March 5, 2012 listing of draft revisions with the correction noted below. The subject Zoning Regulation revisions were presented at Public Hearings on May 7, 2012 and May 21, 2012 and filed prior to the Public Hearing with the Mansfield Town Clerk.

The approved Zoning Regulation revisions, which are attached, shall be revised as follows:

- Correct the numbering of the last two sections of Article X, Section A.9 as (f) Open Space/ Recreation Facilities and (g) PVRA Design Criteria. These two sections were inadvertently mis-numbered as (c) and (d) in the draft revisions.
- Change the last sentence of the second paragraph of Article X, Section A.10.f to read as follows: "All property owners and prospective developers are encouraged to work with the Commission to identify an appropriate location(s) for preserved agricultural land, including other land in the Pleasant Valley area under the control of the applicant."

The revisions include:

1. Revisions to Art. VII, Section A.4 related to the review process for changes in use in the PVCA and RDLI zones.
2. Revisions to Art. VII, Sec. U to correct typos in the existing regulations and clarify the types of repair services allowed in the PVCA zone.
3. Revisions to Art. VIII, Sec. A including changes to minimum lot area and setbacks in the PVRA and PVCA zones.
4. Revisions to Article X, Section A.9 to refine and supplement requirements for the PVRA zone, including changes to provisions for agricultural land preservation, residential development standards, open space/recreation facilities and PVRA design criteria.
5. Revisions to Article X, Section A.10 to refine and supplement requirements for the PVCA zone, including changes to provisions for agricultural land preservation and PVCA Design Criteria.

In approving the subject zoning regulations, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. The zoning regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of Chapter 124 of the Connecticut General Statutes; and, within such districts, the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to promote health and the general welfare; to prevent the overcrowding of land and to facilitate the adequate provision for transportation, water, sewerage, and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of existing and potential public surface and ground drinking water supplies;
- the authority to encourage energy-efficient patterns of development; and

- the mandate that zoning regulations shall be made with reasonable consideration for their impact on agriculture.

The subject zoning regulation revisions have been adopted because they promote these statutory goals. Furthermore, the Commission has adopted the subject zoning regulation revisions for the following reasons:

1. The subject revisions are consistent with recommendations contained in local, State and regional land use plans. See letter from WINCOG Regional Planning Commission and May 3, 2012 report from the Director of Planning and Development. More specifically, these revisions promote all policy goals contained in Mansfield's 2006 Plan of Conservation and Development and, in particular, recommendations associated with Policy Goal 1, objectives 1a, 1b and 1d; and Policy Goal 2, objectives 2a, 2c and 2d.
2. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are consistent with the approval considerations contained in Article XIII, Section D of the Zoning Regulations.
3. The subject regulation revisions are acceptably worded and suitably coordinated with related Zoning provisions. The proposed wording has been found legally acceptable by the Town Attorney.
4. The explanatory notes contained in the 3/5/12 draft zoning and regulation revisions explain and provide additional support for the adopted revisions.
5. The proposed revisions are necessary and appropriate to ensure the public's health and safety and to promote compatibility between areas to be developed and areas to be preserved for agricultural use and/or conservation.
6. The proposed regulation revisions reflect the Commission's goal of balancing reasonable development opportunities (primarily due to the proximity of public sewer and water services) with the protection of the area's special agricultural, natural resource and scenic characteristics.

MOTION PASSED with all in favor except for Westa who disqualified herself.

c. **Gravel Permit Renewals**

- **Banis property on Pleasant Valley Road File #1164**
- **Hall property on Old Mansfield Hollow Road File #910-2**
- **Green Property, 1090 Stafford Road PZC File #1258**

Tabled Pending 7/2/12 Public Hearing.

**New Business:**

- a. **BAE Revision, 357 Wormwood Hill Road, Neil Warren, owner/applicant (PZC File #1189)**  
Holt MOVED, Ryan seconded, that the Planning & Zoning Commission approve the proposed revision to the Building Area Envelope at 357 Wormwood Hill Road, as described in the 5/29/12 request from Neil Warren and shown on a plan also dated 5/29/12, because it will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. This revision is consistent with the BAE location shown on the PZC-approved Douglas Subdivision plan in 2002. This action shall be noticed on the Land Record. MOTION PASSED with all in favor except Lewis who disqualified himself.

- b. **Request for release and capping of bond escrow funds for Freedom Green (PZC File #636-4)**
- o Phase 4B: Request to release \$25,000 in escrow funds
  - o Phase 4C: Request to cap collection of bond escrow funds at current balance (\$325,000)
- Holt MOVED, Ward seconded, to refer these to staff.

**Reports from Officers and Committees:**

Vera Ward noted that the next meeting of the Regulatory Review Committee will be Wednesday, June 27th at 1:15 p.m. in Conference Room C. She invited all members of the PZC to attend.

Painter noted that the candidates for consultant have submitted their qualifications and a short list of 5 candidates have been chosen for interviews. She requested a volunteer from the PZC to sit on the interview panel. Susan Westa volunteered to participate.

**Communications and Bills:**

Noted.

A Field Trip was scheduled for June 12 at 3:30 p.m.

**Adjournment:** The meeting was adjourned at 7:50 p.m. by the chairman.

Respectfully submitted,

Katherine Holt, Secretary

**DRAFT MINUTES**  
MANSFIELD INLAND WETLANDS AGENCY  
Monday, June 4, 2012  
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, K. Rawn, B. Ryan  
Members absent: P. Plante, B. Pociask  
Alternates present: V. Ward, S. Westa  
Staff present: Grant Meitzler, Wetlands Agent

Chairman Goodwin called the meeting to order at 7:01 p.m., and appointed Ward and Westa to act.

5-7-12 – Regular Meeting-Hall MOVED, Ward seconded, to approve the 5-7-12 minutes as written. MOTION PASSED UNANIMOUSLY.

5-15-12 - Field Trip- Ryan MOVED, Holt seconded, to approve the 5-15-12 field trip minutes as written. MOTION PASSED with all in favor except Goodwin, Ward and Westa who were disqualified.

**Communications:**

The 5-24-12 Wetlands Agent's Monthly Business report was noted.

Holt MOVED, Rawn seconded, to add to the agenda under New Business File #W1499 an application of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

**Old Business:**

W1496 - Town of Mansfield - Mansfield City Road drainage

Holt MOVED, Ryan seconded, to approve an Inland Wetlands application for wetlands file W1496, submitted by the Town of Mansfield, for extending three road drainage pipes from their present outlets at the edge of Mansfield city Road to the tree line at the west edge of an open field on property belonging to the Town of Mansfield and Stearns Brothers LLC, located north of the house at 271 Mansfield City Road, as depicted on a plan dated April 25, 2012, 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. Erosion and sedimentation controls shall be in place (as shown on the plans) prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized.
2. Plunge pool erosion protection shall be installed at each pipe outlet.
3. The steep drop presently at each of the pipe ends near the edge of pavement on Mansfield City Road shall be eliminated.

This approval is valid until June 4, 2017, at which time a renewal of the permit is required if work has not been completed. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1497 - Guarino - Spring Hill Road - 21' above ground pool

Holt MOVED, Ryan seconded, to approve an Inland Wetlands application for wetlands file W1497, submitted by Jon W. Guarino for yard improvements and installation of an above-ground pool 21 feet in diameter in the rear yard of property owned by the applicant, located at 216 Spring Hill Road, as depicted on a plan dated May 2, 2012, 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. Erosion and sedimentation controls shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized.
2. The pool is to be installed 20 feet away from the house foundation as shown on said plan.
3. Silt fence is to be installed along the downhill edge of the sand area spread across the rear of the yard to limit movement of the sand into adjacent wetlands areas.
4. Bare areas around the pool location shall be seeded and stabilized as soon as practical.

This approval is valid for a period of five years (until June 4, 2017), unless additional time is requested by the applicant and granted by the Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**New Business:**

**W1499 – Town of Mansfield- North Eagleville Road- Sidewalks**

Ryan MOVED, Holt seconded, to receive the application submitted by The Town of Mansfield (File #1498) under the Wetlands and Watercourses Regulations of the Town of Mansfield for North Eagleville Road sidewalks between Hunting Lodge Road and Northwood Apartments on property located within the Town of Mansfield road right of way as shown on a map dated 5-18-12 and as described in application submissions, and to refer said application to staff and Conservation Committee, for review and comments. MOTION PASSED UNANIMOUSLY.

A field trip was scheduled for 6/12/12 at 3:30 p.m.

**Adjournment:** The Chairman declared the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Katherine Holt, Secretary