

**AGENDA**  
Mansfield Conservation Commission  
Regular Meeting  
Wednesday, August 21, 2013  
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. June 19, 2013
5. **New Business**
  - a. Town Council Referral: CT Water Company Proposal
  - b. Review of Town-Owned Easements
  - c. Review/Deletion of Continuing Business Items
  - d. Other
6. **Continuing Business**
  - a. Mansfield Tomorrow | Our Plan ▶ Our Future
  - b. Swan Lake Discharge Mirror Lake Dredging and other UConn Drainage Issues
  - c. UConn Agronomy Farm Irrigation Project
  - d. Eagleville Brook Impervious Surface TMDL Project
  - e. UConn Hazardous Waste Transfer Station
  - f. Ponde Place Student Housing Project
  - g. CL&P "Interstate Reliability Project"
  - h. Protecting Dark Skies in the Last Green Valley
  - i. Other
7. **Communications**
  - a. Minutes
    - Open Space (7/16/13)
    - PZC (7/15/13)
    - IWA (None)
  - b. Notice of Rescheduled Public Hearing RE: Cedar Swamp Brook
  - c. Other
8. **Other**
9. **Future Agendas**
10. **Adjournment**

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Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 19 June 2013  
Conference B, Audrey P. Beck Building  
(draft) MINUTES

*Members present:* Aline Booth (Alt.), Joan Buck (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, Michael Soares. *Members absent:* Robert Dahn, Peter Drzewiecki, John Silander.

1. The meeting was called to order at 7:33p by Chair Quentin Kessel. Booth and Buck were designated voting members for the meeting.

2. The draft minutes of the 15 May 2013 meeting were approved as written.

3. **IWA referral: W1521 (Newcity, Davis Manor Lot 17, Monticello Lane).** {Lehmann participated in the IWA Field Trip to this site on 12 June; his report is attached.} A single-family home is proposed for a 0.92 acre lot on the corner of Davis Road and Monticello Lane. An extensive wetland along Monticello Lane to the NE extends a small distance into the property near the road; a proposed retaining wall would be about 40' from its edge. The proposed septic leaching field in the E corner of the lot would also be about 40' from an off-the-property portion of the same wetland, though its down-slope distance to the wetland is greater. After some discussion, the Commission agreed to the following motion (Lehmann, Buck): no significant impact on wetlands is likely from this project as long as construction activity is confined to the house-side of the ragged stone wall that parallels the NE boundary of the lot and standard erosion controls are in place during construction. All were in favor, save Booth, who wanted more information from the Wetlands Agent and abstained.

4. **Mansfield Tomorrow Project.** Buck attended a recent meeting of the Agriculture Focus Group, which has settled on goals for agriculture in Mansfield and is working on strategies to realize them.

Facchinetti and Soares attended a recent meeting of the Housing Focus Group to hear estimates of increased demand for housing due to UConn's planned expansion and the new Tech Park (1,100 new household units at 2.4 persons per unit by 2025, assuming UConn continues to provide housing for 70% of its students—2,800 new units if UConn houses only 50% of the new students). The Group then considered how to accommodate this increased demand without sacrificing things (farmland, open space, etc.) that make Mansfield a nice place to live. Two-acre zoning does not appear to be sufficient; high-density housing, concentrated in areas served by sewer and water, will be required. In discussion, Commission members suggested rebuilding some existing housing developments (Carriage House) to higher density, rebuilding some commercial areas (Grand Union plaza, East Brook Mall, etc.) on the Storrs Center model (businesses at street level, residential units above), and utilizing land at the Mansfield Training School now occupied by the vacant prison for high-density housing.

The project managers hope to have a draft of the new Plan of Conservation and Development, informed by discussion in the focus groups, ready for committee review in September, and a final version to the PZC in November to initiate the public hearing process.

5. **Water Source Study.** At a recent meeting of the Water and Wastewater Advisory Committee, Kessel (speaking as a private citizen) urged the Town to take over the Fenton and Willimantic wellfields in the event that the University (having secured water elsewhere) abandons them, in order to insure that the associated public water-supply watersheds are

protected from development.

**6. Alternate UConn Master Drainage Plan.** The DEEP and UConn now seem to agree on amending the Master Drainage Plan to address storm-water and pollution issues in the Eagleville Brook drainage through Low Impact Development (rain gardens, pervious pavement, etc.) at UConn instead of diversions to Roberts Brook (in the Fenton public water-supply watershed).

**7. Agronomy Farm.** Facchinetti reported that, while UConn has yet to divulge any more information about chemical use at the Agronomy Farm, a bill (H.B. 6706) passed by the legislature and awaiting the Governor's signature requires the DEEP to review pesticide protocols and groundwater monitoring at the Farm and to recommend any needed changes. Greg Haddad, Mansfield's Representative, was instrumental in moving the bill through the legislative process. The Commission commended Facchinetti for his persistence in seeking to determine whether pesticide use at the Farm threatens water quality in neighborhood wells.

**8. CL&P Interstate Reliability Project.** This project is ready to roll—the meetings now being held are just to inform people along the right-of-way about what is going to happen in their neighborhoods.

**9. Adjourned at 8:46p.** Next meeting: 7:30p, Wednesday, 17 July 2013.

Scott Lehmann, Secretary, 20 June 2013; amended 20 June 2013.

Attachment: 12 June IWA Field Trip report (Lehmann)

W1521 (Newcity, corner of Davis Rd. and Monticello La.) A single family home is proposed for this large corner lot. A large wetland lies NE of the property, impinging on it only in a small area near Monticello La. between the NE boundary of the property and a ragged stone wall that runs parallel to it back from the road. The end of a proposed retaining wall to raise the elevation of the front yard would be about 40' from this wetland. The septic leaching field in the E corner of the property would be about 40' from another portion of the wetland off the property, though the distance to this wetland along the slope of drainage is greater. I do not foresee a significant wetlands impact as long as construction activity is confined to the area SW of the ragged stone wall and standard erosion controls are employed.

TOWN OF MANSFIELD  
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
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(860) 429-3336  
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Memo to: Planning and Zoning Commission  
Four Corners Water and Sewer Advisory Committee  
Sustainability Committee  
From: Matthew W. Hart, Town Manager *MWH*  
Date: Tuesday, August 13, 2013  
Re: Water Supply Project

The following motion was passed by the Town Council on 8/8/13:

[Move] effective August 8, 2012, to refer the Record of Decision to the Planning and Zoning Commission, Conservation Commission, Four Corners Water and Sewer Advisory Committee, and the Sustainability Advisory Committee for input on key issues for the Town to consider in proceeding with the Connecticut Water Company alternative, with the recommendations of the Commission and Advisory Boards to be available to the Council within thirty days.

Examples of issues that the commissions and committees could consider as part of the review include:

- best management practices
- design detail
- pipeline routing
- structure and responsibilities of CWC's proposed advisory committee
- sustainability concerns
- water conservation measures
- zoning and land use

Staff will attend your meetings and otherwise be available to facilitate your review. We greatly appreciate your assistance with this important matter.

## Jessie Shea

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**From:** Jessie Shea  
**Sent:** Wednesday, August 14, 2013 10:48 AM  
**To:** Conservation Comm  
**Subject:** 8/21/13 Meeting  
**Attachments:** Referral Hart.pdf

The Town Council has referred (see attachment) the CT water option to PZC, Four Corners, Conservation Commission and Sustainability for input on key issues that the town should consider as it negotiates with CT water. They are requesting that this input be provided within 30 days of August 8th. This item is on the Meeting Agenda for Wednesday, August 21<sup>th</sup>.

I have enclosed links (below) to view the documents needed. These documents are quite large, so it may take a minute or two for them to open, but in the name of CONSERVATION, I thought it would be best for you to view them on the computer instead of printing them. However, should you feel it necessary to have a hard copy, please contact me directly and I will arrange to print them and get them to you.

[http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808\\_governance\\_analysis.pdf](http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808_governance_analysis.pdf)

[http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808\\_ROD.pdf](http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808_ROD.pdf)

Jessie L. Shea  
Planning and Community Development Assistant  
Mansfield Town Hall  
4 South Eagleville Road  
Storrs, CT 06268  
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**TOWN OF MANSFIELD**  
OFFICE OF THE TOWN COUNCIL



ELIZABETH C. PATERSON, Mayor

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July 1, 2013

Mr. Anthony Mele  
Project Manager, Interstate Reliability Project  
Connecticut Light and Power  
P.O. Box 270  
Hartford, Connecticut 06141-0270

Re: Interstate Reliability Project  
Draft Development and Management Plan Municipal Consultation Filing

Dear Mr. Mele:

Thank you for providing the Town with the opportunity to review the Draft Development and Management Plan for the Interstate Reliability Project. The following comments were endorsed by both the Planning and Zoning Commission and the Town Council. Due to the timing of your submission, many of the Town's advisory committees have not yet had time to review and comment on the draft plan. As such, we may have supplemental comments in the coming weeks based on their review.

- **Highland Ridge Golf Range**  
As noted in the Town's April 2012 comments, construction of the transmission line in the area of the Highland Ridge Golf Range should be timed for off-season to minimize operational impacts on the driving range. In the alternative, financial compensation for construction conducted during the golf season could be provided to offset operational impacts and loss of revenue due to construction.
- **Mount Hope Montessori School**  
The Siting Council encouraged planting of a vegetative screen at the Mount Hope Montessori School to mitigate the visual impacts of the project on the school. According to the draft D&M plan, consultations are on-going with the school. We look forward to seeing the result of these consultations prior to issuance of the final D&M plan.
- **Green Dragon Daycare**  
While the Siting Council decision was silent with regard to the issues raised by Green Dragon Home Daycare, we encourage Northeast Utilities to continue to work with Diane

Dorfer/Green Dragon on either a land swap or other measures to reduce the prevalence of ground shocks on their property. The existing transmission line corridor runs across the rear half of the property and due to prevalence of ground shocks, the garden in that area of the property cannot be used by the children. Northeast Utilities has granted a license for Ms. Dorfer to use approximately 1 acre of property located along the east edge of her property; however, this license can be terminated at any time and requires Ms. Dorfer to maintain \$2 million in liability insurance. A permanent solution would involve a land swap between Ms. Dorfer and Northeast Utilities, which would transfer the rear portion of her property to Northeast Utilities in exchange for property abutting her lot along Bassetts Bridge Road, away from the transmission line corridor (Exhibit D). While we understand that this process may be complex due to a right of first refusal guaranteed to the Department of Energy and Environmental Protection (DEEP), such a land transfer would minimize the impacts of the project on the daycare facility and the residents of the property.

- **Hawthorne Lane**

Northeast Utilities has included the Hawthorne Lane reconfiguration in the draft D&M plan for construction. We encourage you to continue to work with the property owners in this area on construction details.

- **Protection of Active Farmland**

To minimize impacts on working farms, Northeast Utilities should be required to strictly adhere to various mitigation measures to minimize impacts on working farms. Such measures include but are not limited to: limiting construction where possible to non-crop/harvest seasons, restoring the right-of-way immediately following construction of each segment instead of waiting until the end of the project, ensuring that any soils disturbed or compacted through the process are restored to pre-construction conditions, ensuring that erosion and sedimentation controls are installed and monitored during construction, and minimizing use of herbicides and pesticides, particularly where use of such herbicides/pesticides would impact organic product certifications.

The Town encourages you to continue to work with local farmers to finalize siting of access roads and construction pads to minimize impacts on agricultural activities.

- **Location of Construction Access Roads**

While the construction time frame will be limited, it is important to protect adjacent single-family homes from impacts. Therefore, construction access roads should be located as far from homes as possible. As home locations are not shown on the map sheets, staff will need to review aerials to determine any conflicts prior to finalizing comments.

Location of proposed access roads should be coordinated with the property owners wherever possible, particularly in cases where alternative routes are possible or where the access road impacts farmland.

Where alternative routes are shown, the preferred route would result in less clearing of vegetation/wetland impacts unless otherwise desired by the property owner to protect farmland.

Where access roads cross state roads, Northeast Utilities should coordinate with Connecticut DOT on the best location.

- **Right-of-Way Restoration**

Section 4.1 of the draft D&M plan indicates that right-of-way restoration activities will not occur until the end of the project. Based on the two year construction schedule that is outlined (October 2013-December 2015), this delay in restoring the right-of-way will have significant impacts on affected properties, particularly properties engaged in agricultural production. For example, at minimum, farmers would lose both the 2014 and 2015 planting and harvest seasons for portions of their property affected by the construction.

The construction schedule should be adjusted to include right-of-way restoration on a segmental basis; as segments are completed, restoration should immediately follow. Such an approach would hopefully reduce the amount of time land is left out of production to one planting/harvest season. It would also reduce other potential environmental impacts by restoring the land to its natural state, allowing greater time during the project for new plantings to take root and minimizing impacts from erosion and stormwater runoff.

Lastly, it should be stipulated that no mobilization activities should occur on agricultural properties until the completion of the 2013 harvest season.

- **Crossing of Public Trails/Open Space**

As noted in the draft D&M plan, the proposed project crosses several trails as well as town open space on Highland Road and in the area of Sawmill Brook. As of last week, the Town now also owns the Malek parcel. Please coordinate the location of access roads/ pads and construction activities with the Town's Natural Resources and Sustainability Coordinator and the Open Space Preservation Committee. We also encourage you to work with the Friends of Mansfield Hollow in addition to CT DEEP and the USACE with regard to impacts on Mansfield Hollow recreation areas and trail crossings.

- **Aviation Warning Lights**

Section 5.15 indicates that if the FAA requires aviation warning lights, such lights are typically powered by distribution lines, although solar power is being considered. Given the town's commitment to sustainability, location of these lights (Stearns Farm, Mountain Road and Storrs Road areas), and the potential impact of new distribution lines on nearby vegetation, we strongly urge you to use solar power for these warning lights.

- **Changes to the D&M Plan**

Please provide notice of all proposed changes to the D&M plan that would affect Mansfield as part of the Bi-Weekly Independent Environmental Inspector Report.

- **Vegetation Clearing**

Appendix A includes a partial listing of species allowed to remain as part of the Northeast Utilities, Overhead Transmission Line Standards. These lists should be amended to exclude invasive plant species as identified by the Connecticut Invasive Plants Council. While clearing other vegetation within the right-of-way, existing invasive species should also be removed.

The Appendix also includes a brochure on how property owners can retain wood that is cleared from the right-of-way traversing their property. This brochure should be provided to all property owners prior to requesting sign-off on a Wood Information Form.

▪ **Stone Walls**

The map sheets identify several locations where stone walls may be impacted by construction of access roads or construction pads. These plans should be modified wherever possible to eliminate impacts on stone walls. Where walls must be altered, stones should be used to repair the wall in other places or stockpiled for reconstruction of the wall during the restoration phase. Under no circumstances should stones be removed or taken off-site. Notes to this effect should be added to the map sheets and should use terminology such as 'shall' instead of 'should.'

▪ **Map Sheet Comments**

The following comments are specific to various parcels/map sheets:

- Please coordinate with the Vermont Central Railroad regarding the proposed location for a ground structure pad. If possible, the pad should be located out of the floodway, and preferably the 100 year floodplain to reduce potential for flood debris. (Sheet 7)
- A potential wire pulling pad appears to be located in a wetland; if possible, this pad should be moved to reduce wetland impacts. (Sheet 8)
- The construction pad adjacent to Conantville Brook should be moved as far as possible from the brook and vernal pool. Additionally, the alternative access road going through the wetland/crossing the brook should be avoided. (Sheet 9)
- Alternative access roads that have greater wetland impacts should be avoided unless necessary to mitigate impacts on adjacent farmland as identified by the land owner (Sheet 10)

If you have any questions regarding the above comments, please contact Linda Painter, the Town's Director of Planning and Development, at [painterlm@mansfieldct.org](mailto:painterlm@mansfieldct.org).

Sincerely,



Elizabeth C. Paterson  
Mayor



JoAnn Goodwin  
Chair, Planning and Zoning Commission

C: Town Council  
Planning and Zoning Commission  
Conservation Commission  
Open Space Preservation Committee  
Agriculture Committee  
Sustainability Committee  
Robert Stein, Chair, Connecticut Siting Council

**Mansfield Open Space Preservation Committee**

**DRAFT Minutes of July 16, 2013 meeting**

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

1. Meeting was called to order at 7:35.
2. Vicky was appointed acting secretary.
3. Minutes of the June 20, 2013 special meeting were approved.

**Old Business**

4. *Mansfield Tomorrow* Committee members reviewed a draft of a proposed Forest Section for the updated POCD as well as a draft Open Space definition and list of Open Space features in Mansfield. The committee also reviewed the existing POCD's Appendix J "Listing of significant conservation and wildlife resources" and Appendix K "Open space acquisition priority criteria." These amended drafts and revised appendices will be forwarded to Jennifer Kaufman.

**New Business**

5. *Consideration of holding a conservation easement at the Atwood property* Joshua's Trust has asked the Town to consider holding an easement on their newly acquired Atwood property. The committee discussed potential issues with this easement and possible opportunities for the Trust to reciprocate. Recommendations will be forwarded to Jennifer.

6. Meeting adjourned at 9:15.

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DRAFT MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, July 15, 2013  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Marcellino and Ward to act in the absence of Pociask and Ryan.

**Minutes:**

07-01-13 Meeting Minutes- Hall MOVED, Plante seconded, to approve the 7/1/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

07-10-13 Field Trip Minutes-Holt MOVED, Goodwin seconded, to approve the 7/10/13 Field Trip Minutes as presented. MOTION PASSED with Goodwin and Holt in favor and all others disqualified.

**Zoning Agent's Report:** Noted.

**Public Hearing:**

**Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**

Chairman Goodwin opened the Public Hearing at 7:02 p.m. Holt disqualified herself. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Rawn and alternates Marcellino and Ward both of whom were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 7/2/13 and 7/10/13 and noted that staff recommends this item be tabled to the 8/19/13 meeting to allow adequate time for neighboring Towns and WINCOG to comment. Noting no questions or comments from Commission members or public, Ward MOVED, Hall seconded, to continue this Public Hearing until August 19, 2013. MOTION PASSED with all in favor except Holt who disqualified herself.

**New Business:**

- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**  
Holt MOVED, Chandy seconded, to receive the application submitted by Storrs Center Alliance, LLC to Create a new Subsection 34 in Article IV, Section B, and Create a new Subsection (xxvii) to Article X, Section S.4.a. to incorporate "Hotel, Limited Service" of the Mansfield Zoning Regulations, File #1246-14 as submitted to the Commission, and to instruct the applicant to work with staff on final wording prior to advertising, and to refer said application to WINCOG and the Town Attorney for review and comment and to set a Public Hearing for September 3, 2013. MOTION PASSED UNANIMOUSLY.
- b. **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**  
Holt MOVED, Ward seconded, to receive the application submitted by Storrs Center Alliance (PZC File #1246-15) to amend the Zoning Map pertaining to a portion of the Storrs Center Special Design District, owned by the applicant, located at Storrs Road and Royce Circle, in the SC-SDD (Storrs Center Special Design District), as shown on plans dated 07/08/2013 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for September 3, 2013. MOTION PASSED UNANIMOUSLY.

**c. Design Review Panel Member Re-Appointment**

Holt MOVED, Rawn seconded, that the PZC reappoint, for two year terms ending August 1, 2015, Rudy Favretti, Jeffrey Allen Brown, Robert Gillard, John Lenard and Peter Miniutti, as members of the Mansfield Design Review Panel. MOTION PASSED UNANIMOUSLY.

**Mansfield Tomorrow | Our Plan ▶ Our Future:**

Painter updated the Commission on the progress of the project and reported the following scheduled meetings: a 7/29/13 Housing Focus Group Meeting, a 7/30/13 Economic Development Focus Group Meeting and an 8/1/13 Sustainability Committee Meeting in which this Committee intends to discuss its recommendations for the draft plan.

**Public Hearings Continued:**

**Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**  
Chairman Goodwin opened the Public Hearing at 7:10 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Rawn and alternates Marcellino and Ward both of whom were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 7/2/13 and 7/10/13 and noted the following communications received and distributed to Commission members: an email from Geoffrey Havens, EHHD, dated June 20, 2013; an email from Tułay Luciano dated June 27, 2013; a memo from Grant Meitzler, Assistant Town Engineer, dated July 10, 2013; memos from Francis Raiola, Deputy Fire Chief, dated July 2, 2013, July 11, 2013, and July 12, 2013; and memos from Linda Painter dated July 11, 2013 and July 15, 2013.

Richard Lawrence, Lawrence & Associates, reviewed the plan for the addition to building "A" as described in the revised plans he distributed this evening. He said the 4,000± square foot addition will be minimally visible from Baxter Road or Forest Road although it will be slightly higher than the existing building, which is necessary in order to accommodate the new building's ventilation system. The façade of the addition will match the existing building. There are no windows along the west or back side of the addition. There will be no additional signage except what is required for the Fire Apparatus parking area. There will be no additional lighting except where required by code over exit/entrances, which will be dark-sky compliant. The existing parking lot lighting is on a timer and goes off after the close of business. It is motion sensitive, however, and will turn on with any movement in the lot.

Lawrence stated that since the zoning regulations do not provide guidelines for laboratories, he used the Town's regulations for office use to calculate the number of parking spaces. Based on office use regulations, 61 spaces are required. He requested a reduction in number spaces, given that no visitors come to the lab and it is anticipated that only five to six new employees will be hired if the addition is approved. Painter stated that since there are no regulations pertaining to this type of use, the number of required parking spaces is within the discretion of the PZC.

The Commissioners asked what protections are in place for a Level 1 and Level 2 lab, what kind of work takes place in the lab, when are deliveries made, what are the working hours of the facility, what work will be done in the facility, what is stored in the outbuildings, will there be additional signage, what additional screening will be installed, how many new employees may be hired and how is waste disposed.

Ric Hossick, Middle Turnpike, questioned if there are PZC standards in place for bio-level facilities in Town and would the same standards also pertain to the UConn Tech-Park.

Painter responded that Level 1 and Level 2 are the only bio-level facilities allowed in Town, and that the Town has no jurisdiction over any property owned/operated by the State.

Lawrence added that this is a USDA licensed facility and is inspected regularly to maintain its license, noting that in its 50 year history the lab has never been cited for any issues.

Patricia Suprenant, Gurleyville Road, Storrs, expressed concern for the safety of the property and surrounding area if any waste goes into the water or septic systems. She also asked what kind of work is conducted at the labs.

Ted Grishick, Director of the Lab, stated that the products are all for veterinary use and are all licensed products. The lab is subject to surprise inspections and has always passed. The use of the new addition will be the same as the existing building, just more space to take on more projects and requests. All waste is bagged and taken off site. Cardboard and regular trash goes into the dumpsters.

Chuck Madnell, Thomas A. Stevens Associates, Inc., reported that all materials/waste that are hazardous are bagged and removed off site by a separate company. Equipment is washed and rinsed in lab sinks and the wastewater does flow into the septic system, but he noted that this has been approved by the State and the local Health Departments.

Noting no further comments or questions from the public or Commission, Hall MOVED, Rawn seconded, to close the Public Hearing at 7:47 p.m. MOTION PASSED UNANIMOUSLY.

**Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**

Ward MOVED, Chandy seconded, to continue this Public Hearing to the August 19, 2013, meeting at the request of the applicant. MOTION PASSED UNANIMOUSLY.

**Old Business:**

- a. **Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**  
Tabled pending 8/19/13 Continued Public Hearing.
- b. **Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**  
Item to be discussed at 8/19/13 meeting.
- c. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**  
Tabled pending 8/19/13 Continued Public Hearing.
- d. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**  
Hall MOVED, Rawn seconded, to table this until September 3, 2013, so the representative can be present for discussion and to answer questions about the request. MOTION PASSED UNANIMOUSLY.

**Zoning Regulation Revision:**

Chairman Goodwin requested that all comments be forwarded to Linda Painter for inclusion in the master list for discussion this fall.

**Reports from Officers and Committees:**

Hall agreed to take the place of Rawn as the PZC alternate to the Regional Planning Commission (RPC), which meets the first Wednesday of every month at the WINCOG office in Willimantic. Holt MOVED, Ward seconded, to recommend to the Town Council that Hall be designated as the Alternate RPC representative to WINCOG for the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

**Communications and Bills:** None noted.

**Adjournment:** The Chairman declared the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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NOTICE OF RESCHEDULED PUBLIC HEARING  
Diversion of Water Application No. DIV-201205385  
Inland Wetlands and Watercourses Application No. IW-201205383  
Town: Mansfield  
Waters: Cedar Swamp Brook

The Department of Energy and Environmental Protection ("DEEP") has made a tentative determination to approve an application submitted by the University of Connecticut (the "applicant") under section 22a-368 of the Connecticut General Statutes (CGS) for a permit to divert the waters of the state, and under section 22a-39 CGS for a permit to conduct a regulated activity in an inland wetland or watercourse.

The proposed activities include the following: 1) construction of a 3,400-foot, 2-lane, 32-foot wide road through land adjacent to the University of Connecticut's core campus known as the "North Campus" including three wetland crossings and stormwater treatment structures, 2) widening of Rte. 44 at terminus of North Hillside Rd. for turning lanes, and 3) creation of six conceptual development envelopes on six parcels of future research and technology space. The proposed activity will affect 0.53 acres of inland wetlands and watercourses.

Pursuant to section 22a-371 and 22a-39 CGS, DEEP will hold a public hearing on these applications beginning on Tuesday, September 10, 2013, 6:00 pm, in Room 146 in the Merlin D. Bishop Center, which is located at One Bishop Circle, Storrs, Connecticut. The applicant will hold a preliminary informal question and answer session for interested members of the public at 5:00 pm on September 10<sup>th</sup> in Room 146 in the Merlin D. Bishop Center. The hearing will be continued in the Russell Room at DEEP Headquarters, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford on Wednesday, September 11, 2013 and Thursday, September 12, 2013 (if needed), each day starting at 9:30 am. Written comments will be accepted in person at the evening hearing and if received by the Office of Adjudications via e-mail ([deep.adjudications@ct.gov](mailto:deep.adjudications@ct.gov)), fax (860-424-4053), or mail (Office of Adjudications, DEEP Headquarters, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, 06106) by the close of business on September 19, 2013. Members of the public should check the DEEP Calendar of Events on the DEEP website (<http://www.depdata.ct.gov/calendar/>) for any alterations to this hearing schedule, including additional hearing dates or cancellations.

Please be advised that the public hearing on these applications previously had been noticed for July 25, 2013, 6:00 pm, in Room SU-104 of the University of Connecticut's Student Union located at 2110 Hillside Road, Storrs, with a continuation of the hearing in the Russell Room at DEEP Headquarters, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford on Tuesday, July 30 and Wednesday July 31, 2013 (if needed), each day starting at 9:30 am. The hearing noticed in this NOTICE OF RESCHEDULED PUBLIC HEARING will take the place of the previously noticed hearing.

The Department will hold a site visit on Tuesday, September 10, 2013 commencing at 1:00 pm at the north end of North Hillside Road on the Storrs campus of the University of Connecticut. This site visit is a public meeting, but is not for the purpose of collecting evidence and therefore will not be conducted on the record.

The application is available for inspection at the DEEP Headquarters, 79 Elm Street, Hartford. Questions may be directed to Doug Hoskins of the Inland Water Resources Division at 860-424-4192.

Parties pursuant to the provisions of General Statutes section 22a-372(c)(2) are advised that they must contact the DEEP Office of Adjudications via e-mail ([deep.adjudications@ct.gov](mailto:deep.adjudications@ct.gov)), fax (860-424-4053), or mail (Office of Adjudications, DEEP Headquarters, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, 06106) on or before September 5, 2013 if they wish to participate in this proceeding.

Date: August 2, 2013

*Robert E. Kaliszewski*  
for Cheryl A. Chase, Director Robert E. Kaliszewski, Director  
Inland Water Resources Division Planning & Program Development  
Bureau of Water Protection and Land Reuse

#### ADA PUBLICATION STATEMENT

The Department of Energy and Environmental Protection is an Affirmative Action and Equal Opportunity Employer that is committed to requirements of the Americans with Disabilities Act. To request an accommodation call 860-424-3194, or email [deep.hrmed@ct.gov](mailto:deep.hrmed@ct.gov)