

**AGENDA**  
Mansfield Conservation Commission  
**SPECIAL** Meeting  
**Tuesday**, October 15, 2013  
Audrey P. Beck Building  
CONFERENCE ROOM B  
8:00 p.m.

(or upon completion of Joint OSPC & CC Special Meeting)

- 1. Call to Order**
- 2. Roll Call**
- 3. Opportunity for Public Comment**
- 4. Minutes**
  - a. September 18, 2013
- 5. New Business**
  - a. IWA Referrals:           None
  - b. PZC Referrals:           Storrs Center: VS-11
  - c. Other
- 6. Continuing Business**
  - a. Review of Town-Owned Easements
  - b. Mansfield Tomorrow | Our Plan ▶ Our Future
  - 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. Protecting Dark Skies in the Last Green Valley
  - j. Water Issues
  - k. Other
- 7. Communications**
  - a. Minutes
    - Open Space (9/17/13)
    - PZC (10/7/13)
    - IWA (10/7/13)
  - b. Wetlands Agent Month Business Report
  - c. Other
- 8. Other**
- 9. Future Agendas**
- 10. Adjournment**

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 18 September 2013  
Conference B, Audrey P. Beck Building  
**(draft) MINUTES**

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

1. The meeting was **called to order** at 7:32p by Chair Quentin Kessel. Alternates Booth & Buck were designated voting members for the meeting.

2. The **draft minutes** of the 21 August 2013 meeting were approved as written.

**3. IWA Referrals**

a. **W1522 (Galey, 85 Coventry Rd.)** The applicant proposes to excavate an area of lawn for a pond, the edge of which would be 60 ft. downslope from wetlands at the closest point. After brief discussion, the Commission agreed unanimously on the following **motion** (Silander, Booth): No significant wetlands impact is expected from this project, as long as sedimentation controls are in place during construction and excavated material is removed from the property.

b. **W1523 (Hussey, 500 Mansfield Ave.)** A “caretaker dwelling” is proposed on land S. of the Sidney Crysler house on Mansfield Ave. A pond and swale lie behind the proposed house; its driveway would come within 55 ft. of the pond, the house itself within 33 ft. of the swale. Setback requirements severely limit what can be done to increase these distances. Kessel, conceding that it was not a wetlands issue, wondered nonetheless why the project did not constitute subdividing the property. After some discussion, the Commission agreed to the following **motion** (Silander, Buck): There is some potential for a negative impact on wetlands from excavation associated with this project, potential which could be lessened by taking extra care with erosion controls during construction. All voted in favor save Booth, who objected to the applicant’s unsupported assertion that “the proposed residential use will be less impact on wetlands than the present agricultural use” (Part E) and abstained.

**4. Water Supply.** At the 09 September Town Council meeting, Kessel heard a presentation of the Connecticut Water Company’s plan to supply water to UConn and Mansfield. A 16-inch pipe along Rte. 195 would permit delivery of 2.3 mgd. Regarding UConn’s proposed expansion by 5K students (state funding permitting), UConn’s architect said that the university plans to build enough student housing accommodate 70% of new students, maintaining the current ratio of students housed on campus to students enrolled.

**5. Mansfield Tomorrow.** Kessel has asked Jennifer Kaufman to get drafts of the focus group reports to Commission members so that they can be read in advance of the October meeting.

**6. Streamflow Classifications.** DEEP has published preliminary streamflow classifications for rivers and brooks in Mansfield. Such classifications have management implications; e.g., those classified as “Free-flowing” or “Minimally altered” are supposed to be maintained as such. All the streams in Mansfield are so classified, save for a section of the Fenton River (and certain contributing brooks) north of the Gurleyville Grist Mill, which are classified “automatically” as “Moderately Altered”, though nobody at the meeting knew why. Comments on the proposed

classifications can be submitted until 31 December.

7. **Adjourned** at 8:31p. Next meeting: 7:30p, Wednesday, 16 October 2013.

Scott Lehmann, Secretary, 22 September 2013.

**APPLICATION REFERRAL**  
**Storrs Center Special Design District (SC-SDD)**

TO:  Public Works Dept. (c/o Asst. Town Engineer)  
 Health Officer (c/o R. Miller, EHHD)  
 Design Review Panel  
 Committee on Needs of Persons with Disabilities  
 Fire Marshal  
 Traffic Authority  
 Recreation Advisory Committee  
 Open Space Preservation Committee  
 Parks Advisory Committee  
 Town Council  
 Conservation Commission  
 Agricultural Committee  
 Sustainability Committee  
 Economic Development Commission

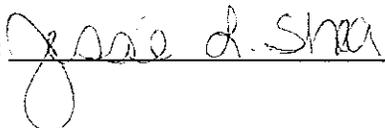
The Director of Planning and Development has received a Zoning Permit Application for the **VS-11 Child Day Care Facility** of the Storrs Center Project. The Mansfield Downtown Partnership will consider the application at a Public Hearing on **Thursday, October 17th at 7:00 p.m.** in the **Council Chambers at Mansfield Town Hall, Audrey P. Beck Municipal Building, 4 South Eagleville Road, Storrs, CT 06268.** Please review the application and reply with any comments to the Planning Office before **Monday, October 14, 2013.** For more information, please contact the Planning Office at 429-3330.

**APPLICATION INFORMATION**

**Applicant:** BSC Group, Inc  
**Owner:** Storrs Center Alliance, LLC  
**Agent(s):** BSC Group, Inc, Jesse Harris  
**Proposed Use:** Child Day Care, Village Street 11- (VS-11)  
**Location:** Southeast of the intersection of Village Street  
**Zone Classification:** SC-SDD

**Other Pertinent Information:**

- o Copies of the application and associated submittals are available for review at the Planning Office, the Downtown Partnership Office (both located in Town Hall), the Mansfield Public Library and at [www.mansfieldct.gov](http://www.mansfieldct.gov)
- o The Director of Planning and Development must determine that the submitted plans are consistent with the Storrs Center Design Guidelines and associated mapping and studies approved by the Planning and Zoning Commission
- o
- o

Signed: 

Date: 9-30-13

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**ZONING PERMIT APPLICATION**  
**MANSFIELD PLANNING & ZONING COMMISSION**  
 ( See Article XI.C of the Zoning Regulations for applicability and permit requirements)

**APPLICANT/OWNER SECTION**

PERMIT # \_\_\_\_\_

Complete this page and submit with application fee to the Zoning Agent

1. Storrs Center Alliance, LLC / PO Box 878, 233 Rt. 17, Tuxedo, NY 10987 / 845-351-2900  
 Owners name Mailing address Telephone
2. BSC Group, Inc. / 180 Glastonbury Blvd. Ste., Glastonbury, CT 06033 / 860-652-8227  
 Applicants name (if different than owner) Mailing address Telephone
3. Storrs Center Development 16 41 13 3.A. No 3.B. SC-SDD  
 Address of proposed activity map block parcel Scenic Road ??? Zone

4. **Statement of Use:** fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

See Attached

5. **Plot Plan:** The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.
6. Building plans and/or other information necessary to determine compliance.
7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

- A. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Signature of Director of Health Date Comments
- B. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Signature of Inland Wetland Agent Date Comments
- C. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Signature of Town Engineer Date Comments

8. **Validity:** If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

*Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.*

9. **Certification:** The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

Jesse Harris  
 Owner / Applicants signature

Jesse Harris  
 Owner / Applicant (printed)

9/20/13  
 Date

**ZONING AGENT SECTION**

PERMIT # \_\_\_\_\_

In reviewing and approving any application for a Zoning Permit, the Zoning Agent shall determine that the following provisions have been met:

- \_\_\_\_ 1. The application is complete and the applicable fee has been paid. Amount of fee \_\_\_\_\_
- \_\_\_\_ 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and san and gravel regulations.
- \_\_\_\_ 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans. Date and nature of approval: \_\_\_\_\_ PZC file # \_\_\_\_\_
- \_\_\_\_ 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # \_\_\_\_\_
- \_\_\_\_ 5. All known local, State and Federal permits or approvals that apply to the application have been issued, including compliance with the Scenic Road Ordinance and Historic District regulations, if applicable.

**Final Action:** Based on the applicants submissions, which are attached to or referenced on this form, the Zoning Permit has been: \_\_\_\_ Approved as submitted; \_\_\_\_ Approved with the conditions stated below; \_\_\_\_ Denied

The following comments, conditions of approval or reasons for denial apply: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Zoning Agent \_\_\_\_\_ Date \_\_\_\_\_

XX  
*The Town of Mansfield does not publish notice of Permit approvals. In accordance with CGS 8-3(f), the applicant may provide notice of this certification as explained on the attached sheet.*  
XX

**CERTIFICATE OF ZONING COMPLIANCE # \_\_\_\_\_**

The Zoning Agent shall determine that all structures, buildings or site improvements have been constructed in accordance with plans approved through the Zoning Permit process, and as appropriate, with plans approved by the PZC and/or ZBA.

The structure/use authorized by the Zoning Permit has been reviewed/inspected.

- \_\_\_\_ 1. The completed work meets all applicable provisions of the Mansfield Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- \_\_\_\_ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- \_\_\_\_ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

Based upon a final inspection of the site on \_\_\_\_\_, the Certificate of Compliance is \_\_\_\_ Approved as submitted; \_\_\_\_ Approved with conditions stated below; \_\_\_\_ Denied

The following comments, conditions of approval or reasons for denial apply: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Zoning Agent \_\_\_\_\_ Date \_\_\_\_\_

ZONING PERMIT APPLICATION  
STORRS CENTER BUILDING VS-11

EDUCATIONAL PLAYCARE  
September 27, 2013

Statement of Use

- i. Summary of land uses, dwelling units, square footage, dimensional requirements and statement of consistency:
  - a. Land Uses: Child Day Care
  - b. Dwelling Units: N/A
  - c. Square Footages: 20,439 Sq. Ft. (3 Levels)
  - d. The facility is consistent with the vision for the Village Street areas of the development. The project is located to the southeast of the intersection of Village Street and a future connection to the residential component of the Storrs Center project. The site location is also known as VS-11 and will consist of the following improvements:
    - i. One child care building known as VS-11.
    - ii. Minor landscaping as shown on plan sheet L100.
    - iii. Other miscellaneous site improvements such as sidewalks and hardscape, retaining walls, fencing, and play area surfacing as shown on plan sheet C300.
- ii. Statement of intent regarding ownership:
  - a. The .45 acre piece of property, which is a portion of a larger property identified by the Town of Mansfield Assessor as Map 16, Block 41, Lot 13 will be owned by Storrs Center Alliance and leased to Educational Playcare.
- iii. Plan sheets have been included and depict applicable information required by Article V, Sections A.3.d, A.3.e and A.3.f of the regulations.
  - a. The facility is within the SC-SDD
  - b. Proposed roadways are shown on the plans but will be provided by others.
  - c. No part of the project is planned to be dedicated to the Town.
  - d. On street parking and short term parking are shown on the plans but will be provided by others. Parking is consistent with 2.43/1,000 sq. ft. as shown on the chart on page 6 of the Master Parking Study.
  - e. Building elevations are shown in each set of plans.

- f. Interior floor plans are shown in each set of plans.
- iv. Plan for Managing Construction Activity and Traffic
  - a. Construction traffic will be required to reach the project area via Charles Smith Way to Wilbur Cross Way. The General Contractor will be responsible for coordination of construction traffic. To minimize impacts on local neighborhoods, no construction deliveries, loading, site grading or other construction related activity shall take place before the hour of 7:00am Monday through Friday. It is anticipated that no construction activities will take place on weekends or holidays. The General Contractor shall be responsible for coordination of parking during construction activities.
- v. Water and Sewer Service
  - a. Public water and sewer service will be provided by the Storrs Center project.
- vi. Statement of Consistency with Storrs Center Special Design District
  - a. The applicant believes that this application is consistent with all of the required elements of the Storrs Center Special Design District, including the following approved elements of the Storrs Center Special Design District:
    - i. Storrs Center Preliminary Master Plan
    - ii. Storrs Center Master Parking Study
      - 1. Day Care is included within the Community Shopping category of the Study.
    - iii. Storrs Center Master Traffic Study
    - iv. Storrs Center Master Stormwater Drainage Study
    - v. Storrs Center Design Guidelines

**Mansfield Open Space Preservation Committee**  
DRAFT Minutes of September 17, 2013 meeting

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

1. Meeting was called to order at 7:30.
2. Vicky was appointed acting secretary.
3. Minutes of the August 20, 2013 meeting were approved.

**Old Business**

4. *Mansfield Tomorrow* Jennifer updated the Committee on this project. A draft of the Plan of Conservation and Development will be reviewed by the committee at their October 15 meeting.

5. *Executive Session* The committee voted to go into executive session at 7:25 and to come out of executive session at 8:25. The committee's recommendations will be forwarded to the Town Manager.

6. *PZC Referral -- Storrs Center Town Square* The committee reviewed materials and discussed the proposed plan for the Square. Comments will be forwarded to the PZC.

7. Meeting adjourned at 8:40.

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**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
MONDAY, October 7, 2013  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan  
Members absent: B. Chandy  
Alternates present: A. Marcellino (7:25 p.m.), S. Westa  
Alternates absent: V. Ward  
Staff Present: Linda Painter, Director of Planning and Development  
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:21 p.m. and appointed Westa to act in the absence of Chandy.

**Minutes:**

September 16, 2013 Regular Meeting: Holt MOVED, Hall seconded, to approve the 9/16/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Holt and Pociask noted for the record that they listened to the recording of the meeting.

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

**Public Hearing:**

**a. Live Music Special Permit Renewals**

Chairman Goodwin opened the Public Hearing at 7:25 p.m. Members present were Goodwin, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino and Westa. Westa was appointed to act. Linda Painter, Director of Planning and Development, read the Legal Notice as it appeared in The Chronicle on 9-24-13 and 10-2-13, and noted the following communications received and distributed to members of the Commission: a 9-19-13 memo from Curt Hirsch, Zoning Agent.

Mr. Hirsch reported that he has received no complaints regarding these businesses during the past year and has no additional information to add to his memo as submitted to the Commission. Goodwin noted no public or Commission comments or questions. Plante MOVED, Pociask seconded, to close the Public Hearing at 7:29 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

**d. Live Music Special Permit Renewals**

Holt MOVED, Ryan seconded, that the Commission approve the special permit renewals for the use of live music for Huskies Restaurant, Pub 32 and Ted's Restaurant, until November 1, 2014. The renewals are conditioned upon compliance with the current conditions for each, which shall be attached to this motion. MOTION PASSED UNANIMOUSLY.

**Public Hearing:**

**b. Modification to Special Permit, Regional School District #19, Athletic Facilities Renovation Project, PZC File #1117-2**

Chairman Goodwin opened the Public Hearing at 7:30 p.m. Members present were Goodwin, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino and Westa. Westa was appointed to act. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 9-24-13 and 10-2-13, and noted the following communications received and distributed to members of

the Commission: a 10-1-13 memo from Linda Painter, Director of Planning and Development, and a 9-11-13 email from Susan Kaeser.

Bruce Silva, Superintendent of Regional School District #19, and Andrew Zyjak of MUSCO Lighting were present.

Zyjak explained the lighting fixtures and the key components that would make these fixtures more neighbor friendly: specifically visors, optics, mounting height and the number of fixtures per pole. He pointed to a rendering submitted with the application which illustrated that these fixtures direct light precisely where it is wanted on the field, reducing the amount of light outside of the target area.

Goodwin noted no public or Commission comments or questions. Pociask MOVED, Holt seconded, to close the Public Hearing at 7:39 p.m. MOTION PASSED UNANIMOUSLY.

**c. Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture Regulations, PZC File #907-40**

Chairman Goodwin opened the Public Hearing at 7:40 p.m. Members present were Goodwin, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino and Westa. Westa was appointed to act. Linda Painter, Director of Planning and Development, read the Legal Notice as it appeared in The Chronicle on 9-24-13 and 10-2-13, and noted the following communications received and distributed to members of the Commission: a 10/6/13 email from Ethel Gaudette; a 10/3/13 memo from Linda Painter, Director of Planning and Development; a 10/2/13 memo from Dennis O'Brien, Town Attorney; 9/3/13 comments from the Agriculture Committee; and 9/4/13 comments from Ted Melinosky, Vice Chair of WINCOG's RPC, which was read into the record.

Painter reviewed the background of the revision, which was initiated by the Commission, to reduce the amount of required prime agricultural land to be preserved in the PVRA and PVCA zones from 40% to 35%, explaining that this revision is a negotiated settlement with the land owners to resolve pending appeals in Superior Court.

Goodwin noted no public or Commission comments or questions. Plante MOVED, Rawn seconded, to close the Public Hearing at 7:45 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**  
After extensive discussion of opinions both in favor and against the project, Hall volunteered to draft a denial motion and Holt volunteered to draft an approval motion for the next meeting.
- b. **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**  
After extensive discussion of opinions both in favor and against the project, Hall volunteered to draft a denial motion and Holt volunteered to draft an approval motion for the next meeting.
- c. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**  
Tabled-awaiting revised plans.
- e. **Request for Site Modification, Regional School District #19, Athletic Facilities Renovation Project, PZC File #1117-2**  
Westa MOVED, Holt seconded, to approve the application to modify the special permit (File #1117-2) of Region 19/E.O. Smith High School to allow the installation of four 80-foot light poles to light the football field and track. This approval is based on the project as described in the application dated August 28, 2013

and presented at a Public Hearing on October 7, 2013, including a site plan dated March 10, 2011 and detailed plans and specifications prepared by MUSCO lighting.

This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC. The Zoning Agent and Director of Planning may approve occasional community use that extends past 9pm.
2. **Timing.** Lighting shall be turned off within 30 minutes of practice end and as soon as stands and field have cleared after a game.
3. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records. MOTION PASSED UNANIMOUSLY.

**f. Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture Regulations, PZC File #907-40**

Lewis MOVED, Holt seconded, to approve revisions as presented in an August 19, 2013 draft to Article X, Section A.9.b, Agricultural Land Preservation Requirements for the Pleasant Valley Residence/Agriculture (PVRA) zone and Article X, Section A.10.f, Agricultural Land Preservation Requirements for the Pleasant Valley Commercial/Agriculture (PVCA) zone to change the minimum percentage of prime agricultural acreage to be preserved from 40% to 35% (File #907-40). The subject Zoning Regulation revisions were presented at Public Hearing on October 7, 2013 and filed prior to the hearing with the Mansfield Town Clerk. A copy of the subject regulations shall be attached to the Minutes of this meeting, and this amendment shall be effective as of November 1, 2013.

In approving the 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. Reasons for approval include:

1. The revisions are considered acceptably worded and suitably coordinated with related zoning provisions.
2. The revisions are consistent with the Plan of Conservation & Development, particularly policy goals 1 and 2.
3. The revisions are consistent with the provisions Section 8-2 of the Connecticut General Statutes and Article I of the Zoning Regulations, including statutory requirements that zoning regulations provide for consideration of impact on agriculture.
4. The 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 UNANIMOUSLY.

**New Business:**

**a. Stearns Farm Gravel Removal: Review of Historical Use**

Painter explained a memo distributed this evening in which staff is asking for a determination from the Commission as to whether it finds that the gravel operation conducted on this site is "grandfathered". David Stearns and Philip DeSiato explained the background and history of the gravel removal on the property, offering testimony that the operation was in place prior to the advent of the 1957 - 1959 zoning regulations. After discussion, Hall MOVED, Plante seconded, that sufficient supporting information has been provided for the Commission to determine that this use is "grandfathered" and that no Special Permit is required for the continuation of the use. The owner was instructed to consult with the Wetlands Agent regarding the need for a wetlands license. MOTION PASSED UNANIMOUSLY.

**b. Request for Building Modification, Dollar General Store, 591 Middle Turnpike, PZC File #221-4**

Hall MOVED, Holt seconded, the PZC approve the 10/2/13 modification request of Cornerstone Mansfield, LLC, as shown on plans revised to 9/16/13, provided that the one-way traffic pattern and angled parking spaces of the 8/4/86, PZC-approved plan be retained. The pavement markings shown on the 1986 plan shall also be retained. The applicant shall also review with Town staff, the work approved at the site entrance as part of the 11/18/85 approval. If necessary, the applicant shall complete this work prior to an occupancy permit being issued for the Dollar General store unless this condition is revised by the PZC. MOTION PASSED UNANIMOUSLY.

**c. 8-24 Referral: North Hillside Road Bikeway Easement**

Holt MOVED, Ryan seconded, that the Planning and Zoning Commission notify the Town Council that the proposed adjustment to the easement for the North Hillside Road Bikeway is consistent with the 2006 Plan of Conservation and Development. MOTION PASSED UNANIMOUSLY.

**d. Storrs Center Zoning Permit Application: Educational Playcare (VS-11)**

Linda Painter, Director of Planning and Development, as a courtesy to the PZC because no PZC action is required, reviewed the Zoning Permit application submitted by Educational Playcare (VS-11). She noted that the Downtown Partnership intends to take this proposed use to Public Hearing before requesting approval from the Director of Planning. Therefore, pursuant to the Storrs Center Special Design District regulations, the Mansfield Downtown Partnership Inc., will hold a public hearing on Thursday, October 17, 2013 at 7:00 pm at the Audrey P. Beck Building Town Council Chambers Room, 4 South Eagleville Road, to hear comments on the Zoning Permit application. Members expressed concerns about the child drop-off and pick-up locations as well as the location of an area for school bus stops.

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

Painter said work continues on the draft POCD revisions and noted a 10/16/13 Advisory Group Meeting.

**Reports from Officers and Committees:** None.

**Communications and Bills:**

Hirsch and Painter noted a 9-26-13 email from L. Dyson Re: Stone Mill Kennel in which Ms. Dyson contends that this use is in violation of the zoning regulations. Staff stated that this issue came before the PZC some time ago and that recently the Resident State Trooper and the Animal Control Officer have revisited the site and evaluated it, determining that in their opinion the use did not constitute a nuisance. The consensus of the Commission was that this matter should be placed on our next agenda and notices should be sent to the property owner, Ms. Dyson and all property owners within 500 feet of the property.

**Adjournment:** The Chairman declared the meeting adjourned at 9:06 p.m.

Respectfully submitted,  
Kay Holt, Secretary

**DRAFT MINUTES**  
MANSFIELD INLAND WETLANDS AGENCY  
Regular Meeting  
Monday, October 7, 2013  
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. Westa was appointed to act in Chandy's absence.

**Minutes:**

09-03-13 - Regular Meeting- Hall MOVED, Plante seconded, to approve the 09-03-13 minutes as written. MOTION PASSED with all in favor except Lewis who disqualified himself.

09-11-13- Field Trip- Ryan MOVED, Pociask seconded, to approve the 09-11-13 field trip minutes as corrected. MOTION PASSED with Goodwin, Pociask, and Ryan in favor and all others disqualified.

**Communications:**

The Draft Conservation Commission Minutes and the Wetlands Agent's Monthly Business report were noted.

**Old Business:**

W1522 – Galey, 85 Coventry Road, Fire Pond and Dry Hydrant

Holt MOVED, Ryan seconded, to approve the application for wetlands file W1522, submitted by James Galey, for excavation of a 4,850 square foot fire pond, on property located at 85 Coventry Road, as depicted on a plan dated 7/15/13, and as described in other application materials.

This action is based on a finding of no significant impact, and is conditioned on the following provisions being met:

1. All erosion and sediment controls as described in the application shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. Excavated material from the pond location is to be removed from the site.

This approval is valid for a period of five years (until October 7, 2018), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1523 – Hussey, 500 Mansfield Avenue, Caretaker Dwelling

Holt MOVED, Ryan seconded, to approve the application for wetlands file W1523, submitted by Farrah Hussey, for a caretaker's house on property located at 500 Mansfield Avenue, on property owned by Bruce and Franca Hussey, as depicted on a plan dated 8/8/13, and as described in other application materials.

This action is based on a finding of no significant impact, and is conditioned on the following provisions being met:

1. All erosion and sediment controls as described in the application shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized. Extra care shall be taken for maintaining erosion controls, as expressed in a 9/18/13 memo from the Conservation Commission.

2. The footing drain pipe shall be cut to end first in a stone lined buried pit, then the pipe continues to end at daylight as depicted. This is to slow down the water-flow before it reaches the end, which is depicted as three feet from the edge of the wetlands.
3. The house and septic system are limited to 3 bedrooms. If the house is enlarged and the number of bedrooms increases, the applicant shall return to the Inland Wetlands Agency for further approval.

This approval is valid for a period of five years (until October 7, 2018), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. **MOTION PASSED UNANIMOUSLY.**

**Pending:**

**W1502 - Wetlands Violation Ordinance**

Item was tabled– no new information.

**New Business:**

**Modification Request:**

**W1521 -- Newcity -- Monticello La/Davis Rd**

Holt MOVED, Hall seconded, to receive the application submitted by James Newcity (IWA File 1521) to the Wetlands and Watercourses Regulations of the Town of Mansfield for a modification to the July 1, 2013 wetlands approval for house additions, located at the intersection of Monticello Lane and Davis Road, on property owned by the applicant, as shown on a map dated April 25, 2013, revised through September 26, 2013, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. **MOTION FAILED** with Holt, Ryan Pociask and Plante in favor and Rawn, Lewis, Goodwin, Hall and Westa opposed.

Rawn MOVED, Westa seconded, to approve the application for a modification to the July 1, 2013 wetlands approval File W1521, granted to James Newcity, for house additions to the previously approved plan and associated improvements to be located on a building lot on the southeast corner of the intersection of Monticello Lane and Davis Road, proposed work for which is depicted on a plan dated 4-25-2013 and bearing latest revision date 9/26/2013.

This action is based on a finding of no significant impact, and is conditioned on the following provisions being met:

1. All erosion and sediment controls as described in the application shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. All conditions of the original approval are to remain in effect.

This modification is an amendment to the original approval and is made a part thereof, and is to be valid for a period of five years (until October 7, 2018), 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 all in favor except Holt, Plante and Pociask who were opposed.

**Other Communications and Bills:** Noted.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:20 p.m.

Respectfully submitted,  
Katherine Holt, Secretary

September 20, 2013

Memorandum:

To: Inland Wetland Agency  
From: Grant Meitzler, Inland Wetland Agent  
Re: Monthly Business

**W1419 - Chernushek - hearing on Order**

- 3.10.09: The hearing on the Order remains open and should continue until the permit application under consideration is acted upon.  
(The Order was dropped on approval of the application required in the Order.)
- 4.30.09: Former rye grass seeding is beginning to show green. I spoke with Mr. Chernushek this afternoon who indicated health problems that delayed his starting but indicated he will be working this weekend. I will update on this Monday evening.
- 5.26.09: A light cover of grass growth has come in. Mr. Chernushek indicates health problems and two related deaths have delayed his start of work since the permit approval was granted. It appears that some light work has started. He has further indicated that he will start a vacation on June 22, 2009 to finish the work.
- 6.13.09: Work is underway.
- 6.21.09: Bulldozer work has been completed - finish work remains. The additional silt fencing has been placed along the northerly wetlands crossing, and the additional pipe under the southerly crossing has been installed. Remaining work includes finish grading along edges, spreading stockpiled topsoil, and establishing grass growth.
- 7.01.09: I spoke with Mr. Chernushek who indicated he expects work to be completed by September 1, 2009. (Site photo attached).
- 9.03.09: Mr. Chernushek has been working on levelling and grading. The formerly seeded areas have become fairly thick growth surrounding the central wet areas. He has further indicated that with the combination of weather and the slower moving of earth with the payloader compared to the earlier rented bulldozer has led him to contact contractors for earth moving estimates which have not yet been received. The site is not yet finished but has remained quite stable.
- 9.12.09: I met with Mr. Chernushek today and discussed again what his plans are for stabilizing this work site.
- 10.01.09: Mr. Chernushek indicated he has not heard back from the contractor he had spoken with about removing material, and is in progress of contacting others. In discussion is removal of material from the site either within the 100 cubic yard limit or obtaining a permit for such removal.
- 10.28.09: Mr. Chernushek has indicated he has made arrangements with DeSiato Sand & Gravel to remove 750 cubic yards of material. Staff is in the process of clarifying permit requirements.
- W1445 - Chernushek - application for gravel removal from site**
- 11.30.09: Packet of information representing submissions by Mr. Chernushek, Mr. DeSiato and myself is in this agenda packet as Mr. Chernushek's request for modification.
- 12.29.09: Preparation of required information for PZC special permit application is in progress. Tabling any action until the February 1, 2010 meeting is recommended.
- 1.12.10: 65 day extension of time received.
- 2.18.10: No new information has been received.

- 2.25.10: This application has been **withdrawn**.
- 6.30.10: As viewed from the adjacent property, the upstream and downstream areas have grown to a decent protected surface. I did not see indication of sediment movement.
- 10.26.10: A sale of the East portion of the Chernushek property has been in negotiation.
- 12.27.10: The property exchange has been completed. The owner is now the neighboring property owner Bernie Brodin. He has indicated his intention to stabilize the area as weather permits.
- 4.25.11: Mr. Brodin indicates he is starting with grading and spreading hay and seed to stabilize disturbed areas.

**Mansfield Auto Parts - Route 32**

- 8.16.12: Inspection - no vehicles are within 25' of wetlands.
- 9.19.12: Inspection - no vehicles are within 25' of wetlands.
- 10.05.12: Inspection - no vehicles are within 25' of wetlands.
- 11.01.12: Inspection - no vehicles are within 25' of wetlands.
- 11.20.12: Inspection - no vehicles are within 25' of wetlands.
- 12.13.12: Inspection - no vehicles are within 25' of wetlands.
- 1.14.13: Inspection - no vehicles are within 25' of wetlands.
- 2.25.13: Inspection - car storage areas are snowed in, not accessible.
- 3.12.13: Inspection - no vehicles are within 25' of wetlands.
- 4.25.13: Inspection - no vehicles are within 25' of wetlands.
- 5.17.13: Inspection - no vehicles are within 25' of wetlands.
- 6.06.13: Inspection - no vehicles are within 25' of wetlands.
- 7.10.13: Inspection - no vehicles are within 25' of wetlands.
- 7.22.13: Inspection - no vehicles are within 25' of wetlands.
- 8.13.13: Inspection - no vehicles are within 25' of wetlands.
- 9.20.13: Inspection - no vehicles are within 25' of wetlands.