

**AGENDA**  
Mansfield Conservation Commission  
Wednesday, November 20, 2013  
Audrey P. Beck Building  
CONFERENCE ROOM B  
7:30 p.m.

**1. Call to Order**

**2. Roll Call**

**3. Opportunity for Public Comment**

**4. Minutes**

- a. September 18, 2013

**5. New Business**

- a. IWA Referrals: W1524 – St. Jean – 43 Hickory La – Solar Panels
- b. PZC Referrals: PZC #1246-18-Storrs Center Subdivision Parcel VS-11
- c. 2014 Conservation Commission Meeting Schedule
- d. Recommendations for a new Conservation Commission member
- e. 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, 10/15/13)
  - PZC (10/7/13, 11/4/13)
  - IWA (10/7/13, 11/4/13)
- 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 Chrysler 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.

Memorandum:

October 30, 2013

To: Inland Wetland Agency  
From: Grant Meitzler, Inland Wetland Agent  
Re: New Business for November 4, 2013 meeting

**New Applications:**

W1524 - St. Jean - 43 Hickory Lane - Solar Panels in buffer

	yes	no
	-----	-----
fee paid .....	x	
notice to neighbors .....	x	
map dated .....	Oct. 2, 2013	

This proposal has placed solar panels very close to wetlands area Mapped on this parcel at the time of earlier approvals.

Receipt and referral to the Conservation Commission for their review is appropriate.

**Request for Exemption:**

W1525 - Town of Mansfield - Dunham Town Forest = trail footbridge

	yes	no
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fee paid .....	x	
notice to neighbors .....	n.a.	
map dated .....	Oct. 17, 2013	

This application for a request for exemption asks permission for a volunteer Boy Scout project to install a trail footbridge at a brook location in the Dunham Town Forest Preserve.

There have been ample precedents for this exemption and specific language in the regulations provides for this exemption in Section 4.1 (b),B.

Specific detail has been provided for the intended foot bridge and photographs have been submitted with the application showing the are where the bridge will be placed.

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

FOR OFFICE USE ONLY  
File # W1524  
Fee Paid \$185-  
Date Received 10-17-13

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 Meltzer, 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 C-Tec Solar

Mailing Address 542 Hopmeadow St. #1B 130

Simsbury, CT Zip 06070

Telephone-Home \_\_\_\_\_ Telephone-Business 860-217-0885

Title and Brief Description of Project  
Installing (3) new pole mounts for solar

Location of Project 43 Hickory Lane

Intended Start Date \_\_\_\_\_

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

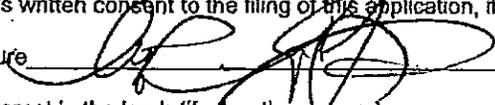
Name Michael St. Jean

Mailing Address 43 Hickory Lane

Mansfield, CT Zip 06250

Telephone-Home 860 830-0503 Telephone-Business \_\_\_\_\_

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

Signature  date 10/2/13

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

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

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

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

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

See Attached letter re Description.

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

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

(A & B) Approximately 29 Square feet

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3) Describe the type of materials you are using for the project: metal poles, excavator, cement & possibly gravel.

- a) include **type** of material used as fill or to be excavated #60 cement and possible gravel
- b) include **volume** of material to be filled or excavated Approximately 29 Square feet

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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).

to minimize any impacts on the wetlands area we will install silt fences around the area.

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**Part D - Site Description**

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

well drained & flat

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**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.

Yes, location of all (3) arrays are considered to be the best location  
for solar to mitigate stroke.

**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 8.19.13 Revised 10.02.13

3) Zone Classification \_\_\_\_\_

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

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

See Section 6 of the Mansfield Regulations for additional requirements.

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

1) List the names and addresses of abutting property owners

Name	Address
<u>Paul &amp; Susan Tolia</u>	<u>37 Hickory Lane</u>
<u>Michel &amp; Judy Spencer</u>	<u>42 Hickory Lane</u>
<u>Clarence &amp; Elith Bevel</u>	<u>197 Atwoodville Rd</u>

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  
*2-3 Trucks*
- 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**

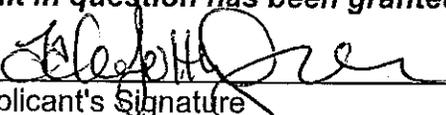
Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

\$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.**

  
Applicant's Signature

Date

10-14-13

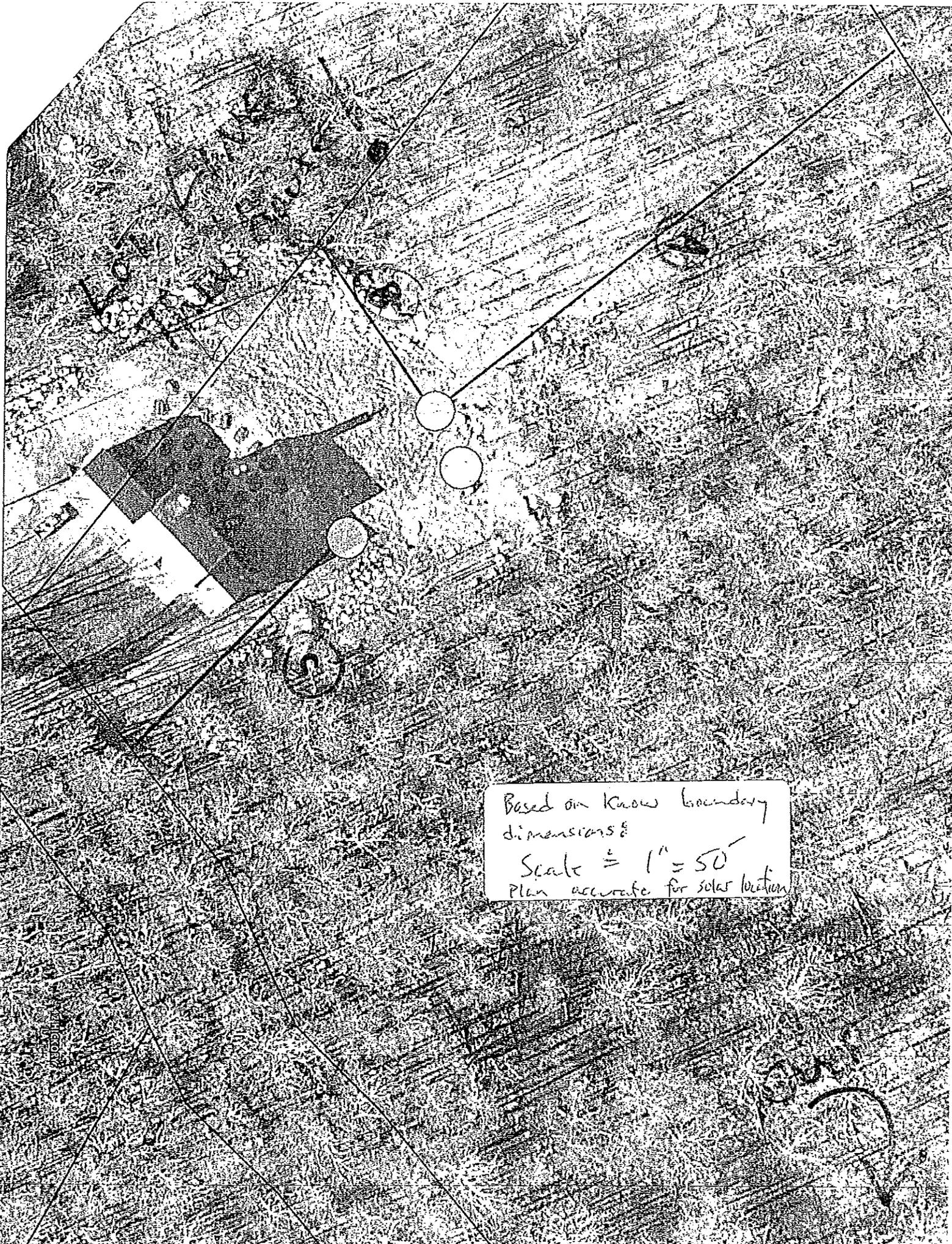
43 Hickory Lane

10-22-13

A, This is the distance from the back property line to the location of (2) pole mounts. 260 Feet

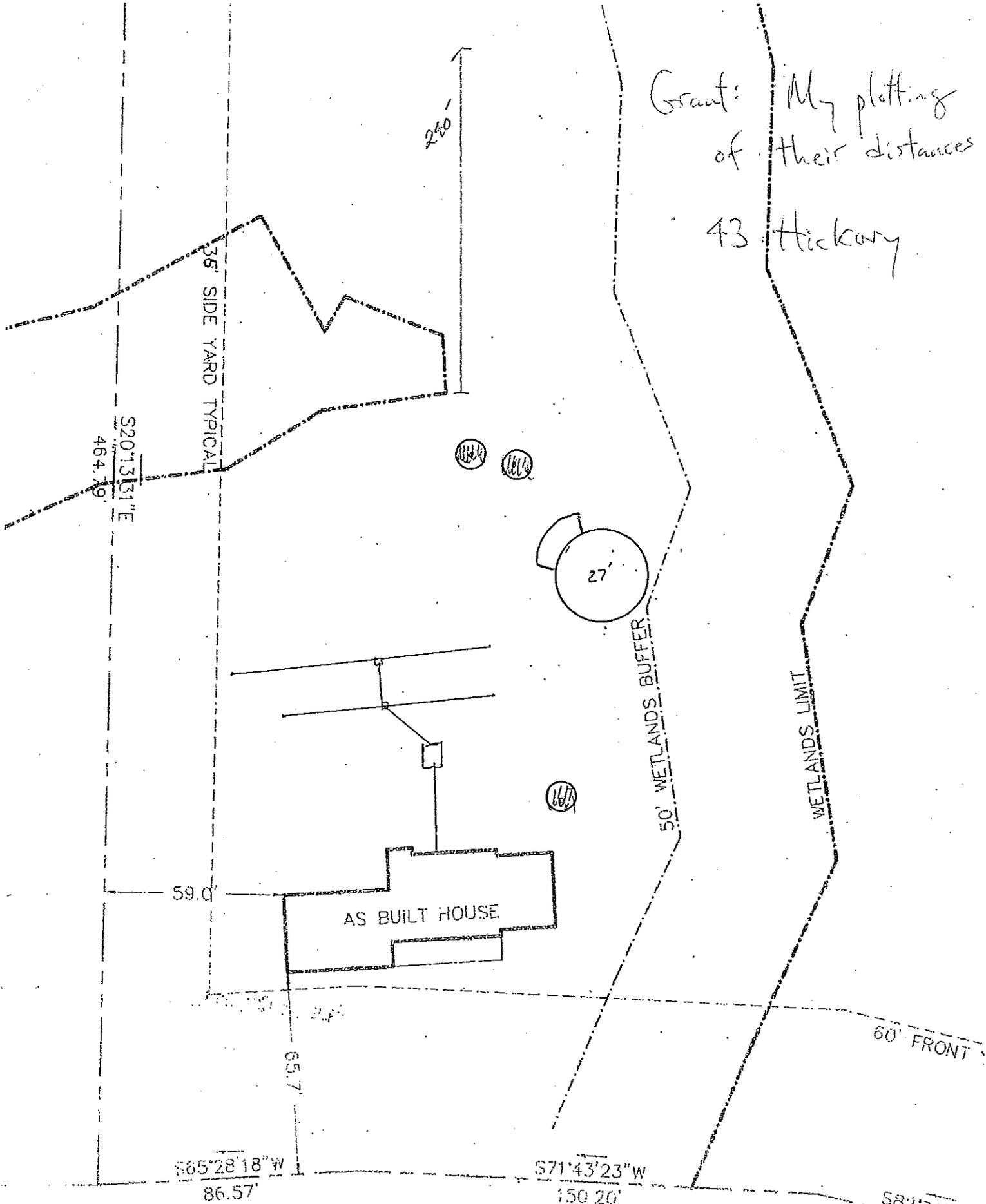
B, This is the distance from the west property line to the location of (2) pole mounts. 89 Feet

C, This is the distance from the road to the location of (1) pole mount. 126 Feet



Based on known boundary dimensions:  
Scale = 1" = 50'  
Plan accurate for solar location

Grant: My plotting  
of their distances  
43 Hickory



© - solar locations based on  
10-22-13 submission information

1" = 40'

S82°39'50" W  
78.99'

# PHOTOVOLTAIC PROPOSAL WETLAND INFORMATION

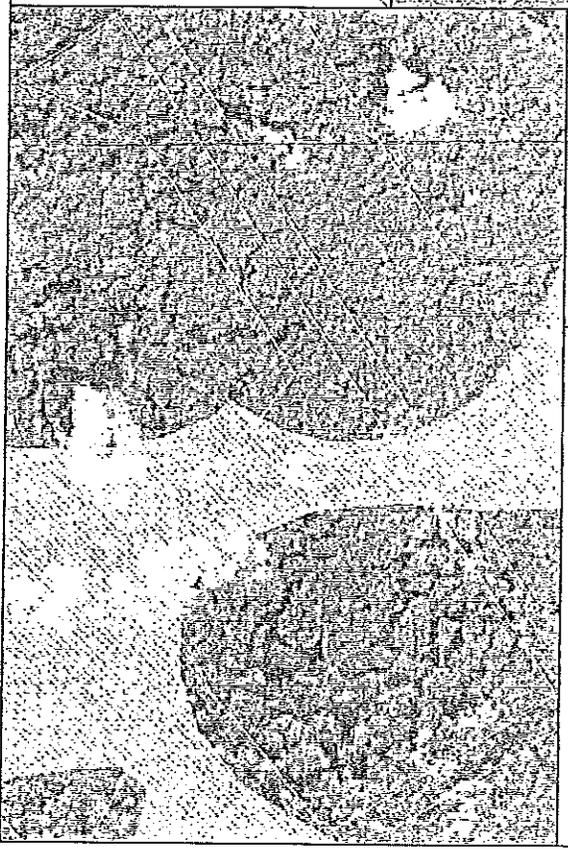


**KEY**

- PROPERTY LINES
- TRENCHING FOR SOLAR
- SOLAR ARRAYS
- ▨ LEACH FIELD

ARRAY IS APPROX. 190' FROM SSE PROPERTY LINE AND APPROX. 120' FROM SSW PROPERTY LINE, 273' FROM NNW PROPERTY LINE AND 460' FROM NNE PROPERTY LINE

NO DRIVEWAYS OR OBSTRUCTIONS IN PATH OF TRENCHING



**QUESTAR SOLARS**

542 Hopmason Street  
P.O. Box 730  
Shelbury, CT 06070  
P: 1-888-825-SOLAR  
F: 1-800-858-9756  
www.questarsolar.com

PLEASE LOCATE THE PERMITS MARKED FROM THESE PLANS. SURETY WILL BE AIDED AND SPENT ON A 2-5% PLAN SET.

CLIENT:  
ST. JEAN

LOCATION:  
43 HICKORY LANE  
MANSFIELD, CT

PRODUCT DESCRIPTION:  
9.400WATT SOLAR  
ELECTRIC SYSTEM

**LOAD CALCULATIONS:**  
ARRAY WEIGHT: N/A LBS.  
# OF SOLAR STANDOFFS: N/A  
WEIGHT PER STANDOFF: N/A LBS.  
WEIGHT PER PILE: N/A LBS.  
ARRAY SQ.FT.: N/A SQ.FT.  
ROOFING MATERIAL: N/A  
SIZE: N/A N/A N/A  
SPAN: N/A N/A N/A  
SIZE: N/A N/A N/A  
SPAN: N/A

**ARRAY SPECIFICATIONS:**  
-40- PHONO DIAMOND  
Z40WATT MODULES  
-40- ENPHASE ENERGY  
MIGRO INVERTERS

**MODULE SPECIFICATIONS:**  
-Z40W MODULES  
-64.6" X 39.1" X 1.8"  
-44.1 LBS

180° AZIMUTH  
35° POLE MOUNT

**W-1**

file # 1246-18  
filing date 11-14-13

MANSFIELD PLANNING & ZONING COMMISSION  
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision Storrs Center VS-II Parcel

Name of subdivider (applicant)  
Storrs Center Alliance, LLC Phone # 845-351-2900  
(please PRINT)

Address P.O. Box 878 Tuxedo Park NY 10987  
(street) (town) (state) (zip)

Signature \_\_\_\_\_ (owner )  
Louis G. Marquet, Manager (optionee) \_\_\_\_\_ Date 11/14/2013

OWNER (IF OTHER THAN SUBDIVIDER)

Name \_\_\_\_\_ Phone # \_\_\_\_\_  
(please PRINT)

Address \_\_\_\_\_  
(street) (town) (state) (zip)

Signature \_\_\_\_\_ Date \_\_\_\_\_

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule  
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

SUBDIVISION DATA

Location:  
East of Wilbur Cross Way, Storrs Center

Zoning district SC-SDD Total # of acres 0.501  
Total # of lots 1

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

and located at/on \_\_\_\_\_

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature \_\_\_\_\_ Date \_\_\_\_\_



## **Mansfield Conservation Committee 2014 Meeting Schedule**

The Mansfield Conservation Committee generally meets on the 3<sup>rd</sup> Wednesday of the month at 7:30 p.m. in Conference Room B unless otherwise noted. The following are specific meeting dates for 2014. Agendas will be posted 24 hours before the meeting. This schedule is subject to change.

- January 15, 2014
- February 19, 2014
- March 19, 2014
- April 16, 2014
- May 21, 2014
- June 18, 2014
- July 16, 2014
- August 20, 2014
- September 17, 2014
- October 15, 2014
- November 19, 2014
- December 17, 2014

PAGE  
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**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.

**Mansfield Open Space Preservation Committee**  
DRAFT Minutes of 15, 2013 meeting  
(Joint special meeting with Conservation Commission, followed by OSPC meeting)

Members present: Jim Morrow (chair), Vicky Wetherell, Ken Feathers, Quentin Kessel, Michael Soares. Conservation Commission members: Quentin Kessel (chair), Michael Soares, Joan Buck, Neil Facchinetti, Aline Booth. Jennifer Kaufman and Linda Painter (staff).

1. Meeting was called to order at 7:35.
2. Vicky was appointed acting secretary.

**Old Business**

3. *Mansfield Tomorrow* Linda Painter reviewed the status of the Mansfield Tomorrow project to update the POCD. Draft copies of the goals, policies and strategies for two chapters were presented for review: Natural Systems and Open Space, Parks and Working Lands. Comments were limited due to the short time available to review the material, and they focused on strategies concerning water resources. Jennifer made notes and will forward the comments to Goody Clancy.

4. The joint special meeting adjourned at 9:19.
5. The Open Space Preservation Committee convened at 9:24.
6. Minutes of the September 17, 2013 meeting were approved.

**Old Business**

7. *Mansfield Tomorrow* The committee voted to add to the agenda a committee review of the proposed definition of "open space" for the updated POCD. The committee approved a revised definition, which will be forwarded to Goody Clancy.

**New Business**

8. *LaGuardia easement* Jennifer informed the committee about the proposed easement, which Joshua's Trust has agreed to hold. The committee recommended items to be included in the easement, and they authorized Vicky to forward the committee's report to PZC for the public hearing on October 28.

9. Meeting adjourned at 9:47.

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

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
MONDAY, October 21, 2013  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan  
Alternates present: A. Marcellino, V. Ward, 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. Alternate Marcellino was appointed to act only if needed, but there were no absences or disqualifications. Therefore, he did not act.

**Minutes:**

October 7, 2013 Regular Meeting: Hall MOVED, Ryan seconded, to approve the 10/7/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Chandy, Marcellino and Ward noted for the record that they listened to the recording of the meeting.

**Zoning Agent's Report:**

Noted.

**Old Business:**

- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**  
Holt MOVED, Ryan seconded, to approve the July 11, 2013 application of Storrs Center Alliance LLC (File #1246-14), to amend Article IV, Section B, Definitions, to add a new definition of Limited Service Hotel, and Article X, Section S.4.a to add Limited Service Hotels to the list of uses permitted in the Storrs Center Special Design District. The amendments are approved as submitted to the Commission and heard at Public Hearings on September 3 and September 16th, 2013. A copy of the subject regulations shall be attached to the Minutes of this meeting, and these amendments shall be effective as of November 15, 2013.

In approving this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications. In accordance with the approval criteria identified in Article XIII, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments:

- The application is complete and contains all required information.
- The amendments promote goals and objectives contained in the 2006 Plan of Conservation & Development that encourage an orderly and efficient pattern of development with a sustainable balance of uses, specifically Policy Goal 1, Objectives b and c which encourage higher density residential and commercial uses in areas with existing or potential sewer, public water, and public transportation services, including the Storrs Center 'Downtown' project. The amendments are also consistent with the goals and recommendations contained in the Windham Region Land Use Plan and the 2013-2018 Conservation and Development Policies Plan for Connecticut.
- The amendments promote the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.

- The amendments are consistent with the approved Municipal Development Plan for the Storrs Center Project.
- The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

- The addition of Limited Service Hotel as a permitted use in the SC-SDD District will help implement the vision for Storrs Center as a vibrant, mixed-use town center that is a focal point of local and regional activity with a mixture of residential and commercial uses that provide a critical mass of activity to bring year-round life to the area. The addition of a hotel will provide an expanded market for businesses to draw on, particularly during summer and holiday periods when the number of students and faculty is significantly reduced.
- The Limited Service Hotel use is compatible with other uses currently allowed in the SC-SDD District and the adjacent PB-2 zoning district, which allows hotels/motels by special permit.
- The review process and design guidelines established for the SC-SDD District will ensure that the design of the hotel is in character with the character of Storrs Center.

**MOTION FAILED** with Chandy, Holt, and Ryan in favor and all others opposed.

Hall MOVED, Plante seconded, to **deny** the July 11, 2013 application of Storrs Center Alliance LLC, (File #1246-14) to amend the Zoning Regulations to add a definition of Limited Service Hotel and allow Limited Service Hotels as a permitted use in the SC-SDD zoning district as submitted to the Commission and presented at Public Hearings on September 3 and September 16, 2013.

This denial action is taken as the proposal does not promote the public's health, safety, property values and general welfare and is inconsistent with the purpose of the Zoning Regulations identified in Article I, Section B, specifically Section B.9, which addresses the creation of various zones through which the location of construction and use of land is restricted and regulated to conserve the value of properties and encourage appropriate and compatible uses of land within the various zones and throughout town.

**MOTION PASSED** with all in favor except Chandy, Holt, and Ryan who were opposed.

**b. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**

Hall MOVED, Plante, seconded, to **deny** the July 11, 2013 application of Storrs Center Alliance LLC, (File #1246-15) to amend the Zoning Map for the Storrs Center Special Design District as submitted to the Commission and presented at Public Hearings on September 3 and September 16, 2013.

This denial action is taken because the proposal does not promote the public's health, safety, property values and general welfare due to its failure to comprehensively consider the effect of the proposal on existing land uses in the surrounding area as required by Article XIII, Section D.5. Furthermore, the proposed site plan is inconsistent with Article I, Section B.4, which encourages safe and efficient vehicular and pedestrian facilities and circulation patterns and thereby avoid traffic hazards.

Specifically:

1. The proposed amendment would negatively impact vehicular circulation on Route 195/Storrs Road due to the addition of a new driveway entrance approximately  $\pm 55$  feet from the existing driveway for Storrs Commons to the south and  $\pm 205$  feet from the intersection with Bolton Road Extension to the north.

2. The proposed site is not an appropriate location for a hotel, nor is it the best use of land given the supply of land elsewhere in the general area that is zoned to allow hotel use.

**MOTION PASSED** with all in favor except Holt and Ryan who were opposed and Chandy who abstained.

c. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**

Tabled-awaiting revised plans.

d. **82 Stone Mill Road-Barking Complaints/Kennel Determination**

Curt Hirsch, Zoning Agent, reviewed the history of complaints regarding the property at 82 Stone Mill Road with regard to the number of dogs being kept on the property. He noted that the Commission had previously reviewed this situation on May 21, 2012 and at that time had determined by consensus that the property owners, Richard and Lena LeBlond, were not operating a commercial kennel on the property.

**Chairman Goodwin opened the floor for comments from the public.**

Lesley Dyson-Minearo, 575 Chaffeville Road, explained her complaints and experiences with the dogs at 82 Stone Mill Road and her belief that the owners are operating a kennel in violation of zoning regulations. She submitted materials which will be copied and distributed to members prior to the next meeting.

Robert Minearo, 575 Chaffeville Road, expressed concerns about environmental impacts, property values and the potential negative impact on property owners' ability to market their homes.

Terri Bohn, 77 Stone Mill Road, lives directly across the street from 82 Stone Mill Road. She feels the noise has diminished since they first moved into the neighborhood. The owners have been responsive to their initial concerns and have addressed them and have been wonderful neighbors. When asked by Chairman Goodwin about their observation of litters, Mrs. Bohn responded that she has seen young pups perhaps twice in the last year.

Robert Bohn, 77 Stone Mill Road, noted that when they first moved in the dogs were loud. They have since controlled the situation. He noted that when he works outside there is very little barking. They have fenced in the property and the Bohn's have had no issues since.

Jane Moskowitz, 117 Stone Mill Road, stated that this is not a character judgment about the LeBlond family and that they get along with them. She expressed concern that the number of dogs in a residential neighborhood should be limited, noting that this is not an appropriate use in a residential area. She feels the regulations need to address this better so that everyone in the neighborhood is comfortable. She stated that she does not hear the barking but understands that sound carries in the valley.

Betty Wassmundt, Old Turnpike Road, stated that she was told years ago by the Zoning Office that breeding and selling dogs was considered a kennel use. She asked for consistency and clarification as to the rules.

Charles Dyson, 85 Dog Lane, asked how the PZC intends to protect Town residents from noise and nuisance.

Meg Reich, Bassetts Bridge Road, suggested that the Regulatory Review Committee review this issue and adopt a definition and regulations that address kennels. She suggested using the state statutory definition. She also stated that this could be regulated also as a Home Occupation.

Lena and Richard LeBlond, 82 Stone Mill Road, stated that the circumstances have not changed since they last appeared before the Commission. They reiterated that they show dogs and those same dogs are their pets. They do not board or train dogs or sell dog products, and they do not have visitors come to their home. They breed 1 to 2 litters per year depending on a number of variables. They currently have 13 German Shepherds living at the home; a copy of the most recent inspection conducted by the Town's Animal Control Officer was submitted as verification. They explained how dog licenses work and that they obtained a license which the Town and State call a Kennel License, but this does not mean that anyone

who has such a license is actually operating a kennel. It allows you to register up to 20 dogs and is less expensive than individually registering their 13 dogs. They also indicated that while they purchased an additional 80 licenses, they have no intention of having 100 dogs and their purchase of the additional licenses was to make the point that there is no current limit to the number of licenses that can be purchased.

After extensive debate between Mr. and Mrs. LeBlond, Mr. and Mrs. Minearo and the Commission, Plante MOVED, Holt seconded, to put the matter on the agenda for the next meeting to allow the Commission time to review the materials submitted and the issue of kennels in general. MOTION PASSED UNANIMOUSLY.

**New Business:**

**a. Route 195/Route 44 Corridor Study Application**

Linda Painter, Director of Planning and Development, updated the Commission on the Study Application and noted at this time no endorsement from the PZC is necessary. The Commission engaged in brief discussion regarding the general issue of traffic along Route 195 and the concerns attendant with the various options contemplated.

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

Painter said work continues on the draft POCD revisions.

**Reports from Officers and Committees:**

None.

**Communications and Bills:**

None.

**Adjournment:** The Chairman declared the meeting adjourned at 9:13 p.m.

Respectfully submitted,

Katherine Holt, Secretary

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
MONDAY, November 04, 2013  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:15 p.m. Alternate Ward was appointed to act in Rawn's absence.

**Minutes:**

October 21, 2013 Regular Meeting: Ward MOVED, Ryan seconded, to approve the 10/21/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

**Zoning Agent's Report:**

Noted.

**Old Business:**

**a. 82 Stone Mill Road-Barking Complaints/Kennel Determination**

Goodwin noted that the members received copies of the documents submitted at the last meeting as well as a memo from the Director of Planning and Development outlining the issues. Members discussed various issues, including the unique topography and acoustics of the area which can make it difficult to determine which dogs in the area might be barking; concerns regarding disposal of the dog waste and the proximity to the river; the lack of regulation governing the number of dogs which may be kept as pets and whether there was any significant, new information provided since the matter was last considered in 2012..

With respect to waste disposal, Painter stated that all uses are required to comply with specific performance standards, including liquid and solid discharges and storage and disposal of solid waste. Mr. and Mrs. LeBlond were asked to provide information on waste disposal and stated that their back yard is fenced, preventing the dogs from accessing the river. Dog waste is picked up daily and disposed in trash barrels which are brought to the Mansfield Transfer Station each week.

It was agreed that Regulatory Review should consider this topic at its next meeting and work on refining regulations related to dogs, including the definitions of kennel and commercial kennel, number of dogs allowed on a residential property, breeding, and hours of operation.

Hillary Teachout, Chaffeville Road, expressed her concerns regarding the noise from barking dogs. She stated that the acoustics of that valley are very unique and said that although the barking is not constant, she does hear it more at night and it can be annoying.

Ward will work with staff to draft a formal motion regarding the Commission's interpretation of the regulations for the next meeting.

**b. Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**

Tabled-awaiting revised plans

**New Business:**

**a. 2014 IWA/PZC Meeting Calendar**

Holt MOVED, Ryan seconded, that the Planning & Zoning Commission approve the 2014 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

**b. Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1322)**

Hall MOVED, Ward seconded, to receive the Special Permit Application (File #1322) submitted by Joshua's Tract Conservation and Historic Trust, Inc. to permit use of the property at 624 Wormwood Hill Road, for a Preservation Use including office, meeting and display spaces, as shown on plans dated October 27, 2013 and described in application submissions. In accordance with the authority granted by Article V, Section B.4, the Commission hereby waives the A-2 survey required by Article V, Section A.3.d.2 based on the size of the property, the location of the proposed use and the limited physical improvements. A public hearing is set for December 2, 2013 and the application is referred to staff and committees for review and comment. MOTION PASSED UNANIMOUSLY.

**c. Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd, (File #1323)**

Lewis MOVED, Holt seconded, to receive the Special Permit application (File #1323) submitted by George and Donna Bogdanovich, for an efficiency unit within a single-family residence, on property located at 239 Mt. Hope Road, owned by Kurt Andrews, as shown on plans dated 9-10-01, revised through 10-28-13, and as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for 12/2/13. MOTION PASSED UNANIMOUSLY.

**d. Paideia Use Request**

Linda Painter, Director of Planning and Development explained that a company has requested permission to use the amphitheater site to film a toy commercial. After extensive discussion, which included a brief review of the project history, the current state of construction, liability issues in allowing public access to a construction site, and the delay in receiving updated plans in order to complete the project, the consensus of the Commission was that the request should be denied.

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

Painter stated that work continues on the draft POCD revisions.

**Reports from Officers and Committees:**

Ward noted that a Regulatory Review Committee meeting will be held on 11/21/13 to discuss regulations revisions regarding dogs. The time will be announced.

**Communications and Bills:**

None.

**Adjournment:**

The Chairman set a field trip for 11/13/13 at 2 p.m. and declared the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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

**DRAFT MINUTES**  
**MANSFIELD INLAND WETLANDS AGENCY**  
Regular Meeting  
Monday, November 4, 2013  
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:02 p.m. Ward was appointed to act in Rawn's absence.

**Minutes:**

10-07-13 - Regular Meeting- Hall MOVED, Ryan seconded, to approve the 10-07-13 minutes as written. MOTION PASSED UNANIMOUSLY. Chandy and Ward noted that they listened to the recording of the meeting.

**Communications:**

The Wetlands Agent's Monthly Business report was noted.

**Old Business:** None.

**New Business:**

W1524 – St. Jean – 43 Hickory La – Solar Panels

Ryan MOVED, Holt seconded, to receive the application submitted by C-Tech Solar (File W1524 ) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of 3 solar pole mounts on property located at 43 Hickory Lane owned by Michael St. Jean as shown on a map dated 8/19/13 and revised to 10/2/13, and as described in application submissions, and to refer said application to staff and Conservation Committee, for review and comments. MOTION PASSED UNANIMOUSLY.

**Request for Exemption:**

W1525 – Town of Mansfield – Dunhamtown Forest – Pedestrian Bridge

A brief presentation was given by Jennifer Kaufman, Mansfield's Natural Resources and Sustainability Coordinator, and Eagle Scout candidate, Patrick Kornegay. Then Holt MOVED, Pociask seconded, to approve the application for wetlands file W1525, submitted by the Town of Mansfield for the Dunhamtown Forest property, a project to construct a pedestrian crossing on a footpath located on the property to provide a crossing that will minimize damage to the wetlands underneath, as depicted on a plan dated October 17, 2013, and as described in other application materials.

This action is based on a finding that an exemption under the provisions for recreation projects to be a non-regulated use, as provided in Section 4.1(b) B, 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.

This approval is valid for a period of five years (until November 4, 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.

**Other Communications and Bills:** Noted.

**Adjournment:**

The Chairman set a field trip for 11/13/13 at 2:00p.m., and declared the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Katherine Holt, Secretary

Memorandum:

October 10, 2013

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**

- 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.
- 10-10-13: Inspection - no vehicles are within 25' of wetlands.