

**AGENDA**  
Mansfield Conservation Commission  
Wednesday, June 18, 2014  
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. May 21, 2014
5. **New Business**
  - a. IWA Referrals: W1530 – Rodriguez & Pelletier – 353 Warrenton Rd – addition
  - b. PZC Referrals: PZC File #1326, Zoning Regulation Change Referral
  - c. Appoint a CC representative to the Mansfield/CWC Water Planning/Advisory group
  - d. 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: 5/20/14
    - PZC: 6/2/14
    - IWA: 6/2/14
  - b. Wetlands Agent Month Business Report
  - c. Other
8. **Other**
9. **Future Agendas**
10. **Adjournment**

Town of Mansfield  
CONSERVATION COMMISSION  
Meeting of 21 May 2014  
Conference Room B, Audrey P. Beck Building  
(draft) MINUTES

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

Town Staff: Linda Painter

1. The meeting was called to order at 7:31 PM by Chair Quentin Kessel. Booth and Buck were designated voting members for the meeting.
2. The draft minutes of the 19 March 2014 meeting were approved as written (Dahn, Buck seconded).

### 3. New Business

The EIEs for the new residence hall and science/engineering buildings at UConn were reviewed. The following comments were forwarded to Painter for possible inclusion into a statement for the Town Council:

The CC notes that no mitigation for the disturbed 930 sq. ft. of wetland was included in the Residence Hall proposal. Such mitigation does not need to be close to the site and the CC recommends that the University consider mitigation at some other suitable location to be determined by the University. An alternative that might provide a partial mitigation was discussed, and this was the possibility of a rain garden in the courtyard at or near the site of the current wetland area.

It was questioned whether "green roof" areas might be extended/added to for each of these buildings.

**Memo to the Mansfield Town Council concerning open space and the UConn Master Planning effort.** It was agreed to forward a letter to the Town Council urging them to remind the planners of the historic collaborations the Town and UConn have enjoyed. Included in this letter (see Attachment #1) is an environmental statement of policy made by the University Board of Trustees in 1977 and it is accompanied by copies of the 1966 Open Space Plan for the Town of Mansfield, a supporting portion from the Mansfield 1971 Plan of Development, and a 1973 section of a University document "Environment and Esthetic Considerations."

Painter brought the Commission up to date on several issues: the retirement of Grant Meitzler as the Town's IWA agent and his replacement by former CC member Jennifer Kaufman, the 4-corners sewer status, as well as the expectation that the Hillside Road Extension construction would take place in the coming months.

The following resolution (Hill and seconded by Soares) was unanimously approved for forwarding to the Town:

RESOLVED

Grant Meitzler has served the Mansfield Conservation Commission for many, many years and words cannot convey the level of our gratitude for his assistance and guidance. His knowledge of every corner of the Town of Mansfield and his expertise will be sorely missed.

The meeting adjourned at 9:05 PM.

Respectfully submitted,

Quentin Kessel, Secretary, *pro. tem.*

ATTACHMENT #1:

TO: THE MANSFIELD TOWN COUNCIL  
FROM: THE MANSFIELD CONSERVATION COMMISSION  
DATE: MAY 21, 2014

SUBJECT: THE UNIVERSITY OF CONNECTICUT MASTER PLANNING EFFORT

The Town of Mansfield and the University of Connecticut share a common concern and history with regard to the protection of the environment. Recent collaborations include the permanent protection of the Sullivan's/Tift Pond area (Mansfield's Albert E. Moss Sanctuary, formerly owned by the University) and temporary protection of the University-owned former Moss property on Daleville Road.

The Mansfield Conservation Commission (CC) views the current Master Planning effort of the University as an opportunity to further these historical concerns and urges the Town Council (TC) to remind the master planners of past efforts undertaken by both the Town and the University. In the short term, the CC is concerned that the master planners avoid making recommendations that are largely irreversible and detrimental to the environment, e.g., the placement of buildings in locations contrary to the University of Connecticut Board of Trustees (BOT) policy (quoted below). In the long term, the CC hopes that the Town and the University might find a way to integrate their environmental goals. The importance of "connectivity" has moved to the forefront of environmental planning in recent years: the connectivity of wetlands, watercourses and watersheds to downstream water quality; the connectivity of interior forests tracts for the benefit of both

humans and wildlife. Many other connections tie the Town of Mansfield to the University. Intelligent planning requires that we recognize these connections, set common goals and work together to achieve them.

If the master planners are not already aware of it, please bring to their attention the (BOT) approved policy, "THAT the Board of Trustees commits the University to a general policy of preservation that would to the maximum extent possible preserve the institutional inheritance of significant architecture, historic sites, and scenic open space, including views and vistas, natural stone outcroppings, stone walls and other amenities that distinguish the campuses of this land grant institution. AND FURTHER THAT it requests the administration to develop suitable management procedures to implement this general policy of preservation and conservation." ( BOT minutes, January 14, 1977).

Copies of this document and others demonstrating our common interests are herein forwarded to the TC; in addition to the BOT document these are:

1. 1966, CC "AN OPEN SPACE PLAN FOR THE TOWN OF MANSFIELD"  
This is from an era when the Town and the University were almost one and the same, e.g., five of the seven CC members were either faculty or closely allied with the University.
2. The Mansfield 1971 plan of development adopted by the PZC added to the earlier recommendations and suggested that several University areas (p. 125) be designated as open space. These included not only Sullivan's/Tift Pond but included the Valentine Ravine, land adjacent to Fifty Foot and Fenton River lands, much of the last area is now known as the UConn Forest. The Town, the University, Joshua's Trust and other organizations and individuals have now provided permanent protections to many of the properties originally designated worthy of protection by the CC: the Sullivan's/Tift Pond area, the Wolf Rock Area, Fifty Foot, Coney Rock, Lions Club Park, and Codfish Falls Ravine, among others. The Town is striving to protect other key properties in updating its Plan of Conservation and Development and ask the TC to urge the UConn master planners to work toward preserving important areas under its stewardship.
3. Pages from a 1973 University document, "SUMMARY OF FINDINGS AND RECOMMENDATIONS FACILITIES RESOURCE GROUP". "9) ENVIRONMENTAL AND ESTHETIC CONSIDERATIONS" which recommends that "Respect for environmental factors in site planning, energy conservation, and the preservation of natural resources is of prime importance in a field which, by definition, is a major influence in the shaping of the world we live in and hope to enjoy."

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May 28, 2014

To: Jennifer Kaufman  
From: Michael Rodriguez

Per our phone call, here is an updated project description for our property. Please refer to site map dated 5/20/14 for the most up to date plans.

Application amendments:

Part C- Project Description:

- 1) Addition off south side of house (full basement, first floor family room, second story master bathroom and closet space) proposed 20'x34'. The addition's closest point to closest intermittent watercourse is about 55' to the swale in the backyard. Plan to fill in old dug well near corner of addition. About 250 yards of soil will need to be removed for the basement, no wetland disturbance for this part. There is a slight grade from the house to the wetlands. Normal home type construction methods, use of excavator and dump trucks. Planning to work in the dry portion of summer/early fall. The only wetlands application for this property is the one this is amending.

Need for existing project approval:

- 2) In 2009 I constructed a channel within the wetlands to direct water from the north to the south in a contained manner. To construct this channel I spread about 30 cubic yards of loam near the wetlands and about 25 cubic yards of riprap were deposited into the wetlands. The area surrounding the channel has been seeded with grass. This improvement to the watercourse has helped my neighbors have less pooling water on their lawn in the wet seasons.
- 3) In 2010 I installed a 14'x10' shed about twenty feet from the wetlands. The shed was placed on a 16'x12'x8" crushed stone pad.

As part of this modified application, I am requesting permission to complete two additional activities:

- 4) Create more lawn space by adding roughly an additional 70' of concrete pipe to the existing pipe installed when creating the channel. I would like to cover the concrete pipes with some of the clean fill from the construction of the proposed addition and top coat with new loam and seed to create additional lawn area. The swale is useful in the spring when snowmelt and showers create excess water runoff from the properties to the north of my land. The water follows the channel and makes its way to a drain at the edge of Warrenton Rd. (Rt. 89).
- 5) Construct an 18'x24' patio 65' feet from the edge of wetlands. For this activity I plan to spread about 16 cubic yards of gravel as the base to raise the patio height to correspond to the existing porch and new addition.

-please see next page

#### Part D- Site Description

The site for the addition has not changed; it is mostly flat and well drained. The swale was created to offset a muddy swamp area that attracted mosquitoes. A similar landscape still exists at the property to the north. For most of the year it is a dry rock trench, and in the spring a slow flowing stream. The water seems to originate north of the existing section of pipe, so I feel that adding to it will not increase or decrease the passage of water across my property. The location of the shed was the only place I could fit without the risk of falling limbs and ease of delivery.

#### Part E- Alternatives

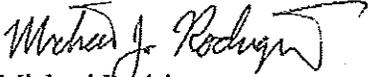
I have no alternatives for the addition. As for the swale, it seemed the least invasive way to improve the watercourse. The only real alternative is to not lay more pipes, but I feel it doesn't change the outcome on the flow of water. It would just give me the future option of using the lawn space without the risk of broken ankles from stepping on the rocks.

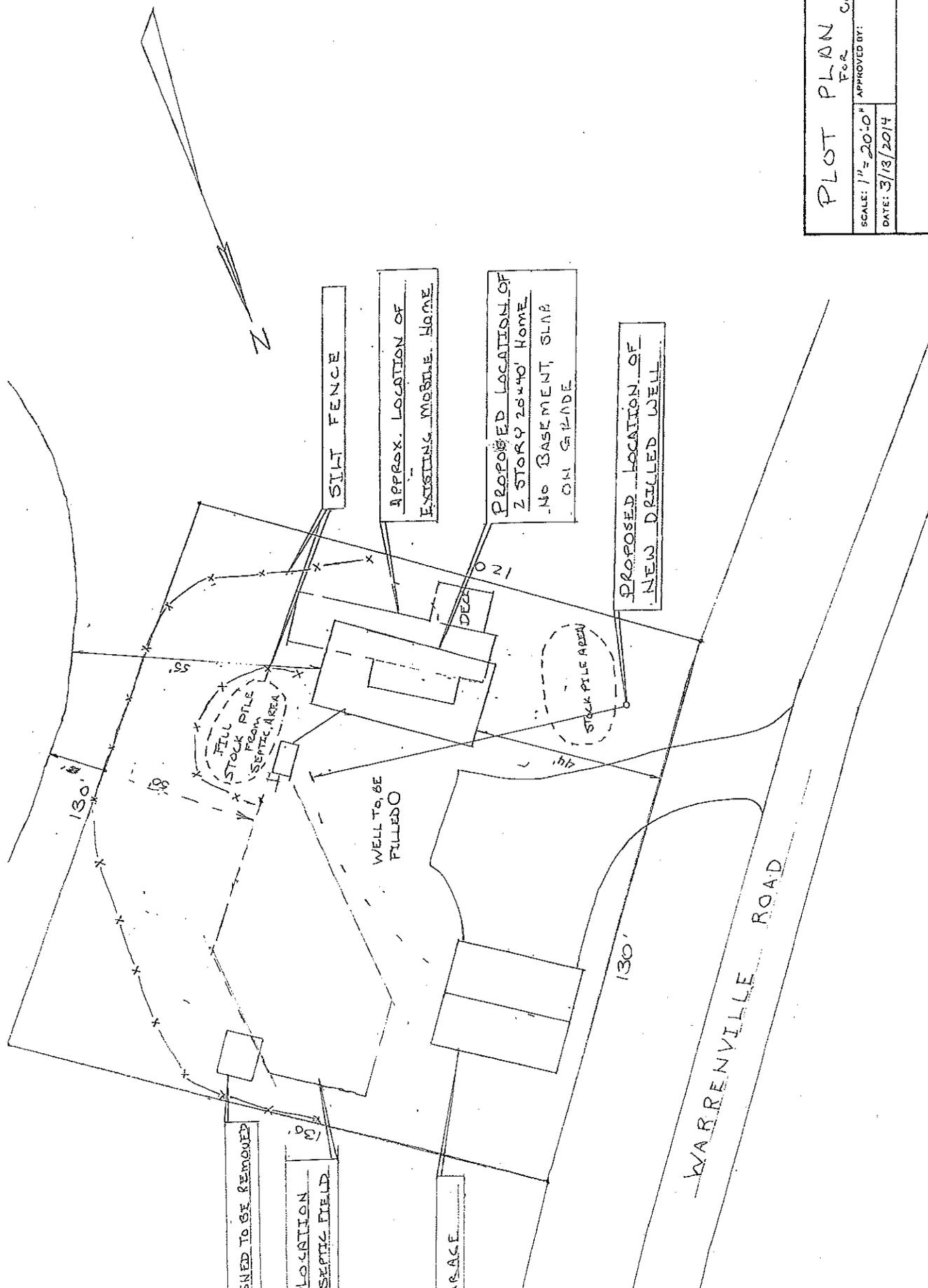
#### Part F: Map/Site plan

Please see updated map dated 5/20/14.

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

I have sent an updated written notification to the property abutters listed in the original application and also the updated site plan and project description to Willimantic Water Works.

  
Michael Rodriguez  
353 Warrenville Road  
Mansfield Center, CT



PLOT PLAN 368 WARREN L  
 FOR CATHY ANN CLAR  
 APPROVED BY:  
 SCALE: 1" = 20'-0"  
 DATE: 3/13/2014  
 DRAW  
 REVIT

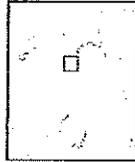
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© MainStreetGIS



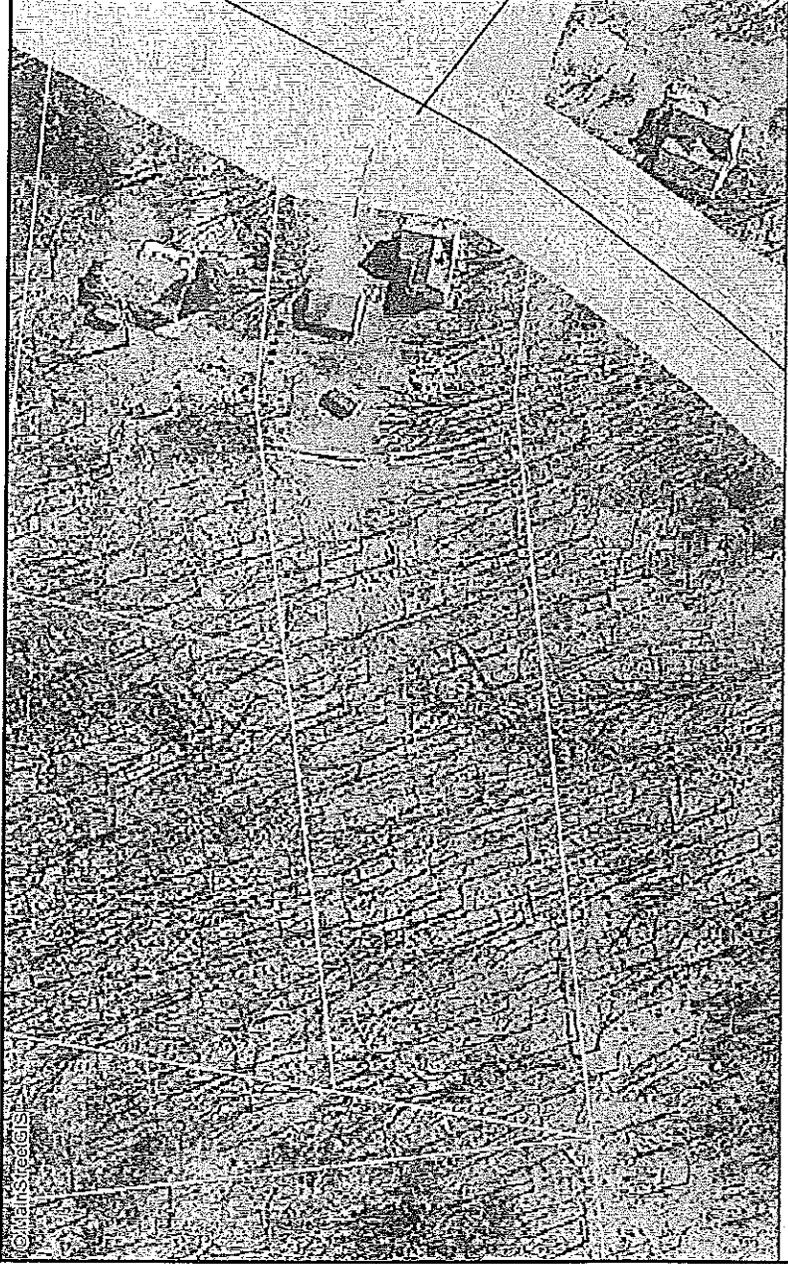
1 in = 80.15 ft



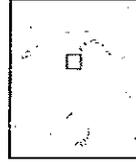
Printed on 5/29/2014  
Last update: Property information Daily, GIS parcel lines 8/12/2012

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Mansfield, Connecticut and MainStreetGIS assume no legal responsibility for the information contained herein.

**MainStreetGIS**  
MainStreetGIS, LLC  
www.mainstreetgis.com



1 in = 80.15 ft

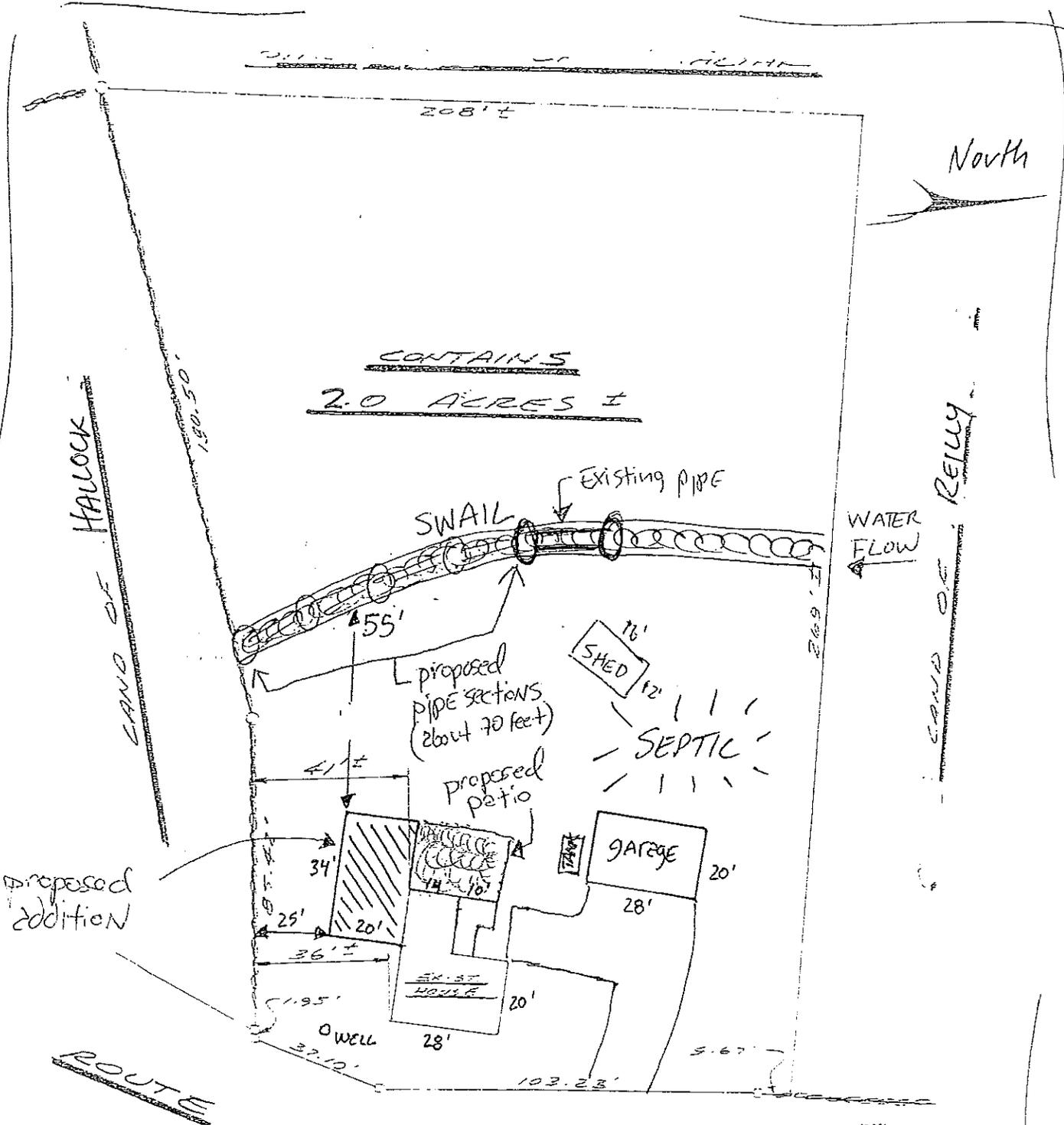


Printed on 5/29/2014  
 Last update: Property Information Daily, GIS parcel lines 8/1/2012

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 www.mainstreetgis.com



PERMIT PLAN

DEGRADED FOC

MICHAEL RODRIGUEZ APRIL 28, 2014



MANFIELD, CONNECTICUT

SCALE: 1" = 40'

Revised through May 29, 2014

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**APPLICATION REFERRAL**  
**Mansfield Planning and Zoning Commission**

- 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

The Planning and Zoning Commission has received a Regulation Change Application and will consider the application at a Public Hearing/regular meeting on July 7, 2014. Please review the application and reply with any comments to the Planning Office before July 1, 2014. For more information, please contact the Planning Office at 429-3330.

**APPLICATION INFORMATION**

**Applicant:** East Brook F, LLC

**Owner:** East Bbrook F, LLC

**Agent(s):** Susan A. Hays, Updike, Kelly & Spellacy, P.C.

**Proposed Use:** Zoning Regulation Amendment , PZC File # 1326

**Location:** 95 Storrs Road

**Zone Classification:** PB-1 (Professional Office 1)

**Other Pertinent Information:**

- o File is available in the Planning and Zoning Office for your review.
- o
- o
- o

Signed: *Jessie L. Shea*

Date: *6/10/14*



APPLICATION TO AMEND THE ZONING REGULATIONS  
(See Article XIII of the Zoning Regulations)

File # 1326  
Date 5-15-14

1. APPLICANT East Brook F LLC  
(Please PRINT)  
Street Address c/o Updike, Kelly & Spellacy, PC Telephone (860) 548-2600  
Town 100 Pearl Street, Hartford Zip Code 06103

Susan A. Hays, agent  
(Signature)

2. AGENT who may be contacted directly regarding this application:  
Susan A. Hays Updike, Kelly & Spellacy, P.C.  
Name (please PRINT) 100 Pearl Street, Hartford, CT 06103  
Address  
(860) 548-2640  
Telephone number

3. List article(s)/section(s) of Zoning Regulations to be amended:  
(Consideration should be given to interrelated sections that must also be modified to ensure consistency within the Regulations)  
Article 6, Section B.23;q.2; Article 8 Schedule of Dimensional Requirements and Notes;  
Article 10, Section D.6; Article 10, Section D.20 (new); Article 10, Section  
H.5.e

4. Exact wording of proposed amendment(s) – use separate sheet if necessary:  
See Attached

5. Statement of Justification addressing approval considerations of Article XIII, Section C and  
(1) substantiating the proposal's compatibility with Mansfield's Plan of Development;  
(2) the reasons for the proposed amendment (including any circumstances or changed conditions that justify the proposal and how the amendment would clarify or improve the Zoning Regulations);  
(3) the effect the change would have on the health, safety, welfare and property values of Mansfield residents

(use separate sheet if necessary)

See Attached

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

  X   Application fee  
 N/A  Reports or other information supporting the proposed amendment (list or explain):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(end of applicant's section)

\*\*\*\*\*

(for office use only)

Date application was received by PZC: \_\_\_\_\_ Fee submitted \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_ Date of PZC action \_\_\_\_\_

Action: Approved \_\_\_\_\_ Effective \_\_\_\_\_

Denied \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Chairman, Mansfield Planning & Zoning Commission

\_\_\_\_\_  
Date

**PROPOSED AMENDMENTS TO MANSFIELD ZONING REGULATIONS**

1. **Article Six, Section B. 23. g. 2.:** Delete the first three sentences of the subsection and replace with the following: “The Commission shall have the authority to require up to a 75 foot wide landscaped buffer area where a site abuts a more restrictive zone or an existing residential use. In addition, the Commission shall have the authority to require a landscaped buffer area when a commercial, industrial, multi-family or other non-residential use abuts a historic structure or a cemetery. The width of the buffer for commercial, industrial, multi-family or other non-residential use that abuts a historic structure or cemetery shall be determined with reference to the existing physical characteristics of the property, such as topography, adjacent flood hazard, the location of existing structures, existing non-conforming lot characteristics, the nature of the activity or the nature of the landscaping plan but in no event may the Commission require more than a 75 foot wide buffer. Buffers for a commercial, industrial, multi-family or other non-residential use that abuts an environmentally sensitive feature such as a river, brook, pond or wetland area shall be as determined by the Inland Wetland Agency.”

2. **Article 8:** Modify the chart in Article 8 Schedule of Dimensional Requirements to replace the row regarding PB-1, PB-2, PB-3, PB-4, PB-5 and I with the row shown on Exhibit A attached hereto. Add a new Note 22 to Notes of Schedule of Dimensional Requirements as follows:

22. If a property in one of the listed zones abuts a residentially zoned property, then the yard that is adjacent to such residentially zoned property shall meet the following applicable requirement: Front Yard – 100 feet; Side Yard – 50 feet; Rear Yard – 50 Feet.

3. **Article 10, Section D. 6.**

Delete Subsection V and modify Subsection U to read as follows:

U	Retail, personal services, restaurant and other similar uses within a building or buildings on a site that contains not less than 250,000 SF of gross floor area in all buildings	Four spaces per 1,000 sq. ft. of net retail floor area. Interior pedestrian walkways between tenant spaces shall not be included as net retail floor area
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4. **Article 10, Section D.** Add new Subsection 20 as follows: **Deferred Construction.** In a commercial development in a Planned Business Zone, an applicant may defer construction of not more than ten percent (10%) of the required parking spaces provided it indicates on its site plan the location where such parking shall be constructed should actual use indicate a need for such parking spaces and provided further that it provides a parking study as part of its application to demonstrate that the deferral of construction of

such spaces will not adversely impact the operation of the development. If, at any time, the zoning enforcement officer determines that the deferred parking spaces (or a portion thereof) are required for the operation of the property in a safe manner, the owner shall construct such deferred parking spaces within a reasonable period of time of receipt of written notice from the zoning enforcement officer and, in any case, not less than 180 days from receipt of such notice.

5. Article 10, Section H.5.e – Delete the existing provision and replace with the following: If any excavation shall take place within fifty (50) feet from a property line, the applicant shall give notice of the application to the owner(s) of property from which such fifty (50) feet is measured within seven (7) days following the Commission's receipt of the application. Said notification, which shall be sent by Certified Mail, shall include the applicant's Statement of Use and mapping that depicts areas of proposed activity. The notice shall also reference the fact that the complete application is available for review in the Mansfield Planning Office.

EXHIBIT A

Article Eight  
SCHEDULE OF DIMENSIONAL REQUIREMENTS

Zone	Minimum Lot Area/Acres See Notes (3)(4)(18)	Minimum Lot Frontage/FT See Notes (4)(6)(7)(13)(16)	Min. Front Setback Line (In Feet) See Notes (4)(8)(9)(15)(16)(17)(21)	Min. Side Setback Line (In Feet) See Notes (4)(10)(11)(15)(16)(17)(21)	Min. Rear Setback Line (In Feet) See Notes (4)(15)(16)(17)(21)	Maximum Height See Note (14)(17)	Maximum Building Ground Coverage (17)
PB-1, PB-2, PB-3, PB-4, PB-5, I See Note (1)	See Note (3)	300	26 (See Note 22)	16 on at least one side; other side may be zero; for buildings with a height in excess of 30 feet one side yard must be at least 26 (See Note 22)	16; for buildings with a height in excess of 30 feet rear yard must be 26 feet (See Note 22)	40 (see Note 19)	(PB-1) 25% 20%

Attachment to Application of East Brook F LLC  
For Amendment to Text of Zoning Regulations

**STATEMENT OF JUSTIFICATION**

As the Commission is aware, the decision on the application of East Brook F LLC ("East Brook") for the expansion of the East Brook Mall was appealed by an adjacent property owner. That appeal was decided in favor of the appellant and the judge in the case ordered that a new hearing be held on the application with proper notice being given. East Brook is prepared to submit plans for a new hearing on the Michael's expansion. However, in the time between the approval of the original application and the judge's decision, a case, called MacKenzie v. Planning and Zoning Commission of the Town of Monroe, was decided by the Connecticut Appellate Court that impacts the application. The defendants in the MacKenzie case did not seek further review in the Supreme Court. Therefore, it is binding precedent.

As the Commission may be aware, the MacKenzie case essentially held that a regulation that purports to vest in a planning and zoning commission the authority to waive compliance with (or to vary or modify the requirements of) a regulation that is otherwise applicable to a particular land use application is unauthorized by the Connecticut General Statutes and is invalid. When approving the East Brook application for the Michael's expansion, the Commission did so utilizing regulatory provisions that could be considered waivers. Under MacKenzie, those actions would now be deemed invalid. Thus, in order to allow for the approval of the plans as presented and as constructed, certain provisions of the Mansfield Zoning Regulations need to be modified.

In this application, the Applicant has addressed as few of the regulations as is possible to enable the Commission to re-approve the Michael's expansion application. The Applicant understands that the Zoning Regulations are currently undergoing a comprehensive review and that addressing all of the issues raised by MacKenzie will be a part of that process. However, the timing of that process will not fit in with the timing that will likely be required by the court on the remand of this case. We have reviewed the Zoning Regulations with staff and counsel and have made the minimal changes required to address the issues while also staying true to the assumed intent of the provisions being modified and retaining, to the extent possible, the particular powers provided in those provisions.

These modifications are needed so that the Zoning Regulations can comply with the law as it now stands. As they are not significant substantive changes to the Zoning Regulations but a reworking of existing regulations or codification of intent and past practices, we believe that the proposed modifications, as with the existing Zoning Regulations, are compatible with the Mansfield Plan of Development and that the changes would not impact the health, safety, welfare or property values of the Mansfield residents. Rather, the modifications will continue to allow the orderly development of property in Mansfield in substantially the same manner as currently prevails.

**Mansfield Open Space Preservation Committee**  
DRAFT Minutes of May 20, 2014 meeting

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

1. Meeting was called to order at 7:35.
2. Vicky was appointed acting secretary.
3. Minutes of the April 15, 2014 meeting were approved.

**Old Business**

3. *Mansfield Tomorrow* The committee reviewed a draft of an appendix for the Plan: the Open Space Acquisition Priority Criteria. They recommended revisions, including renaming the list as "Open Space Evaluation Criteria."

The committee also reviewed a preliminary draft of the Action Plan for Chapter Four: Open Space, Parks and Agricultural Lands. Another version of this draft will be forwarded to committee for further review.

4. Meeting adjourned at 9: 35.

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DRAFT MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, June 2, 2014  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall (7:28pm-9:00pm), K. Holt, G. Lewis, P. Plante (7:28pm-9:10pm), B. Pociask (7:28pm -8:30pm), K. Rawn, B. Ryan  
Alternates present: P. Aho, S. Westa  
Alternates absent: V. Ward  
Staff Present: Linda Painter, Director of Planning and Development  
Curt Hirsch, Zoning Agent  
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:28 p.m.

\*\* Alternates were seated upon departure of members: Westa for Pociask who left at 8:30 and Aho for Hall who left at 9 p.m.

Approval of Minutes:

a. **May 19, 2014 Meeting**

Hall MOVED, Ryan seconded, to approve the 05-19-14 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch called members attention to the ZBA Hearing Notice which noticed a hearing on a variance request to increase the number of rental units in a residence from three to four.

Old Business:

a. **Application to Amend the Zoning Regulations, East Book F, LLC, PZC File #1326**

Istem was tabled pending a 7/7/14 Public Hearing.

New Business:

a. **New Special Permit, Colonial Townhouse Apartments, Foster Drive, PZC File #1327**

Holt MOVED, Ryan seconded, to receive the Special Permit Application (File #1327) submitted by Colonial Townhouse Apartments, for the addition of 31 units within existing buildings, on property located at Foster Drive, as shown on plans dated 3/17/14, as shown and described in application submissions, and to refer said application to staff and committees, and the Town of Windham for review and comments and to set a Public Hearing for 7/7/14. MOTION PASSED UNANIMOUSLY.

b. **Gravel Permit Renewals**

- Banis property on Pleasant Valley Road (File #1164)
- Hall property on Old Mansfield Hollow Road (File #910-2)
- Green Property, 1090 Stafford Road (File #1258)
- Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)

Holt MOVED, Ryan seconded, that the Commission set a public hearing for July 21, 2014, for the purpose of hearing special permit, gravel renewal requests and that the existing permit period be extended until August 5, 2014. MOTION PASSED UNANIMOUSLY.

The Chairman set a Field Trip for Wednesday, June 11, at 3 p.m.

c. **Request for Temporary Food Vendor authorization, Adventure Park at Storrs, PZC File #1313**

Plante MOVED, Holt seconded, that the PZC authorize the temporary use of transient food vendors, on the

site of The Adventure Park at Storrs, as described in a 5/27/14 email from Lynn Stoddard to Curt Hirsch. There shall be no more than two vendors on site at the same time and the vendors shall operate only during the days and hours that the park is open for business. MOTION PASSED UNANIMOUSLY.

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

The Commission discussed Chapter 10, pages 1-19. The remainder of Chapter 10 will be discussed at the regular meeting on June 16, 2014.

**Reports from Officers and Committees:**

Noted.

**Communications and Bills:**

Holt MOVED, Plante seconded, to add to the agenda under Communications and Bills the correspondence from Mary Stanton regarding appointment of a PZC member to the Connecticut Water Company Water System Advisory Committee. MOTION PASSED UNANIMOUSLY.

While some members expressed interest in having a representative on the advisory committee, Goodwin questioned whether there would be a conflict of interest since the committee will be reviewing connection requests for projects that require Commission approval. In particular, there was concern that participation could be viewed as prejudging an application prior to the opening of a public hearing. Members requested that staff obtain a legal opinion from the Town Attorney with regard to whether a PZC member serving on the CWC advisory committee would have to recuse him/herself from participating in Commission review of a project that had been previously referred to and reviewed by the advisory committee.

**Adjournment:** The Chairman reminded members of the Field Trip set for Wednesday, June 11 at 3 p.m., and declared the PZC meeting adjourned at 9:41 p.m.

Respectfully submitted,

Katherine Holt, Secretary

**DRAFT MINUTES**  
MANSFIELD INLAND WETLANDS AGENCY  
Regular Meeting  
Monday, June 2, 2014  
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall (7:03 p.m.), K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan  
Alternates present: P. Aho, S. Westa (7:02 p.m.)  
Alternates absent: V. Ward  
Staff present: Jennifer Kaufman, Inland Wetlands Agent  
Linda Painter, Director of Planning and Development

Chairman Goodman called the meeting to order at 7:00 p.m. and appointed Aho to act in Hall's absence until his arrival at 7:03 p.m.

**Minutes:**

05-05-14 - Regular Meeting- Chandy MOVED, Pociask seconded, to approve the 05-05-14 minutes as written. MOTION PASSED with all in favor except Goodwin who disqualified herself.

05-14-14 -Field Trip Minutes- Ryan MOVED, Holt seconded, to approve the 05-14-14 field trip minutes as corrected. MOTION PASSED with Goodwin, Holt and Ryan in favor and all others disqualified.

**Communications:** Noted.

**Old Business:**

W1528 – R. Mott – 368 Warrenville Rd – New house to replace mobile home

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Robert E C Mott (File #W1528) to replace a mobile home with a small house on a 0.37 acre lot, on property owned by Cathy Ann Clark, located at 368 Warrenville Road, and as shown on a plan dated 5-3-2014 and as described in other application submissions.

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

1. The applicant shall submit a revised plan for approval by the Inland Wetlands Agent that meets the following conditions:
  - a. All stockpiles shall be located at least 50 feet away from the wetland;
  - b. Silt fence shall be placed at least 25 feet away from the wetlands along the downhill side of the work area; and
  - c. Additional silt fence shall be placed around stockpiles of topsoil and excavated material.
2. Erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until June 2, 2019), 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.

W1530 – Rodriguez & Pelletier – 353 Warrenville Rd – addition

Holt MOVED, Hall seconded, to receive the modified application of Michael Rodriguez and Melissa Pelletier (File #W1530) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a house addition with basement, patio, shed and piped channel on property owned by the applicants, located at 353 Warrenville Road as shown on a revised map dated May 20, 2014 and as described in revised application submissions. Action on this item is hereby postponed to the meeting of July 7, 2014 to allow time for staff and the Conservation Commission to review the unpermitted and the new activities. MOTION PASSED UNANIMOUSLY.

New Business:

Presentation from CT Water Company Re: New Water Connection to Tolland

Chris Wojciak and Dan Lesnieski, representatives from CWC, were present to discuss the proposed route of the new water line. Since the plans for the route were submitted and distributed to the Agency this evening, the consensus of the Agency was to schedule a Special Meeting on June 16, 2014 to discuss the plans, so as to allow adequate time for review and submission of comments to CWC. Mr. Wojciak and Mr. Lesnieski will return for a discussion of submitted comments on July 7, 2014 at 7pm.

UConn STEM Residence Hall-DEEP Permit Application

The consensus of the Agency was to submit the same recommendations with respect to wetland impacts and mitigation to DEEP that were contained in the correspondence previously submitted to UCONN in the joint Town Council and PZC correspondence.

Other Communications and Bills: Noted.

Adjournment: The Chairman adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Katherine Holt, Secretary



# Town of Mansfield

## Department of Planning and Development

**Date:** May 29, 2014  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** Monthly Business Report

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### **Chernushek- 473 Middle Turnpike**

On May 20, 2014 Grant Meitzler reported that he had driven by the site and there were no changes.

### **Mansfield Auto Parts - Route 32**

On May 20, 2014, Grant Meitzler and Jennifer Kaufman inspected the site and noticed that there were numerous car doors within 25 feet of the wetlands. The owner agreed to remove the doors and store them at least 25 feet away from the wetland. Kaufman will return in two weeks to confirm that this has been completed.

**Agent Approvals-** Pursuant to Section 12.1 of the Mansfield Inland Wetlands and Watercourses Regulations, the Inland Wetlands Agent approved construction of a deck at 52 Browns Road in the upland review area (over 75 feet from the wetland).

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