

AGENDA
Regular Meeting
Mansfield Conservation Commission
Wednesday, November 19, 2014
Audrey P. Beck Building
Council Chambers
7:30 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Presentation**
 - a. Rich Miller, Director, Office of Environmental Policy; UConn Environmental Sustainability Update
4. **Opportunity for Public Comment**
5. **Minutes**
 - a. October 22, 2014
6. **New Business**
 - a. IWA Referrals:
 - W1539- Anderson, 74 Knowlton Hill Road, Pond Dredging
 - W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage
 - W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision
 - W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision
 - W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request
 - W1544-OMS, 625 Middle Turnpike, Site Work
 - Request for Jurisdictional Ruling-Holt, 653 Storrs Road
 - b. Other
7. **Continuing Business**
 - a. Kaufman Review of Monitoring Procedures for Town-Owned Easements
 - b. Town of Coventry/ Mansfield grant proposal to CT DEEP for Control of Fanwort in Eagleville Lake
 - c. Mansfield Tomorrow | Our Plan ▶ Our Future
 - d. Swan Lake Discharge Mirror Lake Dredging and other UConn Drainage Issues
 - e. UConn Agronomy Farm Irrigation Project
 - f. Eagleville Brook Impervious Surface TMDL Project
 - g. UConn Hazardous Waste Transfer Station
 - h. Ponde Place Student Housing Project
 - i. CL&P "Interstate Reliability Project"
 - j. Protecting Dark Skies in the Last Green Valley
 - k. Water Issues
 - l. Other

8. Communications

a. Minutes

- Open Space: 10/16/14
- PZC: 11/3/14
- IWA: 11/3/14

b. Other

9. Other

10. Future Agendas

11. Adjournment

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 22 October 2014
Conference B, Audrey P. Beck Building
(draft) MINUTES

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

1. The meeting was called to order at 7:32p by Kessel. Alternate Booth was designated a voting member for this meeting and "2015 Meeting Schedule" was added to the agenda. Grant Meitzler was enthusiastically welcomed as a new Commission member, replacing Peter Drzewiecki, when he arrived at 7:55p.

2. The draft minutes of the 17 September 2014 meeting, as revised on 22 September, were approved as written.

3. There were no IWA referrals. Because this meeting was moved from its regular third Wednesday (15 October 2014) to avoid a conflict with the annual meeting of Joshua's Trust, the Commission missed the opportunity to comment on wetlands applications W1536, W1537, and W1538 referred to it by the Inland Wetlands Agency at its 06 October meeting.

4. **2015 Meeting Schedule.** The 2015 meeting schedule prepared by Jesse Neborsky was unanimously approved: the Commission will, as usual, meet at 7:30p on the third Wednesday of each month.

5. **Monitoring Conservation Easements.** According to Planning, Acquisition, and Management Guidelines adopted by the Town Council in 2009, "The Conservation Commission, with staff assistance, shall be responsible for periodically monitoring Mansfield's existing Conservation Easements." It has been some time since any of the land protected by conservation easements has been inspected by the Commission to verify that the terms of the easement have been respected. The Commission needs to develop and execute a plan for carrying out the mandated monitoring.

Kaufman distributed a list of conservation easements, a map on which some of them can be located, an old "Mansfield Conservation Easement Monitoring/Inspection Report Form," and copies of the "Inspection Report" and "Annual Monitoring Report" forms for land in the Connecticut Agricultural Land Preservation Program. To this material Kessel added copies of instructions for monitoring conservation easements drafted by Joshua's Trust (letter dated 22 September 2014), along with its "Conservation Restriction Monitoring Report" form.

Kaufman plans to send a letter to those whose property is covered by a Town conservation easement, reminding them that the easement legally requires certain things of them and indicating that they should expect periodic inspections to monitor compliance with its terms. Soares volunteered to assist in drafting such a letter and developing an easement inspection form. The Commission agreed that it would be nice to have rough drafts of these at the November meeting.

In addition to getting the general letter, individual owners should be contacted in advance by letter or phone to schedule an inspection. This will require getting contact information.

It was agreed that late winter and early spring, when foliage is gone, is probably the best time to do inspections, and that the Commission should aim to begin doing them in March 2015. The

number actually done next year should give the Commission a better idea of how frequently properties can realistically be monitored. If the boundaries of an easement are not marked in the field, it could be difficult and time-consuming to determine just what is subject to inspection.

6. Eagleville Lake fanwort control: background. According to Kaufman, the spread of fanwort in Eagleville Lake was brought to the attention of Mansfield and Coventry by the Storrs Agricultural Experiment Station, which recommended using herbicide to control the invasive plant. The other options are mechanical removal or a benthic barrier. Each option has drawbacks. Since the Willimantic River flows through the lake, herbicide would be washed downstream; mechanical removal would require drawing down the lake, which isn't good for the aquatic ecosystem and would require a permit; a benthic barrier could exclude fanwort from only part of the lake. Facchinetti noted that use of the proposed herbicide in Massachusetts is limited to ponds with no outlet. Kaufman thought that Mansfield and Coventry should probably commission a study to determine whether herbicide treatment is really the best option before proceeding with it.

7. UConn Master Plan. Information about UConn's draft 2014 Master Plan will be presented from 6:30 – 8:00p on Thursday, 30 October, in the Council Chambers.

8. Economic value of open space. Kessel noted that UConn Economics Professor Fred Carstenson was to speak elsewhere in Connecticut on the economic value of open space. The Commission agreed that he should be approached about giving a similar talk here in Mansfield.

9. Mansfield Tomorrow. Booth asked if the Commission was going to get copies of the conservation sections of the new draft Plan of Conservation and Development for review. Kaufman assured her that they will be forthcoming.

10. Adjourned at 8:35p. Next meeting: 7:30p, Wednesday, 19 November 2014.

Scott Lehmann, Secretary, 31 October 2014.



Town of Mansfield

Inland Wetlands Agency

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

Mansfield Auto Parts - Route 32

On May 20, 2014, Grant Meitzler and I 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. The doors had not been moved as of June 6, 2014. I returned to the site on June 20, 2014 and noted that the staff was in the process of moving the items and I returned on July 31, 2014 and the issue was resolved.

During an inspection on July 31, 2014, I noted that a car was parked approximately 20 feet from the wetland. The owner was asked to move it. When I returned on August 28, 2014 the car had not been moved. The owners were reminded to again to move the car at least 25 feet away from wetlands. On September 15, 2014 I visited the site and the car had been moved. I will continue to monitor this issue. On October 29, 2014 I monitored the site and all cars and debris was at least 25 feet from the edge of wetlands.

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Jessie Shea

From: slehmann@snet.net
Sent: Thursday, November 13, 2014 12:51 PM
To: Neil Facchinetti; Aline Booth; Michael E. Soares; Joan Buck; Quentin Kessel; Robert Dahn; John Silander; Scott Lehmann
Cc: Jennifer S. Kaufman; Jessie Shea
Subject: 11/12/14 IWA Field Trip

A brief report on the IWA Field Trip of 12 Nov 2014:

W1539 (Anderson, Lot 7 Wormwood Hill Rd). The new owners of this piece of the old Claude McDaniels farm propose to restore (by dredging) a farm pond, approximately 0.6 acres in area, on the SE side of Wormwood Hill Rd. The pond is now going the way of all shallow New England ponds: toward bog, brush, & forest. It would be emptied of the small amount of water now in it by removing a low dam at its outlet (water flows under the road and eventually into Knowlton Pond). The muck at the bottom would then be bulldozed out, piled to dry away from the pond, and finally used to even out the land around the pond. The project should probably include silt fencing to keep dredged material from being washed back into the basin (and perhaps downstream) in a deluge.

W1542 (Guyette, 140 Codfish Falls Rd). A large parcel on the E side of Codfish Falls Rd currently has two family houses on it, connected to the road by a long driveway. The owners propose to carve two more lots out of the parcel. Access would be via the same long driveway, which would be widened to the 20-foot required for common driveways. The new houses and septic systems, while within the regulated area, would be downhill from the relevant wetlands. However, widening the driveway would require filling a small portion of wetland near the road, where the driveway runs between wetland on the SE and the property line on the NW.

W1541 (Mason Brook LLC, 153 Moulton Rd). The proposal defines a development envelope around an existing house and barn, essentially carving off a lot from a larger parcel. No work is proposed at this time.

W1544 (OMS, 625 Middle Tpk). The old Zenny's at 4-Corners is being rehabbed into a Deanston's banquet and catering facility with a breakfast restaurant. This application concerns site work within the regulated area: wetlands lie just beyond the W property line. A trench for water and electrical connections is to be dug near this property line to connect two wells with the building; additional trenches for parking-lot lighting are also proposed. According to the contractor, these trenches would be dug and filled in a couple of days. A silt fence, installed along the property line, appears to have been effective in preventing site-work sediment from entering the wetland; a rip-rap water spreader will disperse runoff into the wetland from the parking area. A rain garden near Rte 195 is also being constructed. However, I believe this application concerns only the trenches for water lines and electrical conduit.

W1543 (Stearns, 40-100 Stearns Rd). This is an application for approval of work already underway. Trees and soil have been removed or pushed aside to get at sand and gravel, which has been heaped up for trucking to Desiato's plant on Rte 32. The heap is quite close to a wetland just N of Stearns Rd. A double silt fence enclosing hay bales seems to have kept sediment out of the wetland. When the sand and gravel is removed, the site will be graded so that runoff flows away from this wetland, resurfaced with topsoil, and replanted with grass.

W1540 (Anthony, 54 Mansfield Hollow Rd). This location is a flat terrace above the Natchaug River below the Mansfield Hollow Dam. The homeowners propose placing an 18x26 foot pre-fab garage on stone dust at a site just off the driveway; it would be 31 feet from the river at its closest point. The minimal site work proposed (no foundation or slab - is this permitted by Mansfield's building codes?) would probably have little or no wetlands impact. However, potential leakage of gasoline, oil, and chemicals into the ground inside the garage could be a concern.

Request for Jurisdictional Ruling (Holt, 653 Storrs Rd). PZC member Kay Holt engaged a tree service to clean up fallen trees on her property. Unfortunately, the workers tidied up by dumping limbs and branches into a wetland. She wants to know what to do: have them dragged out (probably with machinery and attendant wetland disturbance), or leave them there?

Scott Lehmann
13 Nov 2014



Department of Planning and Development

Date: October 28, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
74 Knowlton Hill Road (IWA File #W1539)
Greg and Mona Anderson.
Description of work: pond dredging

Project Description

The applicants propose to dredge the bottom silt of a small farm pond to remove encroaching water weeds and to deepen the pond for wildlife, including possibly some small game fish. To remove the sediment from the pond, the applicants propose to drain the pond through a small stream flowing north to a 10-20 acre red maple swamp located to the north of the property. The silt will then be removed and stockpiled in the upland area. After the silt is dry, it will be used to repair some damage done to the landscape when some of the stone walls were removed prior to the current owners' purchase of the property.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by Greg and Mona Anderson. (IWA File #W1539) under the Wetlands and Watercourses Regulations of the Town of Mansfield for pond dredging on property located at 74 Knowlton Hill Road as shown on a map dated 10/8/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

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APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3330 OR 860-429-3015x6204
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # W 1539
Fee Paid \$185 Official Date of Receipt 11-3-14

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the 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 MONA & GREG ANDERSON

Mailing Address 74 KNOWLTON HILL ROAD

Zip 06268

Phone 860 487 1381 Email Solanum1973@gmail.com

Title and Brief Description of Project Dredging of Small Farm Pond;
This pond was probably created nearly 100 yrs ago as a stock watering pond. It has not been used for that purpose since Mr. Claude McDaniels stopped farming about 10 yrs ago. We propose dredging the bottom silt to remove encroaching water weeds and to deepen the pond for wildlife, including possibly small game fish.

Location of Project Wormwood Hill Road; Parcel I.d. 5.51.1-7

Intended Start Date October 2014

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

Name SAME AS ABOVE

Mailing Address _____

_____ Zip _____

Phone _____ Email _____

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

Signature _____ date _____

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

We have recently purchased land on Wormwood Hill Road 25.9 acres across from Claude McDaniel's house, now owned by the Greg and Emine Cichowski. We plan to clean out the small 0.5 - 0.8 acre pond and deepen it. The pond is not eutrophic; there are water 'weeds', but there is virtually no algae, a tribute to the major inflow likely from springs, almost exclusively from a very mature upland forest, only a small drainage from an adjacent small hayfield, and no farm animals, or septic fields. Local contractor Greg Peck will be doing that work. We will drain the pond through the small stream flowing north, seasonally, out of the pond, that filters through the extensive wetland to the North of Wormwood Hill Rd. The project will remove silt (gyttja) and spread it on the property, out of the flow line of the intermittent vernal surface flow that supplements the likely underwater springs supporting the pond. When the silt dries, it will be integrated around the pond in the upland areas, and used to repair some damage done to the landscape when some of the stone walls were removed prior to purchase.

- 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

The pond area is between 0.5 and 0.8 acres. The dried silt will be placed, as noted above around various parts of the pond – with the exception of the areas where there is intermittent surface flow – and where it will not filter back in. There will be no effect on adjacent property. The intermittent outflow stream goes to an approximately 10-20 acre mature red maple 'swamp' (marsh) where nutrients are filtered out before the water, eventually flows out to Knowlton Pond.

- 3) Describe the type of materials you are using for the project: only removal, no addition
-
-

- a) include *type* of material used as fill or to be excavated organic silt—gyttja in limnological terms

- b) include *volume* of material to be filled or excavated estimated by Mr. Peck to be about 600 yards
-

- 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). There should be no need given the topography around the farm pond _____

Part D - Site Description

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

_Relatively flat area, at the bottom of a mature eastern deciduous forest; grass, marsh grass, sedges and way too many multi-flora roses surround the pond (the latter to be removed over time)_____

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.

no alternatives known to reversing the course of pond sedimentation _____

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_map based on surveyors maps produced for sub-dividing the McDaniel's property (produced by Rob Hellstrom Land Surveying, 2008, on file with the Town) _____

3) Zone Classification _____ One building lot with 'excess' acreage _____

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) Attach list of abutters, name, address

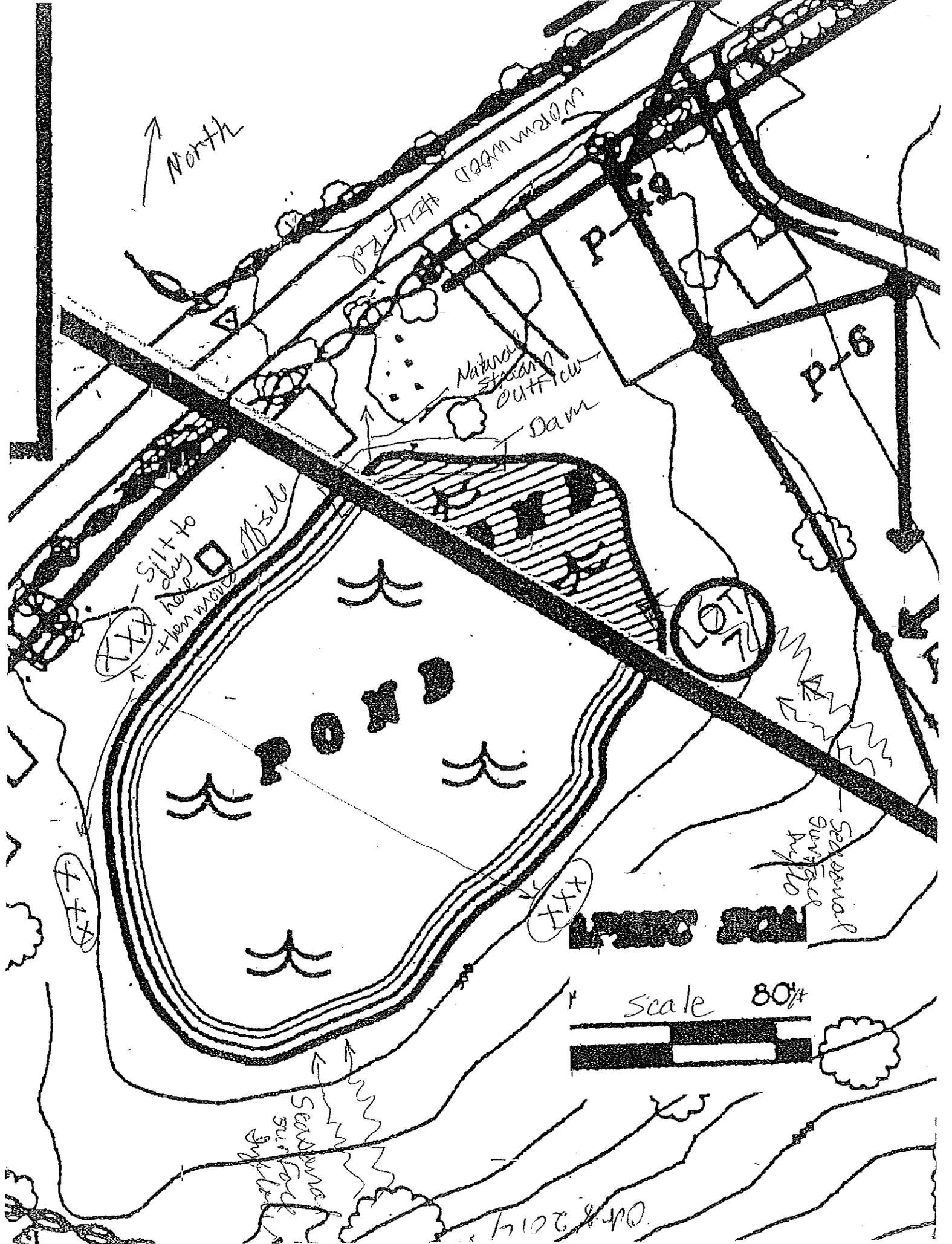
2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property , including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that 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

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health 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.

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.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.





Department of Planning and Development

Date: October 28, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
54 Mansfield Hollow Road (IWA File #1540)
Stephen and Denette Anthony
Description of work: installation of a 18 x26 foot prefabricated garage

Project Description

The applicants propose to install an 18 x 26 foot prefabricated garage approximately 31 feet from the Natchaug River. The garage will be installed on a crushed stone pad.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities may be located on the property.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by Stephen and Denette Anthony (IWA File #1540) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a 18 x26 foot prefabricated garage on property located at 54 Mansfield Hollow Road as shown on a map dated 9/4/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

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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

We plan on adding a pre-fabricated garage to the land which is within 150 feet of the Natchaug River which is on our land.

We have attached a land survey and a building plan on the garage.

- 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

The garage is 392 sq ft which will sit upon a pad of crushed stone.

- 3) Describe the type of materials you are using for the project: Crushed stone pad and wood structure - pressure treated fire retardant plywood and 30 yr shingles

- a) include *type* of material used as fill or to be excavated 3/4" crushed stone
b) include *volume* of material to be filled or excavated 10 yards of crushed stone - approximate (4-6" crushed stone pad)

- 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).

Part D - Site Description

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

Flat - well drained - abutts paved driveway

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.

An alternate site is available further from the bank
of the river but it would mean taking out several
healthy large pine trees which we would like to
avoid

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 9-4-2014

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) Attach list of abutters, name, address

2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) 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

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health 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.

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.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes No ___ Don't Know

- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes No ___ Don't Know

- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

Part L - Filing Fee

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

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

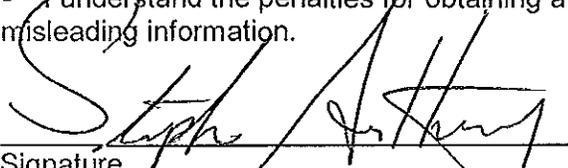
\$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

Certification

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.


Signature

10/27/14
Date

Authorization to Enter Property

The undersigned hereby consent 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 issued by the Agency.

Signature

Date



- Zoning
- Conservation Easement
- ≡ Railroad
- ≡ Trails
- ▭ Parcels
- ▭ Streams
- ▭ water
- ▭ wetlands



1 in = 334.18 ft

Printed:
10/14/2014



Location: 54 MANSFIELD HOLLOW RD ID: 34.110.17

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Mansfield Planning and Zoning Commission
South Eagleville Road
Storrs, CT 06268

Re: Guyette Estates, 140 Codfish Falls Road

Dear PZC Members:

I met with the applicant, Steven Guyette, before he applied for a Zoning Variance. At that time he was planning for the addition of only one additional house on the Guyette property, and I agreed not to contest the variance he was applying for. I did express some frustration at not knowing exactly where his house was to be located, but was told it was Zoning Board of Appeals first, to be followed by the PZC application later. I urged him to place his house as close to his uncle's house as possible (i.e., to cluster the housing as best they can and to place the house as far away from the Kessel property line as possible!)

At that time, I did my best to explain that three houses on a shared driveway should be acceptable to you and discussed the Town's subdivision open space requirements. I pointed out that the Guyette property is almost completely surrounded by permanently preserved open space, the Town easement on the end lot of Ellise Road and Joshua's Trust easements on the other three sides of the Guyette property (Kessels' along Codfish Falls Road and the Guyette's southerly boundary, and Deveraux along the easterly boundary). I noted that the subdivision regulations give priority to providing additional buffers to existing open space. I suggested that they might like to include an open space dedication that would provide such a buffer around the boundary of the Guyette property, perhaps along the lines of the Ellise Road lot which protects Fisher's Brook and a section of the old road that started at the Storrs Congregational Church and led to Ashford.

I was later informed by Elaine Guyette, the owner of the property, that she wished to add an additional house and lot to the subdivision. As I was not clear with regard to how the regulations would deal with a fourth house on a shared driveway, I urged her to contact the PZC office. It was later that I discovered that the State exempts family subdivisions from local open space requirements; however, I still hoped that their final plans would include a voluntary open space dedication, but it does not.

This brings me to the purpose behind the regulation that allows more than one house on a shared driveway. **As stated in 7.10, the use of a common driveway is not a right, but may be authorized where it would promote the design objectives of Section 5.1.** That is a question the PZC must address, I feel that this subdivision plan, with its four houses on a shared driveway, could do a much better job of respecting and promoting these objectives. These objectives include, 7.10.3, protection of scenic views and vistas, interior forests and/or potential

conservation areas identified in the Plan of Conservation and Development. Section 7.10.4 states that the common driveway will promote cluster development. To earn the right of having four houses on a shared driveway, I feel the Guyettes should demonstrate a commitment to the design objectives of Section 5.1 before being granted a common driveway for three or four houses; a voluntary dedication of open space would demonstrate such a commitment.

Section 5.1 includes the following as benefits of shared driveways:

b.

The protection and enhancement of existing and potential public water supply wells and ground water and surface water quality through appropriate design and installation of sanitary systems, roadways, drainage facilities, house sites and other site improvements;

c.

The protection and enhancement of natural and manmade features, including wetlands, watercourses, aquifer areas, agricultural lands, hilltops or ridges, historic sites and features, expanses of valley floors, interior forests, significant trees and scenic views and vistas on and adjacent to the subdivision site. Wherever appropriate, site features shall be protected through a clustering of streets and house sites and the identification and preservation of significant open space areas including agricultural lands, interior forests and other land without physical limitations.

A conservation easement on the undeveloped northerly portion of the Guyette's property would serve several purposes. Perhaps the most important is the protection of the Fisher's Brook watershed. This is a public water supply watershed and in the POCD it is listed as a "Significant Conservation and Wildlife Resource." A stream through the Guyette property enters the old mill pond which is a part of the Fisher's Brook watercourse, which in turn is part of UConn's Level-A mapped aquifer protection area. Fisher's Brook enters the Fenton River between UConn's wells A and D and the Fenton later enters the Willimantic Reservoir.

A conservation easement on the northerly side, including the area overlooking the mill pond, would also preserve a scenic view and vista. At least from Codfish Falls Road, the view of the northeasterly portion of the property, together with its reflection in the mill pond, can be spectacular at certain times of year. I assume the reverse view from the property is also a good one, probably providing views of Horsebarn Hill, too. Additional housing there, if viewable from Codfish Falls Road would not add to the appeal of this portion of this Town-designated Scenic Road.

Buffering easements along the easterly and southerly property lines would assist in their neighbors' efforts to preserve interior forests. These neighbors have sacrificed to preserve their land as open space, which definitely adds value to "Guyette Estates" subdivision. Fortunately the westerly boundary, along the Scenic Road is already protected by wetlands, so one could argue that further protection is not needed there. On the other hand, because it is of no development value, it would not deprive the Guyettes of very much to include a buffer along the Scenic Road, too.

The boundary notes on sheet 2 raise questions in my mind.

Note 1. Codfish Falls Road may be a "collector road" for which a 40 foot ROW from the center line may be appropriate. However, this road is a "two-rod" road, with the Town ROW being confined to the area between the stone walls (where they remain). Are the Guyettes giving up something unnecessarily here?

Note 3. This note states (and the map indicates) that the northerly Guyette boundary line lies along the northerly side of the old road, essentially claiming that the Guyettes own all of the land that once comprised the old road's ROW. This is either an "abandoned" Town Road or a "discontinued" Town Road. If it is abandoned, my understanding is that the Town may continue to have some rights over the ROW. If it has been discontinued, it is my understanding that each neighboring owner owns to the centerline of the old ROW. In the late 1800s the Town did discontinue some roads "east of the school" and so the road in question probably was discontinued, but as far as I know, this is still an open question.

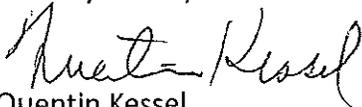
As justification for the Guyettes owning the full ROW, the map refers to probate papers entered in Volume 398, p. 85 of the Mansfield Land Records. I cannot find this justification on p.85, but p.86 clearly states, "The above described parcel is conveyed together with whatever right, title and interest to that portion of the old roadway southeasterly and adjacent to the parcel as may exist as a result of any past or future abandonment or discontinuance of said old roadway." I see no evidence of John Golschneider giving, or selling, his half of the ROW to the Guyettes, but perhaps he has.

Mansfield's PZC should not accept this map without first confirming the Guyette's claim to ownership of all of the old road.

Note 4 states, "A boundary line agreement is required along land now or formerly of Ronald E & Merrilyn W Guyette to correct errors in the original survey." I suspect, but don't know, that the original survey was correct and extended the Guyette land only to the centerline of the abandoned road. The Guyettes might be wise to delay whatever transfer/agreement might be appropriate to some future time. Including a change to the Guyette's free "first cut" might change the proposed three-lot subdivision into one that now includes the Ronald and Merrilyn Guyette lot, i.e., change this into a four-lot subdivision application.

In summary, I urge the PZC to remain true to the original goals of the shared driveway provision. It is to cluster housing and in doing so, to protect natural resources such as water supplies, views, vistas and interior forests.

Thank you for your consideration of these points.



November 3, 2014

Quentin Kessel

97 Codfish Falls Road

Storrs, CT 06268

PAGE
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Department of Planning and Development

Date: October 29, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
153 Moulton Road (IWA File #W1541)
Mason Brook, LLC
Description of work: two-lot subdivision

Project Description

The applicant proposes to subdivide a 25-acre parcel into two lots, creating one 2-acre lot with an existing house and a 23-acre lot with no structures. No new development is proposed. A building area envelope has been established for the proposed 2-acre lot. At its closest point, the building area envelope is approximately 23 feet from the edge of wetlands.

- The project includes work in wetlands.
- The project includes work in the 150-foot upland review area.
- The project is located in a Public Water Supply Watershed.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by Mason Brook, LLC (IWA File #W1541) under the Wetlands and Watercourses Regulations of the Town of Mansfield for two-lot subdivision on property located at 153 Moulton Road as shown on a map dated 08/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

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 # W1541
Fee Paid \$185
Date Received 10-28-14

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name Mason Brook, LLC

Mailing Address 192 Ravine Rd

Storrs, CT Zip 06268-1503

Telephone-Home 860-805-3276 Telephone-Business 860-805-3276

Title and Brief Description of Project

Subdivision Application to create a 2 ac. lot around existing house.

Lot is being split from larger parcel

Location of Project 153 Menton Rd.

Intended Start Date No construction activity. Lot for existing house being delineated.

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

Name Mason Brook, LLC

Mailing Address 192 Ravine Rd.

Storrs CT Zip 06268-1503

Telephone-Home 860-805-3276 Telephone-Business 860-805-3276

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

Signature [Signature] date 10/28/14

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

1. No activity or disturbance. 2 acre
lot is to be created around existing house.
1a) None
1b) None

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

2a) None
2b) None

3) Describe the type of materials you are using for the project: _____

N/A None

a) include **type** of material used as fill or to be excavated N/A

b) include **volume** of material to be filled or excavated N/A

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).

N/A

Part D - Site Description

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

Existing house lot. See map submitted (for topic) with subdivision application

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.

N/A. There will be no (zero) impact on wetland/watercourse.

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 8/14

3) Zone Classification R1B2 90

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

See attached list - please inform if notice is required where no activity is proposed.

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 (N/A)
- 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 (N/A)
- 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 (N/A)

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

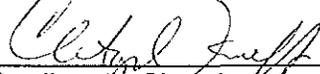
Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$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

10/22/14
Date

and Watercourses Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

WJ Stearns and Sons, Inc., 40-100 Stearns Road-Gravel Operation

Kaufman updated the Agency on the status of the gravel removal operation at WJ Stearns and Sons, Inc. On October 16, 2014, she inspected this site again with Leon Burroughs, Mansfield's Construction Inspector. It was confirmed that they had installed one row of silt fence. The property owners were informed that hay bales and a second row of silt fence needed to be installed between the stock pile and the wetlands. During this site inspection, it became apparent that the wetlands need to be delineated by a certified soil scientist and a plan prepared to mitigate wetland impacts. Given the need for a thoughtful mitigation plan, additional time is needed for application preparation. The property owners were advised to have the wetland delineation and mitigation plan completed and submitted as a part of an Inland Wetland License application to be received at the November 3, 2014 meeting.

Enforcement

It was noted that enforcement of violations will be added to the Regulatory Review Committee Agenda.

Reports from Officers and Committees: None.

Other Communications and Bills: Noted.

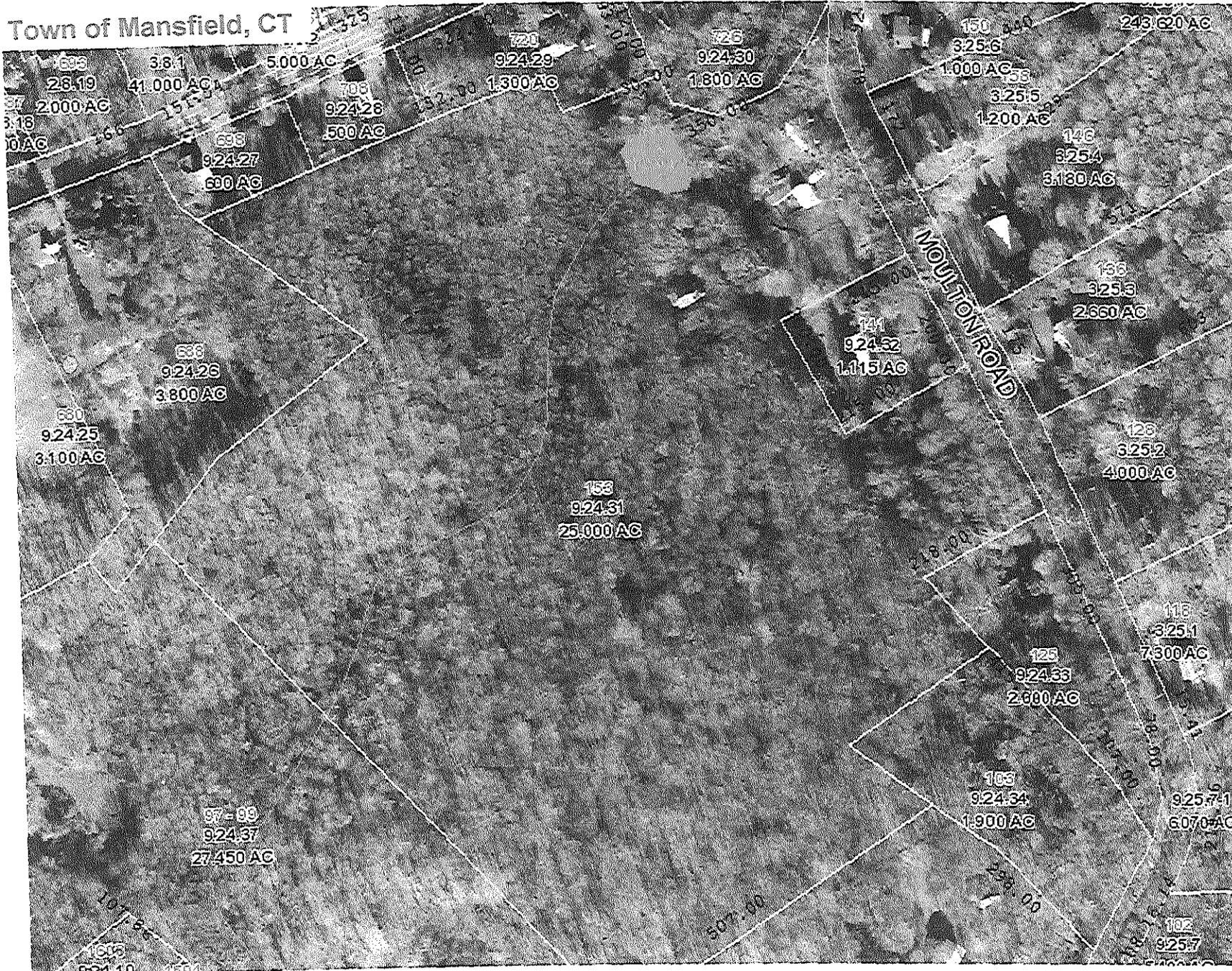
Adjournment: The Vice Chairman adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Kenneth Rawn, Acting Secretary

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Town of Mansfield, CT



- Zoning
- Conservation E
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 212.8 ft

Printed:
4/24/2014



MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com
 Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance.



Department of Planning and Development

Date: October 29, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
140 Codfish Falls Road (IWA File #W1542)
Steven Guyette
Description of work: 3-lot subdivision

Project Description

The applicant proposes to subdivide a 56.1-acre parcel into three lots (2 new lots and an existing lot). The new lots will be accessed from a common driveway. To meet the Town of Mansfield's design guidelines for common driveways, the existing driveway will need to be widened and graded. Approximately 300 cubic yards of clean gravel will be deposited in the wetland and in adjacent upland review area, disturbing 180 square feet within the wetland and 0.26 acres (11,325 square feet) in the upland review area. Because the applicant proposes to complete work in the wetlands, there is the potential for significant impact on wetlands or watercourses. Therefore, I recommend that that a public hearing be scheduled.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified.
Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works.
Certified mail receipts must be submitted prior to action on the application.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by Steven Guyette (IWA File #W1542) under the Wetlands and Watercourses Regulations of the Town of Mansfield for 3-lot subdivision on property located at 140 Codfish Falls Road as shown on a map dated 9/25/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a public hearing for November 17, 2014.

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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

Proposed widening of existing gravel driveway with clean gravel fill to meet Mansfield design requirements for common driveway.

a) Grading for slope along small portion of common driveway near Codfish Falls Road.

- b) Lot #1- portion of driveway - 142' +
- house at nearest point - 136 +
- well - 115 +
- foundation drain - 125 +

Lot #2 & Lot #3 - No activity within 150'.

- 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) 180 sq.ft.

b) 0.26 acres (11,325 sq.ft.) widening of driveway

Lot #1-7,500 sq.ft. associated with construction of single family dwelling & improvements.

- 3) Describe the type of materials you are using for the project: clean gravel

a) include *type* of material used as fill or to be excavated clean gravel

b) include *volume* of material to be filled or excavated common driveway - 300 cu.yds.
Lot #1 - 120 cu.yds.

- 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).

Silt fencing will be installed down gradient of proposed activity and maintained until disturbed areas are stabilized (see E & S notes on submitted plans).

Part D - Site Description

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

See attached letter from the landscape architect, John Alexopoulos.

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, construction of a new road conforming to Town Specifications would displace significantly more wetland soils and require larger amounts of fill.

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 September 25, 2014

3) Zone Classification RAR-90

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) Attach list of abutters, name, address

2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property , including those across the street) 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

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health 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.

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.

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 X No ___ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes X 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 X 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. X \$750. ___ \$500. ___ \$250. ___ \$125. ___ \$100. ___ \$50. ___ \$25.

X \$60 State DEP Fee = \$810.

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.

Certification

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Elaine Guyette
Signature

10/26/2014
Date

Authorization to Enter Property

The undersigned hereby consent 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 issued by the Agency.

Elaine Guyette
Signature

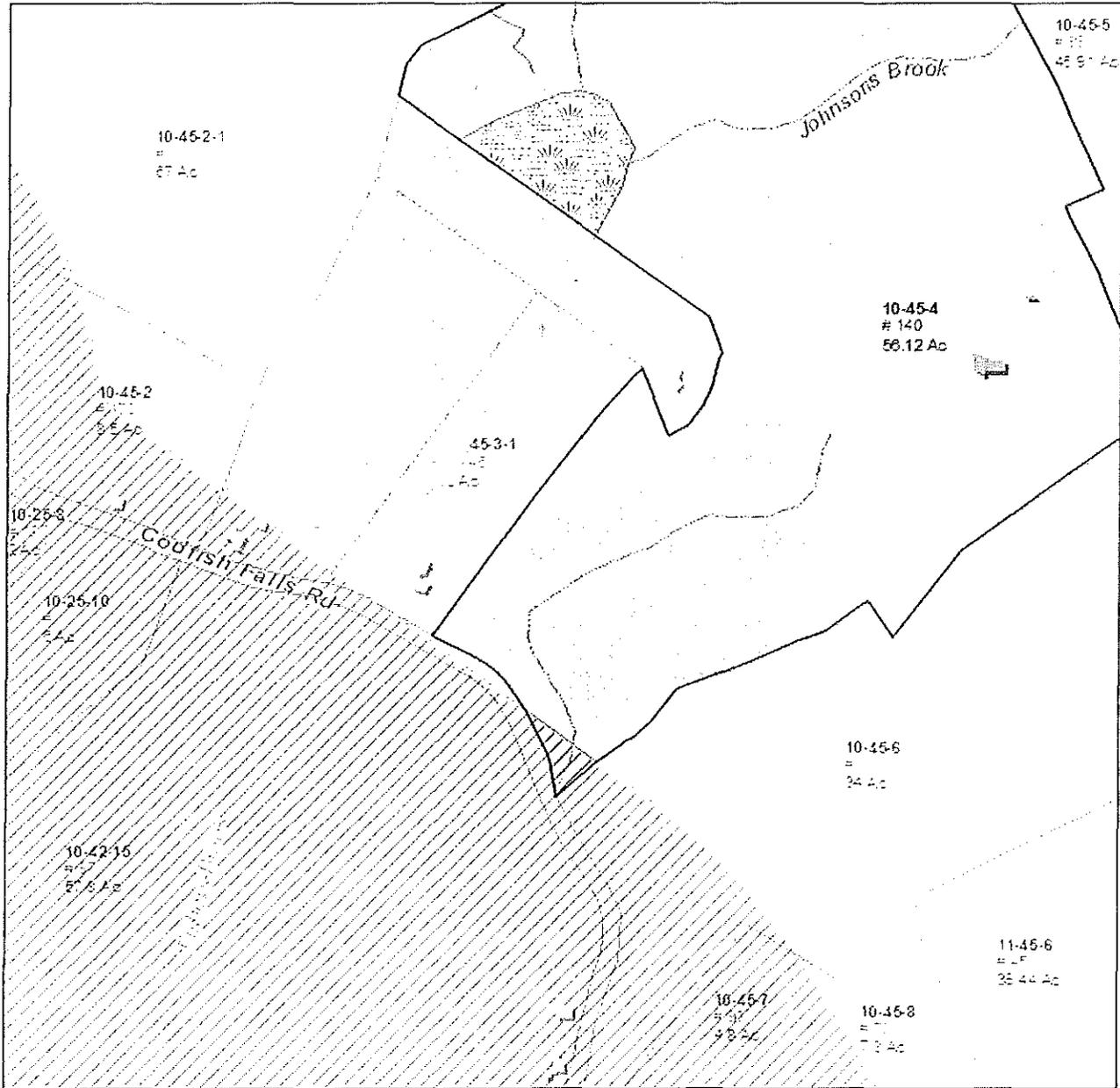
10/26/2014
Date

WINCOG

Geographic Information System (GIS)

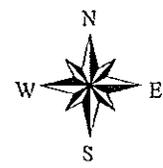


Date Printed: 10/17/2014



MAP DISCLAIMER - NOTICE OF LIABILITY
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The WINCOG and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet
0 400 Feet



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Department of Planning and Development

Date: October 29, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
40-100 Stearns Road (IWA File #(W1543)
WJ Stearns and Sons, Inc.
Description of work: Gravel Removal

Project Description

The applicant is seeking retroactive approval for removal of approximately 1500 cubic yards of gravel and site restoration. At its closest point, the gravel removal occurred approximately 3 feet from wetlands. The owners were ordered to stop work on October 2, 2014, install a double wall of silt fence along the edge of wetlands, remove stockpiles from the upland review area and stabilize the site immediately. An additional site inspection on October 16, 2014, the owners were informed that they needed to have a certified soil scientist delineate the wetlands and submit an application for an inland wetlands application detailing a plan for site restoration.

To restore the site, the applicants propose to grade and seed all disturbed areas. In addition, a shallow berm shall be placed adjacent to the wetlands to prevent direct runoff. Because of the close proximity of the activity to the edge of wetlands, there is the potential for significant impact on wetlands or watercourses. Therefore, I recommend that that you schedule a public hearing.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.



Department of Planning and Development

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by WJ Stearns and Sons, Inc. (IWA File #(W1543)) under the Wetlands and Watercourses Regulations of the Town of Mansfield for Gravel Removal on property located at 40-100 Stearns Road as shown on a map dated 10/28/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a public hearing for November 17, 2014.

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3330 OR 860-429-3015x6204
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # 1543
W _____
Fee Paid \$185-
Official Date of Receipt 10-30-14

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the 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 DeSiato Sand and Gravel Corp. Philip DeSiato, Pres

Mailing Address 999 Stafford Road
Storrs-Mansfield, CT Zip 06268

Phone 860-429-6479 Email desiato57k@ktlmail.com

Title and Brief Description of Project

Borrow pit - Gravel Removal

Location of Project STEARNS ROAD.

Intended Start Date ASAP

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

Name Mountain Dairy

Mailing Address 50 Stearns Road
Mansfield, CT Zip _____

Phone _____ Email _____

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

Signature X [Signature] date 10-16-14

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

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

c) no disturbance in wetlands

b) Removal of gravel. Final grade loans and seed all disturbed areas. A shallow berm shall be placed adjacent to wetlands to prevent direct runoff

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

c) none

b) 1/2 Acres

3) Describe the type of materials you are using for the project: EXCAVATING
COARSE GRAVEL FROM SITE

- a) include **type** of material used as fill or to be excavated COARSE GRAVEL
- b) include **volume** of material to be filled or excavated COARSE GRAVEL
1,500 cubic yards

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).

SILT FENCE INSTALLED. GRASS SEED PUT
DOWN BOTH SIDES OF SILT FENCE.

Part D - Site Description

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

MOSTLY FLAT AND WELL DRAINED. GRAVEL base.

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.

None

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 Oct. 28, 2014
- 3) Zone Classification BAR 90
- 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) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property , including those across the street) 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.** To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

Part I - Additional Notices, if necessary

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health 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.

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.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes No ___ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes No ___ Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

Part L - Filing Fee

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

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. ___ \$125. ___ \$100. ___ \$50. ___ \$25.
___ \$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

Certification

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

X Philip DeSisto (pres.)
Signature

10-16-14
Date

Authorization to Enter Property

The undersigned hereby consent 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 issued by the Agency.

X Leslie H. Steiner
Signature

10-16-14
Date

Roy Shook Associates

Soil & Environmental Consultants

Roy A. Shook Jr.
441 Geraldine Drive
Coventry, CT 06238
(860) 742-7283

Mr. Philip DeSiato, DeSiato Sand & Gravel Corp.
C/O Mr. Stephen A. Filip, P.L.S.
56-6 Morey Road
Chaplin, CT 06235

October 22, 2014

Job No. 14J211

Dear Mr. DeSiato:

RE: WETLAND DELINEATION
AREA OF A NEW SAND AND GRAVEL EXCAVATION
40-100 STEARNS ROAD, MANSFIELD, CONNECTICUT

At your request of your Land Surveyor Stephen Filip, I made an on-site investigation of the above referenced area. The purpose of my visit was to identify and delineate the Connecticut Inland Wetlands and Watercourses within 150 feet of a recent sand and gravel excavation. The fieldwork was done on October 21, 2014.

The wetland boundaries are marked with blue flagging numbered RSA-1 through RSA-45. The approximate locations of the inland wetland boundaries and key wetland flag numbers are shown on a sketch soil map I provided to Mr. Filip.

The identification of the wetlands was based on field observations of the soils on this site and the guidelines of the National Cooperative Soil Survey Program. The non-wetland soils were not studied in detail. Observations were made of these soils only in the process of identifying the wetland sites. The following descriptions do not constitute a detailed soil survey, but may be used as an aid in site planning.

The soil map and narrative are a refinement of data contained in the Tolland County and State of Connecticut Soil Surveys. The symbols on the map identify map units. Each map unit has a unique combination of soils. Areas with the same symbol have similar composition. The following map unit descriptions are based on the data collected at this particular site. For this reason there may be some differences between these descriptions and those provided in the Tolland County and State of Connecticut Soil Surveys.

WETLAND SOILS

Map Unit Pk (17)

The Pk map unit consists primarily of Catden soils on 0 to 1 percent slopes. Catden soils are very deep very poorly drained muck soils formed in organic deposits in bogs or lowlying depressions. The muck is at least 51 inches thick and ranges in depth to 30 feet or more. Carlisle soils have a watertable at or near the surface throughout the year and in wetter periods are typically ponded. They are inland wetland soils.

Map Unit Pm (18)

The Pm map unit consists primarily of Timakwa soils on 0 to 1 percent slopes. Timakwa soils are very poorly drained muck over mineral soils in bogs and lowlying depressions. Typically they have organic muck layers 15 to 51 inches thick over a sandy and gravelly mineral substratum. Palms soils have a watertable at or near the surface throughout the year and in wetter periods are typically ponded. They are inland wetland soils.

UPLAND SOILS

Map Unit GbD (59D)

The GbD map unit consists primarily of Gloucester soils on 15 to 35 percent slopes. These very deep somewhat excessively drained soils formed sandy glacial till derived mainly from granite, gneiss and schist. Gloucester soils contain more than 35 percent by volume of rock fragments. Typically they have a fine sandy loam to gravelly sandy loam surface layer, a gravelly or very gravelly fine sandy loam or sandy loam upper subsoil and a gravelly to very gravelly loamy sand or sand lower subsoil and substratum. The substratum extends to a depth of 60 inches or more.

Map Unit GP (303)

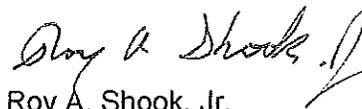
The GP map unit consists primarily of a man-made area as a result of excavating soil and unconsolidated geologic material for fill or as a source of sand and gravel. The edge of the excavated pit is typically steep or very steep, unvegetated or sparsely vegetated and is ungraded. The bottom or floor of the pit is typically level to gently sloping, unvegetated or sparsely vegetated and is ungraded or rough graded.

Map Unit Ma (308)

The Ma map unit consists primarily of man-made cut and/or fill areas. Slopes range from 0 to 8 percent. The fill is mostly earthy sandy and gravelly materials with minor amounts of non-earthly material such as pieces of concrete, bricks, wood, metals, and glass. In cut areas, the natural soil has been excavated and the unconsolidated sandy and gravelly glacial deposit is exposed. This map unit is in the area of the gavel pit access road.

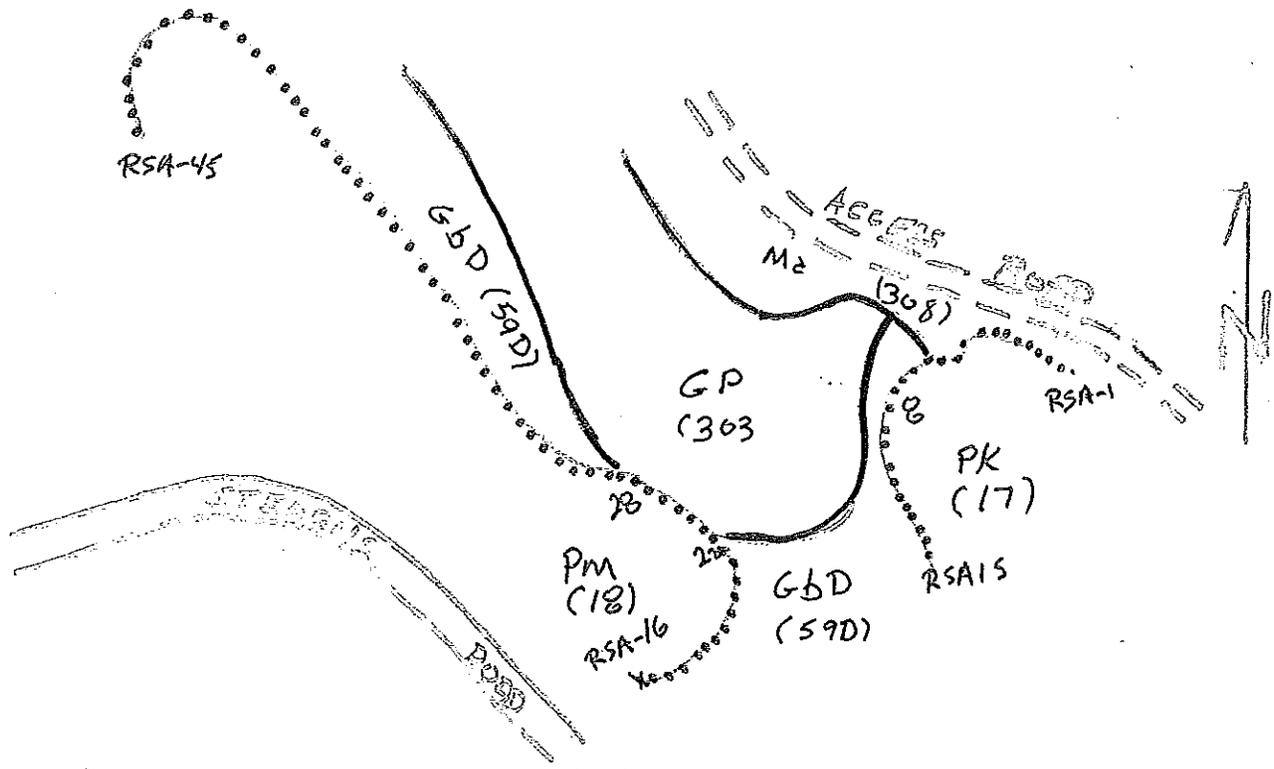
Please contact me if you have any questions or if I can be of further assistance.

Respectfully yours,



Roy A. Shook, Jr.
Soil Scientist

CC: S. Filip, P.L.S



SOIL LEGEND

Symbol	Cty (State)	Map Unit Name
Wetland Soils		
Pk (17)		Catden muck
Pm (18)		Timakwa muck
Upland Soils		
GbD (59D)		Gloucester stony gravelly sandy loam, 15 to 35 percent slopes
GP (303)		Gravel Pit
Ma (308)		Made land (Udorthents), 0 to 8 percent slopes

wetland boundary

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Department of Planning and Development

Date: October 29, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
659 Middle Turnpike (IWA File #W1544)
OMS Development, LLC
Description of work: installation of rip-rap storm water dissipater, water line, light poles, and sign base.

Project Description

The applicant is seeking approval for the following activities:

- Installation of a rip-rap storm water dissipater/diffuser at the northwesterly corner of the existing parking area;
- Installation of six light poles surrounding the existing parking area;
- Installation of a new sign base on the northerly side of Middle Turnpike; and
- Installation of a new water line connecting two existing wells.

All work will take place in the upland review area.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities may be located on the property.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by OMS Development, LLC (IWA File #W1544) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of rip-rap storm water dissipater, water line, light poles, and sign base. on property located at 659 Middle Turnpike as shown on a map revised through 10/27/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

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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 # 1544
Fee Paid \$185-
Date Received 10-29-14

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name OMS Development, LLC

Mailing Address 3180 Washington Road

West Palm Beach, FL Zip 33405

Telephone-Home _____ Telephone-Business _____

Title and Brief Description of Project

See attached letter

Location of Project 625 Middle Turnpike

Intended Start Date ASAP

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

Name SAME

Mailing Address _____

_____ Zip _____

Telephone-Home _____ Telephone-Business _____

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

Signature _____ date _____

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

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

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

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

SEE ATTACHED LETTER

3) Describe the type of materials you are using for the project: _____

SEE ATTACHED LETTER

- a) include **type** of material used as fill or to be excavated _____
- b) include **volume** of material to be filled or excavated _____

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

SEE ATTACHED LETTER

Part D - Site Description

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

Land is flat without notable vegetation. Soils are well-drained.

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 X Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes ___ No X 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 X 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. X \$125. ___ \$100. ___ \$50. ___ \$25.

X \$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

10/28/14



Samuel L. Schrager
(t) 860.548.2656
(f) 860.487.0030
sschrager@uks.com

October 28, 2014

Mansfield Inland Wetlands Agency
Town of Mansfield
4 South Eagleville Road
Storrs, Connecticut 06268

Re: **625 Middle Turnpike, Mansfield**

Dear Agency members:

This office represents OMS Development, LLC, the owner of the above referenced premises.

My client is seeking a license for the following activities within the regulated area at the premises:

- Installation of a rip-rap storm water disipator/diffuser at the northwesterly corner of the existing parking area ("Disipator")
- Installation of six (6) light poles surrounding the existing parking area ("Light poles")
- Installation of new sign base on the northerly side of Middle Turnpike ("sign base")
- Installation of a new water line connecting two existing wells ("water line")

Disipator. The design of the Disipator is shown on a detail on the plan filed with this application. The purpose of this installation is to reduce the flow of storm water off of the parking areas and to diffuse it as sheet flow. This will protect the wetlands from flash flooding in heavy storms.

Water line. The water line will be buried in a trench five (5') feet in depth and two (2') feet in width. The trench will be approximately five hundred ten (510') feet in length. Existing soils will be removed. The pipeline will be installed in a bed of sand (approximately 288 cubic yards) and covered by the replacement of the existing soils. The disturbed areas will be hydro-seeded. All work for this installation will be completed in a period of two (2) days. The wetlands shall be protected by the use of silt fencing along the wetlands to the west.

Light poles. The light poles will be installed on bases four (4') feet in depth and one (1') foot in diameter. The bases will be made of reinforced concrete and connected by underground electrical conduit lines. The conduit lines will be buried in a eighteen (18") inch deep trench, two (2') feet in width. The lines will be bedded in sand with original soil replaced above the bedding. The trenches shall run along the perimeter of the parking lots and connect to the building.

Sign base. The sign base will include two (2) concrete structures, four (4') feet in depth and one (1') foot in diameter. The structures will be tubes similar to piers used for decking. An electrical conduit line will be installed similar to the conduits for the light poles.

All work will be performed with an excavator, a backhoe, and a small bulldozer. All material will be excavated and backfilled after installation.

Very truly yours,



Samuel L. Schrager

cc: OMS Development, LLC



Town of Mansfield

Department of Planning and Development

Date: October 30, 2014

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 563 Storrs Road (File #J-2)
Katherine K. Holt
Description of work: for the restoration of a horse trail and placement of tree slash in a wetland

Notifications

Request for a ruling-None Required

Project Overview

In 2011, 8 Norway spruce and 1 large maple blew down in a wetland located on the western side of the property blocking an existing horse trail. An arborist was hired to clear the trail of the trees. In performing this work, he placed the tree debris in the wetlands. The equipment used to complete the work combined with the tree blow downs eroded the trail. The applicant is proposing to leave the tree debris in the wetland and to repair approximately 20 feet of the existing trail. To repair the trail, approximately 30 cubic yards of gravel will be placed in the eroded areas. At its closest point, the trail repair will occur 10 feet from the edge of wetlands.

Pursuant to Section 4 of Mansfield's Inland Wetlands and Watercourse Regulations (the Regulations), "Uses incidental to the enjoyment and maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the municipality, provided that in any town, where there are no zoning regulations establishing minimum residential lot sites, the largest minimum lot site shall be two acres. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of significant amounts of material from or onto a wetland or watercourse, or diversion or alteration of a watercourse" are permitted as of right.

I am seeking a jurisdictional ruling from the Inland Wetlands Agency that this is in fact a permitted as an as of right activity. In order to determine this, I am suggesting that the agency conduct a field trip to the site.

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Request for exemption under Section 4

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3330 OR 860-429-3015x6204
FAX: 860-429-6863

FOR OFFICE USE ONLY
File # _____
W _____
Fee Paid _____
Official Date of Receipt _____

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the 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 Katherine K. Holt
Mailing Address P.O. Box 163, 563 Storrs Rd
Mansfield Center, CT Zip 06250
Phone 860-456-0922 Email KHolt63@sbcglobal.net

Title and Brief Description of Project

Since 2011, 8 Norway Spruce trees and 1 large maple have blown down in a wetland, blocking a horse trail. After removing the trees to clear the trail, the arborist left the slash in the wetland. I'm requesting leaving the slash alone and restoring about 20' of trail.

Location of Project → 563 Storrs Rd

Intended Start Date Dec 2014 or Spring-Summer 2015

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

Name same
Mailing Address _____
Zip _____
Phone _____ Email _____

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

Signature _____ date _____

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

(2)

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

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

- a) slash and a few tree-trunks remain in wetland after most of the downed trees were removed. Because this was a natural occurrence, I'm requesting that the remaining slash and trunks remain in place in the wetland; also permission to remove trees after the fact from wetland.
- b) A small amount of gravel will be placed on the trail to fill in the low places where damaged by tree-fall and the arborist's equipment. This trail section is about 10-feet from the edge of wetlands.

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) none, as I'm requesting no additional removal of slash from the wetland; after-the-fact removal of trees as well.
- b) I'm requesting placement of about 30 cu. yds of gravel in the low places in the trail - in an area 5' x 20' approximately.

3) Describe the type of materials you are using for the project: gravel

a) include type of material used as (fill) or to be excavated - gravel on trail

b) include volume of material to be (filled) or excavated about 30 cu. yds.

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).

Gravel is to be delivered by small dump trucks and spread by hand. Silt fence will be placed on the edge of the trail adjacent to the wetland if needed and where needed.

Part D - Site Description

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

Although the whole of my property slopes downward toward the north, the area near the wetland is flat. The horse-trail drains away from the wetland.

(3)

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.

I did consider clearing away all the slash = removing it completely from the wetland. I rejected the complete removal as too damaging to wetland.

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 sketch map Sept 20, 2014

3) Zone Classification RAR 90

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

drawn from plan dated July 1, 2014

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) Attach list of abutters, name, and address

2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) 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. To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

Part I - Additional Notices, if necessary

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health 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.

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.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

5

PROJECT DESCRIPTION FOR HOLT, 563 Storrs Road:

I am requesting an exemption from the wetlands regulations under Section 4 of the Wetlands and Watercourses Regulations of the Town of Mansfield, for “uses incidental to the enjoyment and maintenance of residential property”. The work that has been done, and that I’m requesting to be done, seems to me to fall under the category of permitted uses “as-of-right” under Section 4.1.D in the regulations. I hope that this is the case for this proposal.

HISTORY: My father laid out a series of horse-trails throughout our property in the 1930s. One section of one trail, about 10 feet from a wetland, is where many large trees (including 7 Norway spruce) blew down in a microburst in 2011. The trees landed in a huge jumble in the wetland and across the trail. To clear the trail, we hired an arborist to remove fallen trees from the trail and from the edges of the wetland, never thinking a wetlands application would be necessary. The arborist removed most of the trunks to a site away from the wetland, but left a good deal of the slash in the wetland. Most of the slash was left where it fell. An additional Norway spruce fell this year and was cleaned up by removing the wood (trunk and slash) to a site away from the wetland.

SITE CHARACTERISTICS: There is an earth berm between the trail and the wetland. The trail drains away from the wetland. However, the arborist’s heavy equipment left this section of the trail with several dips which now need to be smoothed out, to make the trail more viable.

PROJECT = TREE REMOVAL FROM WETLAND: Most of the trees were removed, “after the fact” and without a permit, but now do nothing further. Leave the remaining slash in the wetland, as there would be more disturbance to the wetland by removing it. The slash, as a non-hazardous material, will not cause pollution nor will it interrupt the wetland’s function.

PROJECT = REPAIR THE HORSE TRAIL: To smooth out the trail, place a small amount of gravel, no more than 30 cubic yards, on this one section of the trail which is located about 10 feet from the wetland boundary at the closest point. No work will be done in the wetland. The gravel will be brought in by small trucks and raked into place by hand. Silt fence will be placed between the trail and the wetland where needed.

EXEMPTION: I am requesting that this activity be permitted as an “as-of-right” use under Section 4.1.D of the Mansfield Wetlands Regulations.

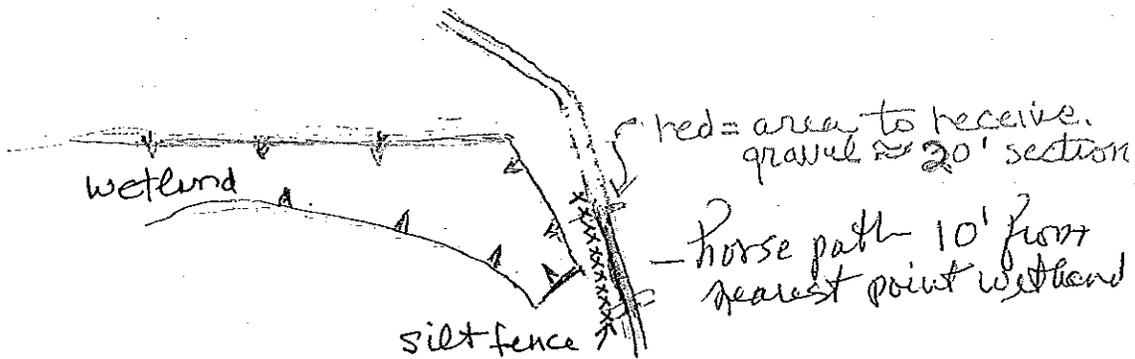
Names + Addresses of Abutters = 563 Storrs Rd.

- Katherine Holt = 563 Storrs Rd, Mansfield Center, CT 06250
- Erica & Michael McDonald = 557 Storrs Rd, Mansfield Center
- Carol A Booth (former owner) = 11 Browns Rd, Mansfield Center
- Megan Stanton & Michael Stenta = 21-25 Browns Rd, " "
- John O. & Mary L. Stanton = 29 Browns Rd, Mansfield Center, CT
- Frederica A. Batchelor = 45 Browns Rd, " " "

- Jonathan James Sgro = 57 Browns Rd, Mansfield Center CT
- Michael S. & Carol M. Moran = 71 Browns Rd, M.C., CT
- Morgan Barnes & 52 Browns Road, Mansfield Center CT
- Joshua's Tract Conservation & Historic Trust, P.O. Box 4, Mansfield Center
- Drumlin Studios, LLC, c/o Peter Miniutti, Storrs Heights Rd, Storrs, CT 06268
- Town of Mansfield, 4 South Egglewille Rd, Storrs, CT 06268
- William St. Martin = 601 Storrs Rd, Mansfield Center, CT 06250
- David & Anne Westlake = 587 Storrs Rd, Mansfield Center, CT 06250
- Christine D. Kurdys = 580 Storrs Rd, " " " "
- Kristina Elias-Stanton & Richard Stanton, 592 Storrs Rd, M.C.
- Lisa & Eric Krueger = 568 Storrs Rd, Mansfield Center, CT 06250
- John Nardi & Robin Rice = 592 Storrs Rd, " " " "

As I am asking for an ex-of-right exemption, I did not send out any certified letters to abutters. - K.K.H.
Oct 29, 2014

(6)



Scale 1" = 80' - approx.

Land of Katherine Holt

563 Storms Road
Mansfield, CT

drawn from plan dated July 1, '14,
prepared by Datum Engineering

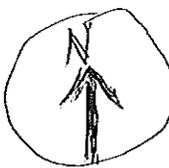
Redrawn by Katherine Holt
not to scale - Sept 20, 2014

for this sketch map to
accompany the application/
request for exemption.

Applicant: Katherine Holt

Sept 20, 2014 revised date

W. L. ...
FEE ...
SHEET ...
SCALE ...

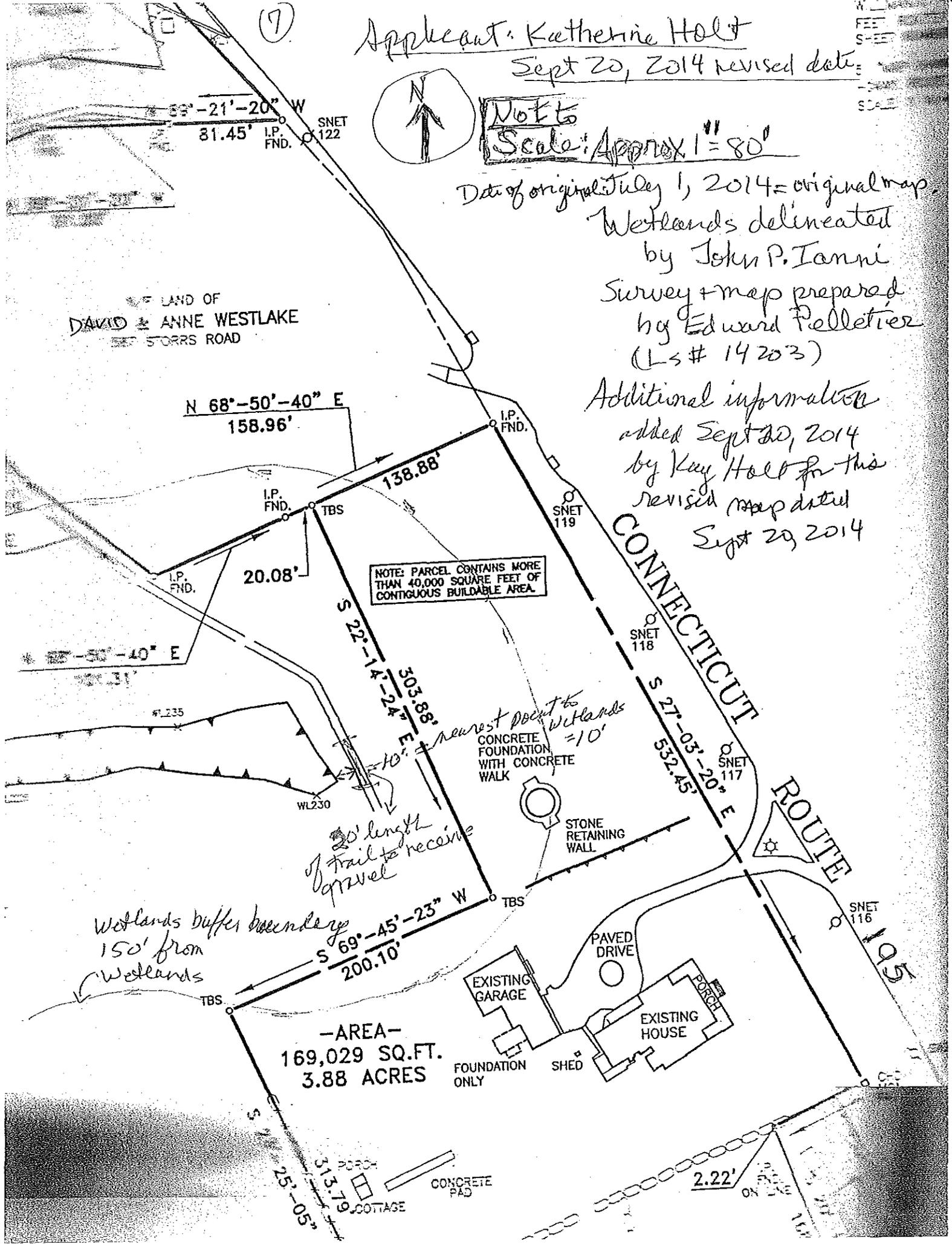


Note
Scale: Approx 1" = 80'

Date of original July 1, 2014 = original map.
Wetlands delineated
by John P. Ianni
Survey + map prepared
by Edward Pelletier
(Ls # 14203)

Additional information
added Sept 20, 2014
by Kay Holt for this
revised map dated
Sept 29, 2014

LAND OF
DAVID & ANNE WESTLAKE
SEP STORRS ROAD



NOTE: PARCEL CONTAINS MORE THAN 40,000 SQUARE FEET OF CONTIGUOUS BUILDABLE AREA.

20' length of trail to receive gravel

Wetlands buffer boundary 150' from wetlands

-AREA-
169,029 SQ.FT.
3.88 ACRES

CONNECTICUT
ROUTE 105

EXISTING GARAGE
EXISTING HOUSE
FOUNDATION ONLY
SHED
PAVED DRIVE
STONE RETAINING WALL
CONCRETE FOUNDATION WITH CONCRETE WALK

313.79 PORCH
COTTAGE
CONCRETE PAD

2.22' ON LINE

Mansfield Open Space Preservation Committee
DRAFT Minutes of October 21, 2014 meeting

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

1. Meeting was called to order at 7:30.
2. Vicky was appointed acting secretary.
3. Minutes of the September 16, 2014 meeting and the September 28 field trip were approved.
4. Members approved adding two items to the agenda (see New Business below).

Old Business

5. *Mansfield Tomorrow* The process for completing the Plan is still on schedule.
6. *Executive Session* The committee voted to go into executive session at 7:38 and to come out of executive session at 8:35. Recommendations will be forwarded to Town staff.

New Business

7. *UConn Master Plan* The committee discussed concerns about a proposed hockey rink and large structures next to the Moss Sanctuary and its main entrance. Further discussion was tabled until the committee reviews the entire Plan at a future meeting. The committee will send a memo concerning the Plan to the Town Council and to PZC.
8. *Carstensen Talk* The committee is considering cosponsoring Fred Carstensen's talk on "Creating Value through Preserving and Managing Open Space" in early winter. Cosponsors could be nearby towns, Joshua's Trust, etc. Possible attendees include town officials, conservation groups, economic development commissions, etc.
9. The meeting adjourned at 9:15.

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP

Wednesday, November 12, 2014

Members present: K. Holt (Items #1-6), B. Ryan, P. Aho, Ken Rawn
Others present: S. Lehman, Conservation Commission
Staff present: J. Kaufman, Inland Wetlands Agent

The field trip began at 1:00 p.m.

W1539- Anderson, Lot 7 Wormwood Hill Road, Pond Dredging

Members were met on site by Mona and Greg Anderson. Members observed current conditions, and site characteristics. No decisions were made.

W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

Members were met on site by Steve and Alaina Guyette and Ed Pelletier from Datum Engineering. Neighboring property owner Quentin Kessell was also in attendance. Members observed current conditions, and site characteristics. No decisions were made.

W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision

Members observed current conditions, and site characteristics. No decisions were made.

W1544-OMS, 625 Middle Turnpike, Site Work

Members were met on site by Dana Lambert from Desiato, Ozzie Torres; Rich Meehan from Meehan and Goodwin; and Alfred Randan. Members observed current conditions, and site characteristics. No decisions were made.

W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request

Members were met on site by Les Stearns and Phil Desiato. Members observed current conditions, and site characteristics. No decisions were made.

W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage

Members were met on site by Stephen Anthony. Members observed current conditions, and site characteristics. No decisions were made.

Request for Jurisdictional Ruling-Holt, 653 Storrs Road

Members were met on site by property owner Kay Holt. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 3:55 p.m.

B. Ryan, Acting Secretary

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DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, November 3, 2014
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, G. Lewis, B. Pociask, K. Rawn, B. Ryan
Members absent: K. Holt, P. Plante,
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho and Ward to act in the absence of Holt and Plante. Ryan was appointed Acting Secretary.

Review of Minutes:

- a. 10-20-2014 - Special Meeting- Hall MOVED, Ryan seconded, to approve the 10-20-14 minutes as written. MOTION PASSED UNANIMOUSLY with Goodwin, Aho, Chandy, Pociask and Ward all noting that they listened to the record of the meeting.
- b. 10-15-2014 – Field Trip - Ryan MOVED, Aho seconded, to approve the 10-15-14 field trip minutes as written. MOTION PASSED with Ryan and Aho in favor; all others disqualified.

Communications:

The Wetland Agent's Monthly Business memorandum was noted.

New Business:

- a. **W1539- Anderson, 74 Knowlton Hill Road, Pond Dredging**
Ryan MOVED, Aho seconded, to receive the application submitted by Mona and Greg Anderson (IWA File #1539) under the Wetlands and Watercourses Regulations of the Town of Mansfield for farm pond dredging on property located at 74 Knowlton Hill Road as shown on a map dated 10/8/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- b. **W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage**
Ryan MOVED, Chandy seconded, to receive the application submitted by Stephen and Denette Anthony (IWA File #1540) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a prefabricated garage on property located at 54 Mansfield Hollow Road as shown on a map dated 9/4/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- c. **W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision**
Ryan MOVED, Hall seconded, to receive the application submitted by Mason Brook, LLC (IWA File #W1541) under the Wetlands and Watercourses Regulations of the Town of Mansfield for one lot subdivision on property located at 153 Moulton Road as shown on a map dated 08/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

d. W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

Ryan MOVED, Hall seconded, to receive the application submitted by Steven Guyette (IWA File #W1542) under the Wetlands and Watercourses Regulations of the Town of Mansfield for 3-lot subdivision on property located at 140 Codfish Falls Road as shown on a map dated 9/25/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a public hearing for December 1, 2014. MOTION PASSED UNANIMOUSLY.

e. W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request

Ryan MOVED, Hall seconded, to receive the application submitted by Willard J Stearns and Sons, Inc. (IWA File #W1543) under the Wetlands and Watercourses Regulations of the Town of Mansfield for Gravel Removal on property located at 40-100 Stearns Road as shown on a map dated 10/28/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a public hearing for December 1, 2014. MOTION PASSED UNANIMOUSLY.

f. W1544-OMS, 625 Middle Turnpike, Site Work

Ryan MOVED, Aho seconded, to receive the application submitted by OMS Development LLC (IWA File #W1544) under the Wetlands and Watercourses Regulations of the Town of Mansfield for Installation of a storm water dissipater, light poles, sign base and a water line on property located at 625 Middle Turnpike as shown on a map revised through 10/27/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

g. Request for Jurisdictional Ruling-Holt, 653 Storrs Road

Members agreed to add this item to the Field Trip agenda to determine if the activity at this property can be deemed a Jurisdictional Ruling. No action was taken.

Reports from Officers and Committees:

The Chairman set a Field Trip for Wednesday, November 12th at 1:00 p.m.

Other Communications and Bills:

Noted.

Adjournment:

The Chairman adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, November 3, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, G. Lewis, B. Pociask, K. Rawn, B. Ryan
Members absent: K. Holt, P. Plante,
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:11 p.m. and appointed Aho and Ward to act in Holt and Plante's absence.

Approval of Minutes:

a. October 20, 2014 Meeting Minutes

Hall MOVED, Ryan seconded, to approve the 10-20-14 minutes as written. MOTION PASSED UNANIMOUSLY with Goodwin, Aho, Chandy, Pociask and Ward all noting that they listened to the record of the meeting.

Zoning Agent's Report:

None.

Old Business:

None.

New Business:

a. Sign Request, 625 Middle Turnpike, OMS Development, PZC File #983

Ryan MOVED, Hall seconded, that the PZC approve the request of Rossi Brothers, on behalf of Toast On 4 Corners, for a second building identity sign as submitted in an application package dated 10/15/14, because the proposed sign will be in compliance with Article X, Section C.6.e of the zoning regulations. MOTION PASSED UNANIMOUSLY.

b. New Subdivision Application, 153 Moulton Road, Mason Brook, LLC, PZC File# 1328

RYAN MOVED, Hall seconded, to receive the SUBDIVISION application (file # 1328) submitted by Mason Brook, LLC, for a 1-lot subdivision on property located 153 Moulton Road as shown on plans dated August 2014, and as described in other application submissions, and to refer said application to the Fire Marshal, Assistant Town Engineer, Conservation Commission, and Eastern Highlands Health District, for review and comments. MOTION PASSED UNANIMOUSLY.

c. New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File #1329

RYAN MOVED, Chandy seconded, to receive the SUBDIVISION application (file # 1329) submitted by Steven Guyette for a 3-lot subdivision on property located 140 Codfish Falls Road as shown on plans dated 9/25/14, and as described in other application submissions, and to refer said application to the Fire Marshal, Assistant Town Engineer, Conservation Commission, and Eastern Highlands Health District, for review and comments. MOTION PASSED UNANIMOUSLY.

d. 2015 Meeting Schedule

Ryan MOVED, Ward seconded, that the Planning & Zoning Commission approve the 2015 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

The Commission reviewed chapters 1 and 2 of the proposed Plan of Conservation and Development. Staff stated that review of the entire draft needed to be completed by November 17 to allow sufficient time to edit the draft for receipt at the 12/1/2014 PZC meeting. Members agreed to review 3 chapters at each of the next 3 special meetings. Goodwin encouraged members to focus on the substance of the plan and provide minor editorial comments to staff directly.

Reports from Officers and Committees:

It was noted that staff is working with the Chairman of Regulatory Review Committee to identify a date for the next meeting.

Communications and Bills:

Noted.

Adjournment:

The Chairman adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary