

AGENDA
Regular Meeting
Mansfield Conservation Commission
Wednesday, May 20, 2015
Audrey P. Beck Building
Conference Room B
7:30 p.m.

1. Call to Order
2. Roll Call
3. Opportunity for Public Comment
4. Minutes
 - April 15, 2015 Regular Meeting
5. New Business
 - W1548 - C. & L. Niarhakos, 101 East Rd, Re-Subdivision Application
 - W1549 – Jensen’s Rolling Hills Mobile Park, Middle Turnpike-Site Restoration
6. Continuing Business
 - Review of Monitoring Procedures for Town-Owned Easements
 - Mansfield Tomorrow | Our Plan ▶ Our Future
 - UConn's Master Planning Effort
 - Town of Coventry/ Mansfield Control of Fanwort in Eagleville Lake
 - Swan Lake Discharge Mirror Lake Dredging and other UConn Drainage Issues
 - UConn Agronomy Farm Irrigation Project
 - Eagleville Brook Impervious Surface TMDL Project
 - UConn Mass Accumulation Area
 - Ponde Place Student Housing Project
 - CL&P "Interstate Reliability Project"
 - Protecting Dark Skies in the Last Green Valley
 - Water Issues
 - Other
7. Communications
 - Minutes
 - Open Space: 4/14/15
 - PZC: 5/4/15
 - IWA: 5/4/15
 - 5-12-15 email from L. Painter to M. Peterson Re: Browns/Coventry Road (and attached 4-16-15 letter)
 - Letter from DEEP re: Interstate Reliability Project
 - Letter from DEEP re: North Hillside Road Extension/Research and Technology Park
8. Other
9. Future Agendas
10. Adjournment

Town of Mansfield
CONSERVATION COMMISSION
Meeting of April 15, 2015
Conference Room B, Audrey P. Beck Building
(draft) MINUTES

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

1. The meeting was called to order at 7:40 P.M. by Kessel. Alternates Booth and Buck were designated voting members for this meeting.
2. **Minutes.** The draft minutes of the special meeting held on February 10, 2015 were approved (Motion by Buck and seconded by Silander), and the minutes of the regular meeting held on February 18, 2015 were approved (motion by Buck and seconded by Booth).
3. **Pre-application for potential development of a 36 acre lot belonging to Willard J. Stearns & Sons, Inc. at the corner of Brown and Coventry Roads:** Meitzler, Silander and Kessel reported on the April 12, 2015 field trip to this property. The April 14, joint meeting with the Open Space Preservation Committee on this proposed development was attended by Buck, Booth, Meitzler and Kessel. A letter written by Scott Lehmann (a member of the Commission who is recusing himself from this issue) of Brown's Road was reviewed and is attached to these minutes. The Commission makes the following comments:
 - a) While there is a potential house lot along Brown's Road, there did not appear to be a good access to the interior of this land from Browns Road for reasons that include the sight lines and drainage areas.
 - b) For development along Coventry Road it is recommended that activity be setback from the road to complement the preserved land on the other side of Coventry Road.
 - c) Any development on this property will be limited by two wetland areas. Not shown on the March 21, 2015 (draft) Site Assessment Map by John Alexopoulos, Land. Arch. is a watercourse that seems to connect the two wetlands.
 - d) Consideration should be given to utilization of the conservation subdivision regulations, with clustering being used to protect the wetlands, views, etc.

e) In particular, an effort should be made to protect view from a rise of ledge at the corner of Browns and Coventry Roads, either by easement, or deeding the land to the Town so that it might be enjoyed by the public.

f) To access the westerly portion of this property, a significant wetland will have to be crossed. Any house, or houses, here will be in close proximity to other residences. In the event the owners of these homes are interested in purchasing this corner, the developers might avoid the expense a driveway crossing these wetlands.

4. Storrs Center Phase 3 Application Referral. The Commission reviewed the drawings which four of the members had also done at the OSPC meeting on April 14. The following comments were made:

a) No trailhead, or trail, leading to the Whetten Woods is shown on the maps. It is thought that in early discussions, the developer had indicated to the PZC that he would facilitate such a trail connection. There is a need for careful planning here. Will the trailhead be used primarily for residents in the development to access Whetten Woods, and possibly from there to the Nipmuck Trail in the Fenton River Valley (Dog Lane to Holly Drive and through the Torrey Preserve) or to other trails? If so, departure from the clubhouse would be appropriate. On the other hand, is it appropriate to route non-resident hikers wishing to access Downtown Storrs or the University campus by the same route (by the clubhouse)?

b) The Commission recommends the portion of the property deeded to the Town as open space also be known as Whetten Woods. This will avoid the confusion that might be caused if a different name were utilized. Booth noted that Coney Rock is an analogous situation; a portion of that park is owned by Joshua's Trust and another part by the Town, but it is administered as a single unit.

c) The Commission urges the Town engineers to compare these plans with those presented to the PZC and this Commission during the planning stages of Downtown Storrs. It is important that the planned efforts to clean and insert the storm water runoff into the groundwater table be successful. The impervious surfaces of this development are extensive.

5. Petition to Stop the Algonquin Pipeline Expansion. Buck reviewed the efforts of some Mansfield residents to circulate a "Petition to Stop the Algonquin Pipeline Expansion." The discussion that ensued ranged from overpopulation of portions of Planet Earth (including a university and town that cannot grow without a new source of water), to global warming and climate change, to the damage caused by natural gas leaks (a greenhouse gas) and the burning of any carbon based fuel (carbon dioxide, another greenhouse gas.) These are important issues and the Commission urges the Town Council to give serious consideration to them.

6. Email from Neil Facchinetti dated March 27, 2015 (attached). This email notes that he will present more information about pesticide use at the UConn farm adjacent to Storrs Heights at our May meeting.

7. The meeting adjourned at 8:58 P.M.

Respectfully submitted,

Quentin Kessel, Secretary *pro tem*.

Attachment 1.

To: Jennifer Kaufman
From: Scott Lehmann (532 Browns Rd, Storrs
06268) Re: Stearns parcel
Date 06 April 15

I regret that I will be out of town and unable to tag along on the PZC/TWA 12 April Field Trip to the Stearns parcel on Browns & Coventry Rds. The parcel surrounds ours on three sides, so I could not participate in the Field Trip as I normally do as a representative of the Conservation Commission.

However, I would like to comment briefly as a private citizen on the Site Analysis, dated 23 March 2015. I am not sure exactly what is required of such a document, but this one seems – in somerespects that appear relevant to planning – inaccurate or incomplete.

Some background:

Most of this parcel (maybe all of it) was part of the Brown brothers dairy farm (the rest of the farm lay across Browns Rd). The original part of our house at 532 Browns Rd was built in 1936 by Floyd Atkins for Harry Brown; we bought it in 1976 from his daughter Pauline B. Schroll after the death of her mother Florence. The similar house at 522 Browns Rd. had been Robert Brown's until he moved away to Australia. At the time we bought our house, Charles Brown and his sister Ruth still lived in the old family home (now, alas, a shambles) at 542 Browns Rd. They told us that they could not maintain the dairy operation after Harry's death and Robert's departure, and that they'd sold to Mountain Dairy rather than to a developer because they did not want to see the land developed.

In 1976, the surrounding land was open pasture, as shown on the map “1983 Pasture/Woods extent” on p.7 of the Site Analysis. Charles Brown worked to maintain these pastures, on which

Mountain Dairy pastured cows for a number of years after we moved here. It was really a bigger job than he could do at his advanced age. After his death, essentially no maintenance was done, and this area is now a jungle of shrub and saplings. Nonetheless, we fondly remember the days when we could easily walk out over the pastures behind our house to the low rock outcrop shown on the Site Analysis map (and depicted in the righthand photo on the cover), a favorite place to visit with our daughter Phoebe (b. 1979) when she was little.

Comments on the Site Analysis:

1. The Site Assessment Map on p.3 (hereafter "map") suggests that the stone wall along Browns Rd between our property and Shirley Graves' at 542 Browns Rd does not extend all the way to our SW property line; this is incorrect.
2. Runoff down the narrow strip between 532 and 542 flows under Browns Rd in a culvert. The stone wall tends to act as a dam, so that the nearby upslope area is often pretty soggy (also true of some ground farther up in this swale). I suspect that soil analysis in this area would confirm that some of it is sufficiently poorly drained to qualify as wetland.
3. The map does not show a stone wall that extends NW from near the NW corner of our property to the narrow strip of wetland shown on the map. This wall is not just a "rubble" (unlike, say, the leftovers from a wall that, until mined for stones, ran a bit W of N from the end of the wall shown right below "WOODED/THINNED" to Coventry Rd).
4. The narrow strip of wetland mentioned in comment 3 is actually a watercourse that drains the wetland on Coventry Rd (which receives water from wetlands across Coventry Rd to the N). Water from spring runoff and heavy rain flows down to the large N-S wetland shown on the map, and thence underneath Browns Rd. It is not accurate to omit this watercourse. I believe that it follows a dug channel along the back boundary of 542.
5. The Site Analysis (p.4) mentions "Large trees along Coventry Road and on the western boundary" and "larger oak trees" associated with the "Rock outcrop adjacent [to] reverting field" [shown below boxed "REVERTING" on the map], but does not locate any on the map on p.3. The largest tree I know on the property is a massive red oak, at least 48 inches DBH, one in a line of large trees growing along the stone wall noted in comment 3.
6. "There is no evidence of old foundations or any other remnant suggesting habitation or structures supporting agriculture." (p.4) This is not quite accurate: there is an old hand-dug well lined with stone and covered by a slab of rock located near the wetland-with-pond off Coventry Rd (it is approximately on a line running N from our house to the pond).

Suggestions:

My understanding is that site analyses such as this are required in part to permit input from the PZC and other parties early in the development planning process. So here are two suggestions:

1. Lest this parcel go the way of so many others, I urge the PZC to push for clustered development on it, so that large unfragmented areas of open space remain. Common driveways should not be permitted unless development is truly clustered.

2. There are two areas that seem to me particularly worth protecting as dedicated open space (leaving aside the extensive wetlands, which should not be on the table for development):

a. The rocky outcrop, roughly in the middle of the parcel, mentioned at the end of the "Some background" section above. This is near the hemlocks of which the Site Analysis recommends: "Use the group of hemlock trees in the design layout" (p.4). The woolly adelgid may do these trees in, but the rocky outcrop will be there for a long time; get rid of a bit of poison ivy and it would be a great spot for kids to play, and indeed for anyone to enjoy the cycle of the seasons (just now, you will probably flush woodcock if you pick your way through the jungle below the scarp).

b. The hill at the corner of Browns and Coventry Rds. This affords a prospect out over the Mountain Dairy fields across Browns Rd. Judging by its exposed ledge and relatively small trees, the hill is bedrock covered with a relatively thin layer of soil..

While neither of these spots is adjacent to other Town open space, anyone walking the trails that connect Chatham Dr & Mansfield City Rd to Coventry Rd could easily access them via a pleasant stroll on Coventry Rd.

Attachment 2.

From: Neil Facchinetti [nfacch@me.com]
Sent: Friday, March 27, 2015 10:40 AM
To: Quentin Kessel; Kessel, Quentin
Subject: next meeting, etc.

Dear Quentin,

I will be out of town for the week of our April meeting.

For the May meeting Gregg Haddad has said he will provide me with answers to the following questions on current safeguards against pesticides at the UConn farm:

* What will be the sampling schedule for private and farm wells in the future? Will tests be conducted more frequently than once a year in the late fall or winter? Will expanded tests of private and farm wells be extended into future years, taking advantage of the \$100,000 allocated to safety assessments at the farm? Will surface water (the irrigation pond) be tested, as Professor Wargo recommended?

* How will the following DEEP conclusion be addressed?: "Some of these pesticides [applied at the farm] are proprietary new compounds or experimental mixtures of registered pesticides without federal registration for the use being tested. These new compounds frequently do not yet have laboratory analytical methods available for detecting them in groundwater. The names of proprietary compounds have not been released and so would also not be able to be definitively identified by a laboratory analysis."

* Are you planning any further legislative or oversight initiatives on these matters this year?

In the Hartford Courant this morning an interesting article made me wonder whether the Clipper application against fanwort in Eagleville lake, and its downstream migration, might be detrimental to a threatened native plant called estuary pipe wort or Parker's pipe wort. (please see attached article below) Perhaps the Conservation Commission should alert the town to this potential threat if it proves to be significant after further investigation of literature on the subject. I read that this threatened native plant is almost always found in wetland environments, but I do not know whether it is sensitive to Clipper's herbicidal mechanism of action. I suppose we would need a plant physiologist to know for sure.

Best regards, -Neil



Town of Mansfield

Department of Planning and Development

Date: April 2, 2015
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 101 East Road (File #W1548)
C. and L. Niarhakos
Description of work: 3-lot Subdivision
Map Date: 3/30/2015

Project Overview

The applicants propose to subdivide a 14.8-acre parcel into 3 lots. There is an existing single family dwelling located on the property and the applicant is proposing 2 new lots for single family dwellings. No activity is proposed on the lot 1, which is the location of the existing single family dwelling. Activity will occur within the upland review area for both lots 2 and 3.

- 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 C. and L. Niarhakos (IWA File #1548) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for a 3-lot Subdivision on property located at 101 East Road as shown on a map dated 3/30/2015 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 PACKET
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3334
OR 429-3330;
FAX: 860-429-6863

Please use this checklist as an aid in making sure that you have completed the forms correctly. The Agency requires that each item in the application form be filled out. Failure to do so may result in application denial and the need for you to resubmit your application and pay an additional fee.

- Consultation with Wetlands Agent
- Amount of fee paid $\$750 + \$60 = \$810$
- Dated map/site plan
- Project description
- Names and addresses of abutters
- Certified postal receipts to abutters
- Certified postal receipts to Windham Water Works (if applicable)
- Proof of submittal to Department of Public Health (if applicable)
- N/A Certified postal receipts to adjoining town
(if less than 500' from town line)
- Statewide Reporting Form
- CT DEEP Natural Diversity Database Checked
See attached map-no activity in sensitive area

Your application goes to Agency members on the Friday before a meeting as part of a large packet of information. It is suggested that you submit your application a full week ahead of the meeting to allow for a preliminary review by staff. The more information you can provide to help the Agency understand your proposal, the easier it will be for them to act on your application.

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 Christopher & Lindsey Niarhakos

Mailing Address 68 Brookside Lane

Mansfield Center, CT Zip 06250

Phone 860-617-5396 Email chris_niarhakos@hotmail.com

or lindsey.niarhakos@gmail.com

Title and Brief Description of Project

3 lot subdivision with existing house lot and 2 proposed lots for single family dwellings

Location of Project 101 East Road

Intended Start Date Spring 2015

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

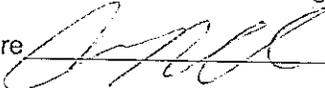
Name same as applicant

Mailing Address _____

_____ Zip _____

Phone _____ Email _____

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

Signature  date 3-21-15

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

Part C - Project Description

1)

Lot #1 - existing dwelling - no proposed activity

Lot#2 -

- a) no proposed activity with wetland soils
- b) proposed dwelling - 61' at its closest point
 - proposed septic system - 66' at its closest point
 - proposed reserve septic area - 55' at its closest point
 - proposed driveway - 108' at its closest point
 - proposed foundation and curtain drain - 23' at its closest point
 - proposed storm water/ground water recharge area - 10' at its closest point

Lot #3 -

- a) storm water drainage structure at existing culvert
- b) proposed dwelling - 82' at its closest point
 - proposed septic system - 145' at its closest point
 - proposed reserve septic area - 115' at its closest point
 - proposed driveway - 4' at its closest point
 - proposed well - 85' at its closest point
 - proposed storm water/ground water recharge area - 111' at its closest point

2)

Lot #1 - a) none b) none

Lot #2 - a) none b) 33,000 sq. ft.

Lot #3 - a) 82 sq. ft. b) 33,200 sq. ft.

3)

Gravel fill for driveways, septic sand for septic systems, stone rip-rap at outlets and overflow of proposed storm water/ground water recharge areas.

a) gravel, sand and rip-rap

b) Lot #2 - septic - 100 cu. yds.

driveway - 100 cu. yds.

storm water/ground water recharge area - 270 cu. yds. (to be used on site)

Lot #3 - septic - 15 cu. yds.

driveway - 100 cu. yds.

storm water/ground water recharge area - 200 cu. yds. (to be used on site)

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.

The proposed house sites were designed to avoid any disturbance of wetland soils
on this site.

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 March 30, 2015

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.



Signature

3-31-15

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

3-31-15

Date



Department of Planning and Development

Date: April 29, 2015
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
Jensen's Rolling Hills Mobile Home Park, Middle Turnpike (TWA File #W1549)
Jensen's Inc.
Description of work: Site Restoration

Project Description

In early April 2015, facility staff at Jensen's Rolling Hills Mobile Home Park pushed approximately 9 cubic yards of soil, stones, and logs into wetlands located at the southern end of the property. The property owners were contacted and asked to remove the material immediately and submit an inland wetlands application for receipt at the Inland Wetlands Agency meeting of May 4, 2015. To restore the disturbed area, the applicant proposes to stabilize the slope by seeding and mulching. Until the slope is completely stabilized, silt fence will be installed to prevent erosion and sedimentation.

- 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.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by Jensen's Inc. (TWA File #W1549) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for Site Restoration on property located at Jensen's Rolling Hills Mobile Home Park, Middle Turnpike as shown on a map dated 4/14/2015 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
860-429-3015x6204 (DIRECT) TEL: 860-429-3330 OR
FAX: 860-429-6863

FOR OFFICE USE ONLY
File # 1540
W _____
Fee Paid 495
Official Date of Receipt 4-27-15

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 Jensen's Inc.

Mailing Address P.O. Box 608

Sittington, CT Zip 06489

Phone 860-793-0281 Email kejensen@jensencommunities.com
AND m.jones@jensencommunities.com

Title and Brief Description of Project
Restore Area that was disturbed

Location of Project Rolling Hills Mobile Home Park Rt. 44

Intended Start Date 4/28/2015

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 Keith E. Jensen date 4/28/15
Keith E. Jensen, V.P. Jensen's Inc.

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)

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

REPAIR DISTURBANCE THAT WAS DONE TO ARGAIN QUESTION.
WITCH WAS DONE BY CLEAN-UP OF AREA ON TOP OF SLOPE
THAT BUTS TO WETLANDS. WITCH WILL INCLUDE INSTALLING OF
SILT-FENCE, REMOVING OF SOME WOOD, ROCK AND ASPHALT.
THEN WE WILL SEED & STRAW MULCH SLOPE AND FLAT AREA
ON TOP OF SLOPE.

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) MAYBE 100 SQ FT. 1' X 100' ALONG EDGE OF SLOPE AT BOTTOM

(B) ABOUT 1100 SQ FT OF SLOPE AND FLAT AREA ON TOP
OF SLOPE

3) Describe the type of materials you are using for the project: SILT FENCE,
SEED AND STRAW

a) include type of material used as fill or to be excavated NONE

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).

INSTALL SILT FENCE ALONG BOTTOM OF SLOPE AREA.
SEED AND STRAW SLOPE AREA. ALSO SEED AND STRAW
TOP FLAT AREA AS WELL.

Part D - Site Description

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

FLAT AREA THAT SLOPES DOWN TO WETLAND AT BOTTOM
OF SLOPE

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

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)

2) Applicant's map date and date of last revision 04-14-2015

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, 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

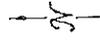
Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it 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 shall be part of the application and specified parts must be completed and returned with this application.



- Zoning
- Conservation/Easement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 351.58 ft

Printed:
4/14/2015



Location: 10 RIDGE CR ID: 8.23.3

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



OPEN SPACE PRESERVATION COMMITTEE
DRAFT Minutes of April 14, 2015 special meeting

Members present: Jim Morrow (chair), Quentin Kessel, Ken Feathers, Roberta Coughlin, Ken Feathers, Vicky Wetherell, Jennifer Kaufman (staff). From Conservation Commission: Joan Buck, Aline Booth, Grant Meitzler; from Parks Advisory Committee: Bill Thorne; from Agriculture Committee: Ed Hall. Guests: John Alexopoulos, Mark Peterson, Les and Ellen Stearns, Paul Brody.

Meeting was called to order at 7:30.

Vicky was appointed acting secretary.

Minutes of the February 17, 2015 special meeting and the April 14, 2015 field trip were approved.

New Business

522 Browns Road Subdivision The committee voted to move this item to first place so that guests could leave afterward. This subdivision pre-review meeting included information sharing by the developer's consultant, John Alexopoulos, and by members of the committees. John presented a draft Site Area map of the neighborhood and a draft Site Assessment map of the property. Discussion that followed included possible corrections to the maps, possible development sites and possible open space areas.

Old Business

Mansfield Tomorrow POCD Review The public hearing will close on May 18 so comments can still be submitted to the Planning Department.

New Business

Storrs Center Phase III Proposal The committee reviewed plans for this 42-unit development adjacent to Town open space. The committee commented about access to open space and trail issues. These comments will be forwarded to the Planning Department.

Outreach to Property Owners on the Nipmuck Trail A joint letter to these owners will be sent by the Town, Joshua's Trust and Ct. Forest and Parks Association. The committee will review the list of potential contacts at a future meeting.

Mansfield Tomorrow Zoning Update Jennifer discussed the process for this update, including a future presentation about the proposed zoning regulations at a joint meeting of relevant committees.

The meeting was adjourned at 9:05.

PAGE
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DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday May 4, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, R. Hall (arrived at 7:27 p.m.), G. Lewis, B. Pociask, P. Plante, K. Rawn, B. Ryan,
Members absent: B. Chandy, K. Holt,
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:25 p.m. and appointed alternates Aho and Westa to act and Ryan as Acting Secretary.

Minutes:

04-20-2015 Meeting Minutes –Rawn MOVED, and Aho seconded, to approve the 04-20-2015 meeting minutes. MOTION PASSED with all in favor except Plante, Pociask and Westa who disqualified themselves.

Zoning Agents Report:

Lewis questioned the “Vote No Sewers” sign on Route 44. Hirsch explained that it is the staff’s opinion that the sign is political in nature and therefore, its removal cannot be compelled.

Public Hearings:

Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6

Chairman Goodwin recused herself and appointed Vice Chair Ryan to act as Chair. Ryan appointed Ward to act for Goodwin. Ryan opened the Public Hearing at 7:30. Members present were Hall, Lewis, Pociask, Plante, Rawn, Ryan and alternates Aho, Ward and Westa all of whom were acting.

Linda Painter, Director of Planning and Development read the legal notice as it appeared in the Chronicle on April 21 and April 29, 2015 and noted the following memo’s received in addition to the applicant’s submittal: a 5/4/15 updated memo and a 4/30/15 memo from L. Painter, Director of Planning and Development; a 4/23/15 memo from F. Raiola, Fire Marshal; and a 4/30/15 memo from D. Dilaj, Assistant Town Engineer. Painter also stated that today the applicant submitted a revised cover sheet; a signed and sealed copy of a Property/Boundary ATLA/ACSM Land Title Survey, dated October 18, 2013 and revised through May 2, 2015; and Sheet A-1.2 revised through April 30, 2015.

John Everett, New England Design, acting on behalf of the applicant, reviewed the plans to utilize the remaining 15,800 square feet of the former J.C. Penny space with a commercial recreation/restaurant. He reviewed the changes made to plans submitted today and the waiver requests in detail. He noted that based on calculations, the mall requires 978 parking spaces and there is currently 976. He reviewed plans to add an additional 2 spaces in a mulched island area and create a “zen garden” at the west side of the tenant space (rear entrance).

Ken Caputo, owner of the proposed use, explained that he and his wife intended to open a karate/recreation space, which will provide fitness classes and activities on either a membership or walk in basis. The use will also include a food service area for light meals. He stated that all children attending the facility must be accompanied by a parent. The hours of operation will roughly coincide with the general mall hours.

Richard Hayes, of Hayes Kaufman, spoke in opposition to the plan citing as his reasons, the pending litigation in association with the "Michael's" Application and the waivers requested by the applicant. He urged members not to approve this application, or any application submitted to the Commission regarding the mall, until the pending litigation is fully resolved.

Susie Hays, Updike, Kelly & Spellacy, P.C., Attorney representing the applicant, stated that this application is separate from the application that gave rise to the pending litigation and that, as a separate and distinct application, we are bound to act on it within the statutory time frames.

Noting no further questions or comments from the Commission or Public, Plante MOVED, Hall seconded, to close the Public Hearing at 8:08 p.m. MOTION PASSED UNANIMOUSLY.

Special Permit Application, Efficiency Unit, 43 Storrs Heights Road; Ray DiCapua, PZC File #1331

Chairman Goodwin opened the Public Hearing at 8:09 p.m. Members present were Goodwin, Hall, Lewis, Pociask, Plante, Rawn, Ryan and alternates Aho, Ward and Westa. Aho and West were appointed to act.

Linda Painter, Director of Planning and Development read the legal notice as it appeared in the Chronicle on April 21 and April 29, 2015 and noted a 4/30/15 Memo from Zoning Agent in addition to the applicant's submittal.

Ray DiCapua of 43 Storrs Heights Road presented his application. There were no questions or comments from Members or from the public. Hirsch noted that neighborhood notification receipts have been received. Plante MOVED, Hall seconded, to close the Public Hearing at 8:11 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6

Goodwin recused herself and Vice Chairman Ryan appointed Ward to act in her place. Members requested clarification from the Town Attorney that the pending litigation did not impact the Commission's ability to act on this application and that the requested waivers were consistent with recent court rulings. Painter stated that she would consult with the Town Attorney and this matter will be on the next agenda. Rawn volunteered to work with staff on a draft motion.

b. Special Permit Application, Efficiency Unit, 43 Storrs Heights Road; Ray DiCapua, PZC File #1331

Lewis MOVED, Plante seconded, to approve the March 23, 2015 application of Ray DiCapua to allow an efficiency dwelling unit at 43 Storrs Heights Road in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at Public Hearing on May 4, 2015.

Pursuant to Article V, Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section A.3. are hereby waived as there is no proposed expansion of the building and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article X, Section L; Article V, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having two additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the

Planning and Zoning Commission.

2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016.
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

- c. **Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**
Tabled pending a 5/18/15 Public Hearing

New Business:

- a. **Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332**
Ryan MOVED, Plante seconded, to receive the Special Permit application submitted by Steven Sorrels, for an efficiency unit, on property located at 5 Hillside Circle, Owned by the application, as shown on plans dated 4/24/15 and as described in other application submissions and to refer said application to the Staff for review and comments, and to set a Public Hearing for June 1, 2015. MOTION PASSED UNANIMOUSLY.
- b. **Kay Holt's request to a waiver of attendance requirements**
Lewis MOVED, Pociask seconded, to waive the attendance requirements for Katherine Holt due to extenuating circumstances. Bonnie Ryan is hereby appointed to serve as Secretary during her absence and for the month following her return. MOTION PASSED UNANIMOUSLY.

Plante requested that his comments on this item, made in the earlier IWA meeting, be incorporated as part of the record of these proceedings.

Reports from Officers and Committees:

No report offered.

Communications and Bills:

None.

Adjournment:

The Chair set a field trip for 5/13/15 at 2:30 p.m. and declared the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

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DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday May 4, 2015
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho, Ward and Westa to act. Bonnie Ryan was appointed to act as Secretary.

Ward MOVED, Ryan seconded, to add under New Business item C, a request for a ruling on the installation of a portable shed on property located at 4 Hillyndale Road. MOTION TO ADD PASSED UNANIMOUSLY.

Review of Minutes

4-6-2015 Meeting Minutes- Ward MOVED, Rawn seconded, to approve the minutes of the 4-6-15 meeting as presented. MOTION PASSED with all in favor except Pociask and Westa who disqualified themselves.

Communications:

The Conservation Commission draft minutes and Wetland Agent's Monthly Business memorandum were noted.

Old Business:

- a. Re-subdivision Application, 101 East Road, C. & L. Niarhakos, IWA File #W1548 –
Tabled pending 6/1/15 Public Hearing

New Business:

- a. Kay Holt's request to a waiver of attendance requirements
Pociask MOVED, Ward seconded, to waive the attendance requirements for Katherine Holt due to extenuating circumstances. Bonnie Ryan is hereby appointed to serve as Secretary during her absence and for the month following her return. MOTION PASSED UNANIMOUSLY.

Plante questioned the validity of the bylaw provision requiring excused absences and requested a legal opinion. By consensus, the Agency agreed that Kaufman may request a legal opinion from the Town Attorney on the validity of this bylaw provision.

- b. W1549 – Jensen's Rolling Hills Mobile Park, Middle Turnpike-Site Restoration
Ryan MOVED, Pociask, seconded, to receive the application submitted by Jensen's, Inc. (IWA File #W1549) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for Site Restoration on property located at Jensen's Rolling Hills Mobile Home Park, Middle Turnpike as shown on a map dated 4/14/2015 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. **J-4 - Jurisdictional Ruling, 4 Hillyndale Road, K. Smithwick**

Lewis MOVED, Rawn seconded, to approve a Jurisdictional Ruling finding that the installation of a portable 12 x 8 foot shed on land owned by Kevin Smithwick (IWA File # J-4) as shown on a map dated 4/30/2015 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees

No reports were offered.

Other Communications and Bills

Noted.

Adjournment:

Chairman Goodwin set a Field Trip for 5/13/15 at 2:30 p.m. and declared the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

Jessie Richard

Subject: FW: Browns/Coventry Road
Attachments: Stearns Subdivision Site Analysis.docx; Scott lehman letter.pdf; 20150512071458338.pdf

From: Linda M. Painter
Sent: Tuesday, May 12, 2015 7:20 AM
To: Mark Peterson
Cc: Jennifer S. Kaufman; Jessie Richard
Subject: RE: Browns/Coventry Road

Hi Mark-I meant to send these out to you last week. The Site Analysis document is my memo; I have also attached copies of the comments from the Open Space Preservation Committee and a neighboring property owner; Conservation Commission comments are listed below. I concur with the comments provided by both the OSPC and the Conservation Commission, so those should be considered in addition to my memo. The letter from the abutting owner indicates that some features are not accurately reflected in the site conditions; those should be further investigated and addressed.

Please let me know if you have any questions; the PZC did not have any comments at this stage. We will schedule a field trip for them once you have a yield and concept plan.

3. Pre-application for potential development of a 36 acre lot belonging to Willard J. Stearns & Sons, Inc. at the corner of Brown and Coventry Roads: Meitzler, Silander and Kessel reported on the April 12, 2015 field trip to this property. The April 14, joint meeting with the Open Space Preservation Committee on this proposed development was attended by Buck, Booth, Meitzler and Kessel. A letter written by Scott Lehmann (a member of the Commission who is recusing himself from this issue) of Brown's Road was reviewed and is attached to these minutes. The Commission makes the following comments:

- a) While there is a potential house lot along Brown's Road, there did not appear to be a good access to the interior of this land from Browns Road for reasons that include the sight lines and drainage areas.
- b) For development along Coventry Road it is recommended that activity be setback from the road to complement the preserved land on the other side of Coventry Road.
- c) Any development on this property will be limited by two wetland areas. Not shown on the March 21, 2015 (draft) Site Assessment Map by John Alexopoulos, Land. Arch. is a watercourse that seems to connect the two wetlands.
- d) Consideration should be given to utilization of the conservation subdivision regulations, with clustering being used to protect the wetlands, views, etc.
- e) In particular, an effort should be made to protect view from a rise of ledge at the corner of Browns and Coventry Roads, either by easement, or deeding the land to the Town so that it might be enjoyed by the public.
- f) To access the westerly portion of this property, a significant wetland will have to be crossed. Any house, or houses, here will be in close proximity to other residences. In the event the owners of these homes are interested in purchasing this corner, the developers might avoid the expense a driveway crossing these wetlands.

From: Mark Peterson [<mailto:mpeterson@gardnerpeterson.com>]
Sent: Friday, May 08, 2015 12:15 PM
To: Linda M. Painter
Subject: Browns/Coventry Road

Hi Linda,
I am following up to see if you and/or the PZC have comments so we can proceed with the yield and open space layouts for the subdivision on the corner of Brown and Coventry Road.

Have a great weekend.
Mark Peterson, P.E.
Gardner & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, Connecticut 06084
t: (860) 871-0808
f: (860) 875-2086
www.gardnerpeterson.com



Department of Planning and Development

Date: April 16, 2015
To: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director
Subject: Proposed Residential Subdivision: 522 Browns Road (corner of Coventry Road and Browns Road)
Property of Willard J. Stearns and Sons Inc.

Project Overview

In accordance with Section 5.2 of the Mansfield Subdivision Regulations, Willard J. Stearns and Sons, Inc. LLC has submitted the following plans as part of Step 1 in the required design process for subdivisions containing over 4 lots or a street:

- Off-Site and Neighborhood Influences Inventory Plan
- Site Analysis Plan

The subject property is comprised of a 36.9 acre parcel located on the western corner of Browns Road and Coventry Road; there is currently one house located on the property facing Browns Road. The property is located in an agricultural area; the applicants own the property on the other side of Browns Road (part of Mountain Dairy) and the property on the other side of Coventry Road is preserved for agricultural use. The property has approximately 1,900 feet of uninterrupted frontage along Coventry Road and approximately 1,135 feet of total frontage along Browns Road that is separated by two out-parcels under separate ownership. A large wetland bisects the property, extending from the southwest corner of the property to the northwestern boundary. There is also a pond located in the south eastern portion of the property. As a result, much of the property falls within the upland review area for the Inland Wetlands Agency. As shown on the attached aerial photograph, most of the property is wooded with the exception of portions along Browns Road. The wooded areas along Coventry Road have been thinned in the last few years through logging; most of the wooded areas consist of deciduous second growth trees.

The site assessment prepared by John Alexopoulos provides details on assets and constraints in both narrative and map form.

Preliminary Comments

I have prepared the following preliminary comments based on the submitted materials. The Open Space Preservation Committee and Conservation Commission conducted a site walk and held a special meeting on April 14th to discuss the property. I expect to receive their comments and recommendations in the

following week. Additionally, comments were received from Scott Lehman, the owner of one of the two outparcels noted above. As he sits on the Conservation Commission, he has recused himself from consideration of this project. I will finalize my comments and recommendations after receiving comments from the OSPC, Conservation Commission and PZC. The second step in the process is for the applicant to prepare a yield plan and conceptual layout plan. Once those plans have been received, I will schedule a field trip for the Commission prior to issuance of comments on the draft plans.

Subdivision Design Criteria

In accordance with Section 5.1 of the Subdivision Regulations, primary considerations in designing streets, walkways/bikeways and other public improvements, lot layouts, proposed locations for houses, driveways, sanitary systems and other site work and identifying open space preservation areas shall be:

The protection and enhancement of vehicular and pedestrian safety through the appropriate siting of streets, driveways, walkways, bikeways and trails.

While there is extensive frontage along both Coventry Road and Browns Road, the landscape architect has identified sight line constraints due to trees (Coventry Road) and roadway alignment (Browns Road). Additionally, the number of curbcuts should be minimized in an effort to retain the rural character of this area. Due to the extensive stone walls located along the property boundaries, efforts should be made to locate site access points in existing breaks in the walls where possible such as the access to the existing hayfield along Browns Road. Additionally, this is an area where several trail systems have been developed as part of previous subdivision approvals. This property presents an opportunity to create another link in that system.

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.

The closest public water supply well is located upslope, approximately 1,300 feet to the northeast; the site is separated from the well by a large drumlin that runs from the northwest to the southeast. The site is not located in an area of stratified drift aquifer. However, given the proximity of adjacent homes, the large wetland that bisects the property and the existing pond, the use of Low Impact Development (LID) techniques in road and other site improvement designs should be used to maintain pre-development hydrology.

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.

In addition to the wetlands identified above, the site contains the following significant features:

- *Viewsheds.* A vantage line runs east/west, located to the north and east of the two outparcels as shown on the attached map. The area to the north and east of the vantage line is a Class II Viewshed, hilltops that offer dramatic vantage points or lines of vantage to the surrounding landscape and as such are considered highly sensitive areas. The portion of the property located to the south and west of the vantage line is designated as a Class I Viewshed, slopes that rise from the valley floor to meet the hilltops, often containing steep slopes and ledges. As such these areas are sensitive areas to viewers, particularly from above. The site assessment map prepared by the applicant identifies a significant vantage point near the intersection of Browns and Coventry Roads that overlooks the agricultural lands located on the south side of Browns Road; this area should be preserved.
- *Archaeological Assessment.* The site is not located in an area of sensitivity nor does it contain historic or pre-historic site areas according to the archaeological assessment map contained in the POCD.
- *Historic Resources.* According to the historic resources map in the POCD, there are no historic sites on the subject site; however, there are residences built between 1800 and 1870 on the westernmost outparcel and on the property at 574 Browns Road. The abutting property to the west is the site of the former Mansfield City School, now used as a residence.
- *Agricultural Soils.* The portion of the property generally located east of the wetland contains locally important agricultural soils; there are no prime or statewide important soils on the property.
- *Stone Walls.* There are significant stone walls located along both Coventry and Browns Roads as well as some stone walls located to the south and east of the large wetland. Based on information provided by the abutter, it appears that there may be additional walls not currently depicted; future plans should be updated to accurately locate these features. These walls should be retained and integrated into the subdivision design where possible. As noted above, efforts should be made to locate driveways and road connections in areas where there are current breaks in the stone wall.
- *Watercourse.* An abutting property owner has indicated that there is a watercourse existing on the site; this needs to be verified as part of the formal survey of the property.

Based on the existing natural and historic site features, use of a cluster design to preserve significant open space is recommended for this property. Given the location of the wetland bisecting the property from northwest to southeast, a design that concentrates development on the east side of the wetland and eliminates the need for a wetland crossing is preferred. Use of the cluster provisions contained in Section 7.4 of the Subdivision Regulations would allow minimum lot sizes of 40,000 square feet. The Commission is also authorized to reduce minimum frontage requirements pursuant to Section 7.6 of the Subdivision Regulations.

The utilization of a site's natural terrain, avoiding unnecessary re-grading, filling and removal activities.

The property has gentle slopes from 2-5% on most of the property with some locations at a 7% slope. House and driveway placement should be situated to minimize need for grading.

The promotion of energy efficient patterns of development and land use, energy conservation and the use of solar and renewable forms of energy through the appropriate siting of streets, driveways and house sites, and wherever appropriate, bikeway and walkway/ trail connections to neighboring streets and neighborhoods; existing and planned commercial areas; schools, parks and other public facilities and town designated walkway or bicycle routes.

As described above, the recommended trail, open space, and cluster designs would promote a more efficient pattern of development that preserves the natural features of the site and offers significant amenities to subdivision and neighborhood residents.

Summary

As noted, I will finalize my comments to the applicant after receiving comments from the OSPC, Conservation Commission and the PZC. Any comments provided to the applicant are nonbinding in accordance with the regulations.



Connecticut Department of

ENERGY &
ENVIRONMENTAL
PROTECTION

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Affirmative Action/Equal Opportunity Employer

The Connecticut Light and Power Company
P.O. Box 270
Hartford, CT 06141

Attn: Robert Deptula

Re: **Request for Technical Plan Revision**
Permit Nos.: WQC-201205697
Project: Interstate Reliability Project
USACOE No.: NAE-2008-1671
Town: Mansfield

Dear Mr. Deptula:

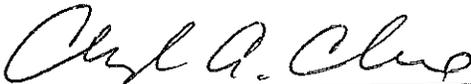
The department has completed a review of your April 14, 2015 request for a technical plan revision to the above referenced Clean Water Act Section 401 Water Quality Certification. The request involves this department's State Parks and Public Outreach Division's (SPPOD) desire to retain a portion of an existing work pad as permanent parking at Mansfield Hollow State Park.

The referenced permit requires that the pad be removed, however, SPPOD is in need of more parking for recreational access and saw this as an opportunity to acquire it. The portion of the pad to be retained is 100 x 200 feet, located in a 100-year FEMA floodplain associated with Mansfield Hollow Lake, with no State or Federal wetland soils present. The remainder of the work pad will be removed as required by condition of the permit. SPPOD plans to place an additional layer of gravel/stone among the larger process stone to smooth it out, but there will be no additional placement of material in the floodplain.

Your request for technical plan revision is hereby approved. The above modification shall be in accordance with your plan entitled "CT DEEP Parking Lot Proposal Real Estate Tract Map / Mansfield Hollow lake / US Army Corps of Engineers / New England District" as attached to your April 14, 2015 correspondence.

If you have questions regarding this matter please contact Doug Hoskins at (860) 424-4192, douglas.hoskins@ct.gov. All correspondence regarding this permit should reference the permit numbers identified above and be addressed to Doug Hoskins, Inland Water Resources Division, Bureau of Water Protection and Land Reuse, Department of Energy and Environmental Protection, 79 Elm St., Hartford, CT 06106-5127.

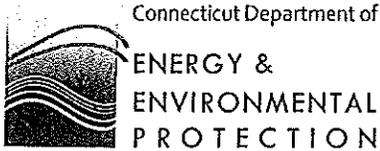
April 27, 2015
Date


Cheryl A. Chase
Director
Inland Water Resources Division
Bureau of Water Protection and Land Reuse

WQC-201205697
CL&P / Interstate Reliability Project
Mansfield CT
Page 2 of 2

CC:DH

cc: For the town of Mansfield:
Mayor/First Selectman
Conservation Commission
Inland Wetland Agency
Planning & Zoning Commission
Susan Lee, New England District, USACE, 696 Virginia Road, Concord MA 01742-2751
Chris Fritz, Burns & McDonnell, 108 Leigus Rd., Suite 1100, Wallingford, CT 06492
Lori Lindquist – DEEP/State Parks (email only)



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

University of Connecticut
31 LeDoyt Road U-3055
Storrs, CT 06269-3055

Attn: Richard A. Miller (rich.miller@uconn.edu)

Re: Request for Technical Plan Revision
Permit No.: DIV- 201205385, IW-201205383, WQC- 201205382
USACOE No.: NAE-2004-3990
Town: Mansfield
Project: North Hillside Road Extension / Research and Technology Park

Dear Mr. Miller:

I am in receipt of your March 19, 2015 and March 20, 2015 letters requesting a Technical Plan Revision to Special Conditions 6 and 7 of the referenced permits. Special Condition 6 restricts "...construction activities at Wetland Crossing A to the period of November through March to avoid impacting potential populations of the state-listed Northern Spring Salamander", and Special Condition 7 requires that "[s]ite clearing or grading activities within 750 feet of a vernal pool shall be performed outside of the spring amphibian migration period of March 15 through June 1".

Your letters include a review of completed work at this site as well as a schedule of work items yet to be completed, which demonstrates the necessity for work to continue within the areas affected by these special conditions. In addition, your consultants have indicated, in previous conversations with my staff, that this winter's heavy snowfall has caused the project's construction schedule to be delayed.

In general, your proposed revisions to these special condition are to allow work at these locations during the respective prohibited time periods while adhering to specified construction practices that will serve to 1) isolate the work areas in order to keep migrating amphibians from entering, 2) guide migrating amphibians to roadway culverts currently installed as per approved construction plans so that impacts to migration patterns are minimized, and 3) require daily inspections of the work area by qualified, trained individuals who will remove any migratory amphibians that are found within the work area.

Your request for Technical Plan Revision is hereby approved. Be advised that 1) daily inspections of the construction area within 750 feet of a Critical Terrestrial Habitat Area during prohibited time-periods included in the special conditions referenced above shall include inspection prior to construction start, and 2) all field activities associated with the above-referenced construction practices shall be included within monthly reports as required by General Condition 8.

April 2, 2015

Date

A handwritten signature in cursive script, appearing to read "Cheryl A. Chase".

Cheryl A. Chase

Director

Inland Water Resources Division

UCONN
North Hillside Road Extension
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