

AGENDA
Regular Meeting
Mansfield Conservation Commission
Wednesday, October 21, 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**
 - September 16 2015 Regular Meeting
5. **New Business**
 - a. IWA Referrals:
 - W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision
 - W1556- R. Manning, 37 Higgins Highway, Site Work
 - W1558- K. Mehrens, 214 Wormwood Hill Road, 12' x 16' Shed
 - b. 2016 Conservation Commission Calendar
 - c. Other
6. **Continuing Business**
 - Review of Monitoring Procedures for Town-Owned Easements
 - Mansfield Tomorrow | Our Plan ▶ Our Future
 - Town of Coventry/ Mansfield Control of Fanwort in Eagleville Lake
 - Report for the 2015 Aquatic Management Program at Eagleville Lake
 - UConn Agronomy Farm Irrigation Project
 - Other
7. **Communications**
 - Minutes
 - Open Space: 9/15/15
 - PZC: 9/21/15, 10/5/15
 - IWA: 10/5/15
8. **Other**
9. **Future Agendas**
10. **Adjournment**

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 16 September 2015
Conference B, Audrey P. Beck Building
(draft) MINUTES

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

1. The meeting was called to order at 7:30p by Chair Quentin Kessel.

2. The draft minutes of the 15 July 2015 meeting were approved as written.

3. IWA referrals.

a. **W1556 (Wassenberg, corner of Woodland & Wildwood Rds).** This is a renewal application for a 2-lot subdivision, which was granted a wetlands permit in 2007. Meitzler visited the site on the 16 September 2015 IWA Field Trip, prior to this meeting. After some discussion, the Commission agreed unanimously (**motion:** Dahn, Silander) to support the original IWA decision of 02 July 2007 approving the application.

b. **W1557 (Niarhakos, 101 East Rd).** Removed from the agenda prior to the meeting, this item will be considered at a subsequent meeting, after the Commission has an opportunity to read hydrology reports submitted by the applicants and interveners. Hard copies and a link to electronic copies will be made available. These reports are sufficiently technical that the IWA will hire a consultant to analyze them, according to Kaufman. Kessel requested that the consultant's analysis be shared with the Commission. An IWA Field Trip will visit the property yet again on 14 October; a public hearing on the application is scheduled for 02 November and will probably be continued.

4. **Election of FY2015-16 Officers.** Kessel and Lehmann (resp.) agreed to serve as Chair and Secretary (resp.) for another year. After Kessel observed that the average age of Commission members is 70+ and rising, Soares agreed to serve as Vice Chair. The slate was unanimously approved (**motion:** Silander, Facchinetti).

5. **Annual Report.** The annual report to the Town Manager for FY2014-15, written by Kaufman and included in the packet, was approved unanimously, with thanks to Kaufman (**motion:** Kessel, Silander).

6. Continuing Business.

a. **Monitoring Town conservation easements.** Soares has developed a monitoring form, which he would like to look over again before bringing it to the Commission for approval.

b. **Mansfield Tomorrow.** The new Plan of Conservation and Development, reflecting comments on the draft plan from individual citizens and town committees, was adopted on 08 September and will go into effect 31 days later.

c. **Fanwort Control.** According to the Town's consultant, this summer's herbicide treatment was successful in eliminating fanwort from much of Eagleville Lake, though the invasive plant is still present in some areas. Follow-up treatment, perhaps supplemented by mechanical removal, will be required next year; some state funding may be available for this. Silander suggested that the Town post information about the control program at lake/river

access points to educate the public.

d. **UConn Agronomy Farm.** Facchinetti reported that a bill requiring integrated pest management on state land was introduced in the legislature. How much support it has and how rigorously DEEP would implement it, if it became law, is unclear.

7. Kessel reported that the **Windham County Conservation Consortium** will host a panel discussion with Eastern Connecticut land trusts at 7:30p on Tuesday, 29 September 2015 at the Windham County Cooperative Extension Center in Brooklyn.

8. **Adjourned** at 8:25p. Next meeting: 7:30p, Wednesday, 21 October 2015.

Scott Lehmann, Secretary, 20 September 2015.



Town of Mansfield

Department of Planning and Development

Date: September 2, 2015

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 101 East Road (File #W1557)
C. and L. Niarhakos
Description of work: 3-lot re-subdivision
Map Date: 3/30/2015, Revised through 6/21/2015

Project Overview

The applicants propose to subdivide a 14.56-acre parcel into 3 lots. There is an existing single family dwelling located on the property and the applicants are proposing 2 new lots for single family dwellings east of the existing house. There are two major forested wetlands on the site. The wetland located on the southwest portion of the property is associated with the existing house lot, and no new activities are proposed here. The wetland that extends from the UConn property south onto the subject property divides lots two and three. Activity associated with the construction of the proposed two new homes will occur in the upland review area. The applicants propose to install a storm water drainage structure at an existing culvert on East Road. This will disturb 82 square feet of wetlands but will improve a damaged headwall at an existing drainage structure which currently poses a safety hazard along East Road. The wetlands in this location are a result of surface drainage.

Previously, the abutting property owners to the east have expressed concern that increased runoff from the proposed subdivision will adversely impact the wetlands. On August 3, 2015, the Agency denied the issuance of an Inland Wetlands License stating that the applicant had not provided sufficient information to allow the Agency to determine that the proposed activities will not have a significant adverse impact on the wetlands or watercourses and that this application is consistent with the Criteria for Decision outlined in Section 10.2 of the Mansfield Inland Wetlands and Watercourses Regulations; the purposes and policies of the Regulations; and Sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes as required by Section 10.7 of the Regulations. The Agency stated that that the applicant needed to verify the extent of the upgradient, northerly watershed to demonstrate that the storm water management basins and swales are adequately sized to manage the runoff so as not to adversely impact wetlands. Because of the volume of the material presented on this application previously, staff recommends that the Agency hire an independent consultant to analyze and help the IWA understand the information presented in the application. Pursuant to section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, Mansfield's fee schedule authorizes the Agency to hire independent consultants at the expense of an applicant when the Agency deems it necessary to do so.

- 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 #1557) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for a 3-lot re-subdivision on property located at 101 East Road as shown on a map dated 3/30/2015 and revised through 6/21/2015 and as described in an application submitted on 8/30/2015, refer said application to staff and the Conservation Commission for review and comments, schedule a Public Hearing for November 2, 2015, and authorize staff to solicit proposals from independent consultants so that the Agency may hire one per section 8.6 of the Mansfield Inland Wetlands and Watercourses Regulations.

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
and/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
dwelling

Location of Project 101 East Road

Intended Start Date Fall 2015

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

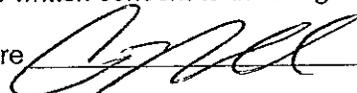
Name same as applicant

Mailing Address _____

_____ Zip _____

Phone _____ Email _____

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

Signature  date 8.30.15

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

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 & Revised: June 21, 2015

3) Zone Classification RAR-90 (Per Staff Comments)

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

8.30.15

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

8.30.15

Date

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)

Project Description Guidelines for Part C – page 3

1. Explain exactly what work you propose to do and how close it will be to a wetland or watercourse.
2. Describe area of disturbance and volume and type of material to be filled or excavated. How much wetlands will be disturbed? Non-wetland areas nearby?
3. Does the area of activity drain toward the wetland?
4. Are there alternatives that you considered but eliminated for specific reasons?
5. Describe briefly the construction methods. What kind of heavy equipment will be used? When will the work be done?
6. How are you protecting the wetlands and watercourses against disturbance that will result from construction?
7. Do you have any knowledge of a previous wetlands application for this property? If yes, please explain.

Sketch Map or Site Plan Guidelines for Part F – page 4

The following 10 details are required for every application:

1. Applicant's name
2. Date and revision date, if applicable.
3. North arrow and scale of map.
4. Abutting road with road name shown on it.
5. Property lines --if a large property, at least those lines within 200' of the proposed work.
6. Wetland and watercourse locations (including those off your property) within 150' of your proposal--draw a line showing the part of the project that is the closest distance to wetlands and indicate distance in feet.
7. Existing buildings, driveways, well, septic and physical features.
8. Proposed work in detail, including all areas of construction, grading/regrading, excavation, filling. Include stockpiling and staging area locations if applicable. The exact location must be shown of all areas that will be disturbed.
9. Show roof and footing drains by drawing locations.
10. Show location of Erosion & Sedimentation controls (silt fence or hay bale protections) together with any other measures that will protect the wetland/watercourse areas.

Include any available information that may assist the Agency in understanding your proposal.

YOUR PERMIT, WHEN GRANTED, IS VALID FOR 6 YEARS; ONCE STARTED, WORK MUST BE FINISHED WITHIN THE SPECIFIC TIME PERIOD AS SPECIFIED IN THE APPROVAL MOTION UNLESS OTHERWISE APPROVED. SPECIFIC WRITTEN REQUESTS MUST BE MADE FOR EXTENSIONS OR RENEWALS (See Section 7.9) rev. 12/21/98

October 1, 2014

To: Datum Engineering
132 Conantville Road
Mansfield Center, CT 06250

Subject: East Road, Mansfield, CT Proposed House Lots – Significant Trees

I reviewed 2 proposed house sites at the East Road property. I have visited this site on a number of occasions performing a site assessment. In addition, late this September 2014 I returned in order to assess any trees of significant size or species within the proposed house lots.

The only trees of large diameter, mostly oaks, are found along the right of way on East Road and some on the western boundary near the existing residence.

The proposed house sites are within a thinned woods. Most of the trees are small in diameter with only a couple of trees around 12" in diameter. None were flagged as significant.

September 7, 2014

Site Analysis: 101 East Road, Mansfield, CT

I visited the property several times during the week of 14th of April, 2014 and then again in late August of this year.

The property is located on the north side of East Road adjacent the University of Connecticut Research Farm. The property of 14.8 acres has an existing residence and driveway on its western border adjacent to the University of Connecticut property. The property lies within a RAR 90 residential zone.

There are no outbuildings associated with the residence, and no activity of any consequence related to the use of the property such as large open lawns or gardens, etc.

Approximately twenty-eight percent of the property is wetland according to a field survey by John Ianni, soil scientist. The accompanying map outlines two major areas of wetland. Significantly, these two areas are either associated with the existing residence, close to the front SW corner and next to the University property and in the rear center of the property. The wetland in the rear extends over half the distance from the rear property line towards the front property line.

The property is essentially wooded, nearly full canopied including the wetlands and even close to the existing residence. The property consistently slopes from the western boundary to the eastern boundary, with the gentler slope percentages in most of the property below the existing residence.

Significant Assets:

The large wetland adjacent the northern boundary.

Stone walls on nearly all of the boundaries, an additional one just below the residence

Contiguous woodland on the property and to the rear of the property.

Adjacent University property.

Constraints:

Approximately 28 % of the parcel is unbuildable with regards to wetlands.

There appears to be a small area of slopes of 15% near the southeast corner.

Stony soils – numerous glacial erratics.

Sight line restriction on most of the property, except near the existing driveway as well as the southeast corner.

Considerations:

There are over 5 acres of dry land between the large wetland and the front property not including the area around the existing residence. Since the test pits proved septic field capability and given the frontage requirement, three lots in addition to the existing residence appear reasonable. Nearly all of this area is within the wetland review.

Open Space allotment/ possible location:

There are 2 options, traditional layout (2 acre lot with 200' frontage) or an open space or cluster subdivision which waives the frontage requirement, etc.

Traditional layout requires 15% dedication of Open Space or often a conservation easement dedication of 2.2 Acres. Cluster layout requires 40% open space or 5.9 Acres.

In order to get the 15% open space dedication that includes no greater than 28% wetland, 2.2 acres are available in the northwest corner of the property, mostly consisting of dry land. In the cluster subdivision dedicating the rear of the lot would be best. This dedication would join University of Connecticut property as well as the wetland that continues towards Hanks Hill Road.

Topography:

The site basically is characterized by a topography that slopes moderately down from the highest point along the western boundary to the eastern boundary. The difference in elevation is around 70' from west to east. There is an area near East Road and in the southeast corner of the property that has some 15% slopes. The DAE can be expanded to include these slopes. Parts of the BAE can be as narrow as 75' in one or two places, so it is possible to outline a buildable BAE.

There are no slopes 20% or greater on the property which would be factored in along with the wetlands for percentage of unbuildable land as part of an open space dedication.

Vegetation:

The 1934 aerial photograph of the property shows some of the property in open pasture. There is a complete canopy of deciduous trees throughout including the wetland, excepting a very small area at the existing residence and driveway. A few tall and thin white pine are located west of the residence near the University border. Another lone thin white pine is at the lower southeast corner. The canopy trees consist of second growth ash, some oak, red maple and sweet birch mainly. There are young saplings present throughout, but still sparse under canopy as most of the property outside the main wetland is open to view. The youngest trees are within the large wetland and most of the largest trees are near the western boundary and the existing residence. Only a few scattered trees are around 24" in diameter at breast height. There is little marketable timber apparent. A cutting likely occurred in the past and there are a few stumps evident that might have been taken within ten years. The wetlands are mostly red maple and sweet birch and shrubs such as spicebush.

Stone Walls:

Stone walls are significant in that they mark the property boundaries for the most part. There is a line of wall that starts midway along the existing driveway and extends northward to just beyond the existing drive turn-around below the residence. All the walls are typically rubble and marked a pasture enclosure for the most part. Very short lengths of wall are found along East Road on both ends of the front property

line. MOST likely the front wall extended the full length of the property, but nearly all was taken long ago.

Views:

No significant view into or out from the site.

Existing Open Space:

Directly across East Road is a Mansfield Open Space property. This doesn't offer an opportunity to connect in some way to any proposed open space on this property.

Soils:

Test pits confirm suitability for septic fields.

Stony throughout means some difficulty in excavation. No visually apparent ledge.

Species endangered, threatened or of special concern:

There are no species indicated within the property area or adjacent the property according to the State of Connecticut Natural History Database.

Solar access:

The orientation of proposed houses likely will orient to the south. However, given the continuous forest and a high canopy on both sides of East Road, and even with some clearing for house and septic field, solar gain will be somewhat limited.



Department of Planning and Development

Date: September 30, 2015
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
37 Higgins Highway (IWA File #1556)
Roger Manning
Description of work: site improvements

Project Description

The applicant is proposing to dig a 2 foot by 200 foot trench to install corrugated storm drain pipe to redirect storm water from Higgins Highway underground. Currently, runoff from Higgins Highway is draining on to the subject property. This reportedly is causing significant erosion and contamination of the downgradient neighbor's well. The activity will take place in the upland review area. The applicant is working with CT Department of Transportation to obtain the necessary state permits.

- 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 been identified on the property.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by Roger Manning (IWA File #1556) under the Wetlands and Watercourses Regulations of the Town of Mansfield for site improvements on property located at 37 Higgins Highway as shown on a map dated 9/29/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

PAGE
BREAK

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 # 1556
W _____
Fee Paid \$185-
Official Date of Receipt 9-29-15

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 Roger Manning
Mailing Address 31 Higgins Hwy
Mansfield Ct Zip 06250
Phone 860 428 0866 Email Roger221980@aol.com

Title and Brief Description of Project

Instal @ 200' of 15" corrugated drain
pipe from state road drain

Location of Project 37 Higgins Highway Mansfield Ctr. CT 06252

Intended Start Date ASAP

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

Name Dorcen W. Palmer, et al
Mailing Address 376 Wildwood Dr.
Columbia CT Zip 06237
Phone 860-928-0771 Email dopalmer@charter.net

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

Signature [Signature] date 9/28/15

Applicant's interest in the land: (if other than owner) Prevent future well contamination

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

Attach. @ 200' of 15" corrugated storm drain pipe to a @ 4'x5' catch basin with metal grate constructed on existing concrete drain structure to pipe runoff down hill vs water flowing over grade causing erosion and contaminating neighboring properties well.

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

200' of 2' wide trench to bury pipe

3) Describe the type of materials you are using for the project: 15" corrugated plastic tubing, concrete, cinder block, precast catch basin

- a) include type of material used as fill or to be excavated Top Soil
- b) include volume of material to be filled or excavated @ 44 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 at bottom of hill

Part D - Site Description

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

Hill with grass

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.

Its the same water going to the
same place without flowing over land. Same
impact except without well contamination

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 9-29-2015

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.

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

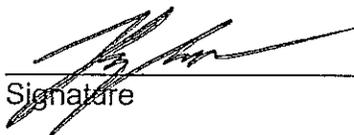
Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

Note: The Agency may require additional information about the upland review area 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.

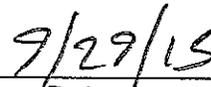
Certification

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



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

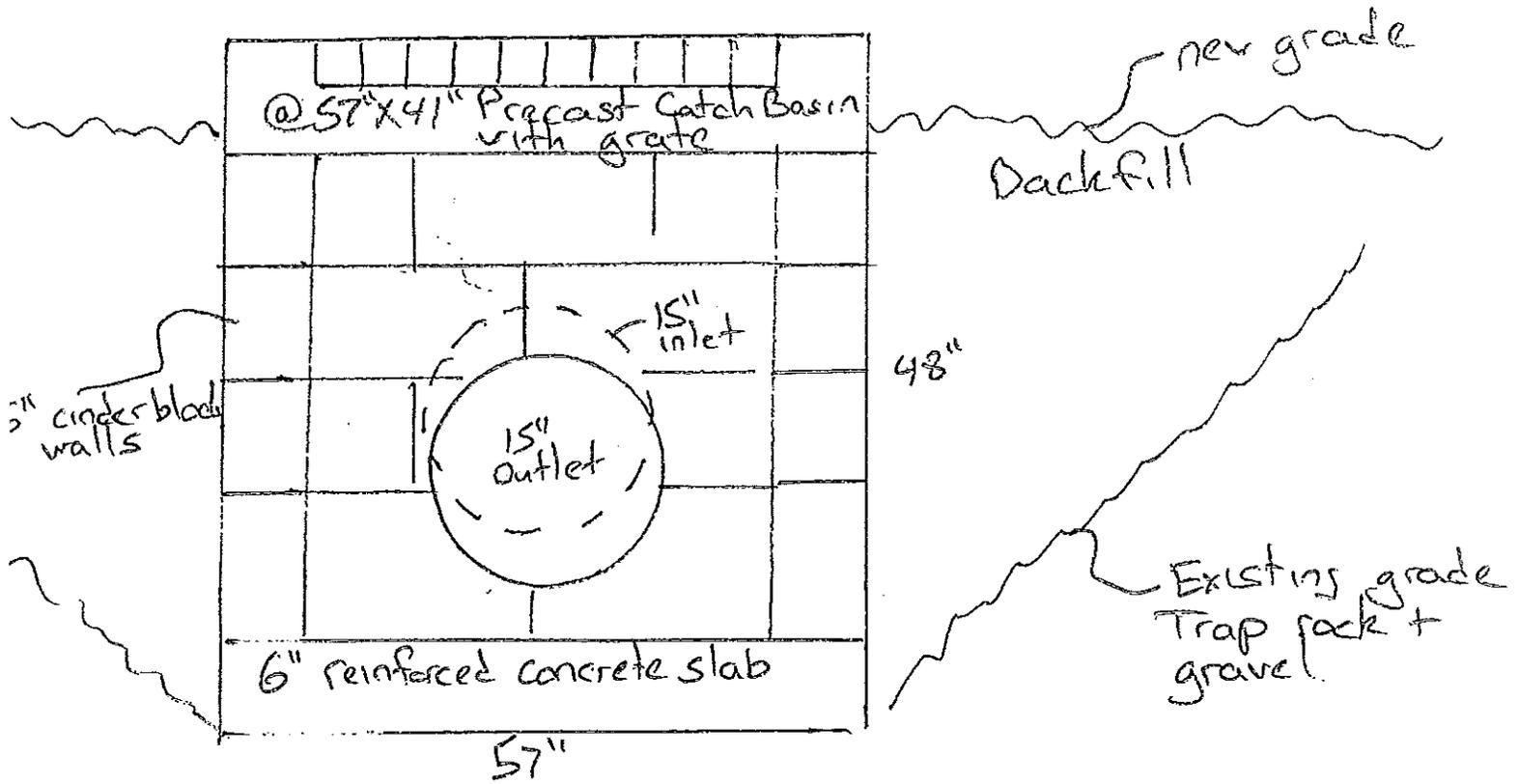


Date

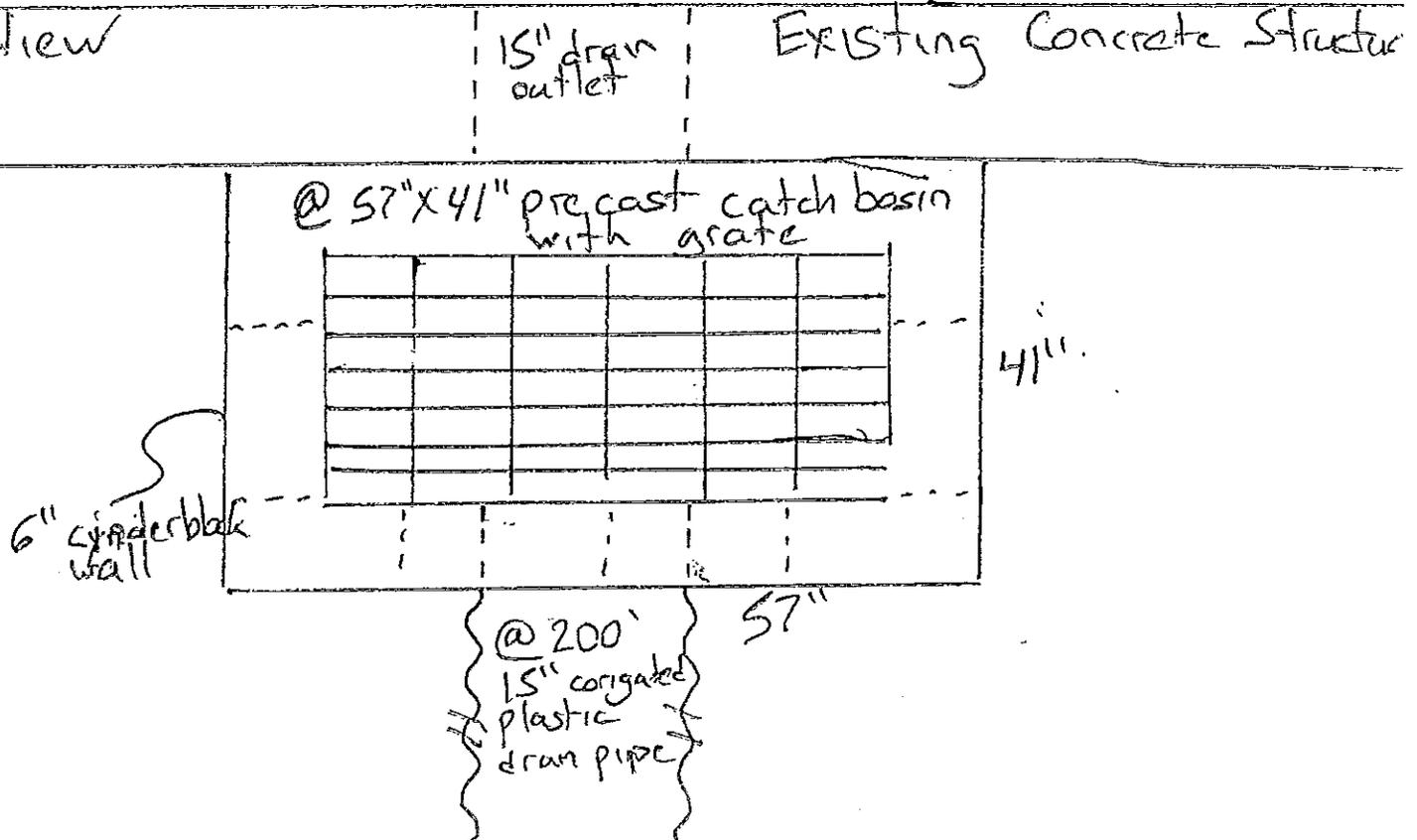
Front View (Proposed Storm drain extension)

Existing Concrete Structure

37 Higgins Hwy
Mansfield Ct



Top View





Existing Catch
drain with
trap catch
calvert

Proposed
4" x 5' catch
basin

@ 200'
15' congealed
drain tube
plastic



1 in = 79.83 ft

Printed on 9/29/2015
 Last updated: Property information: 9/20/2015; GIS parcel lines: 12/31/2014
 This map is for informational purposes only. It is not for appraisal or description
 of an conveyance of land. The Town of Mansfield, Connecticut and
 Main Street GIS assume no legal responsibility for the information contained
 herein.



Main Street GIS, LLC
 www.mainstreetgis.com

Proposed to install drain pipe to prevent future contamination of adjacent properties well



Department of Planning and Development

Date: September 30, 2015
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
214 Wormwood Hill Road (IWA File #1558)
K. Mehrens
Description of work: installation of a shed

Project Description

The applicant proposes to install a 12 foot by 16 foot shed on a gravel base approximately 40 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.

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 K. Mehrens (IWA File #1558) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of a shed on property located at 214 Wormwood Hill Road as shown on a map dated 9/29/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

PAGE
BREAK

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 # W 1558
Fee Paid \$1.85
Official Date of Receipt 9-29-15

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 KIM MEHRENS

Mailing Address 75 WILLIAM BROOK RD
STORRS Zip 06268

Phone 203 643 850 Email KIMMEHRENS@GMAIL.COM

Title and Brief Description of Project FREE STANDING 12x16 SHED

Location of Project 214 WORMWOOD HILL RD, MANSFIELD

Intended Start Date NOV 1

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 [Signature] date 9/29/2015

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

TREE STANDING SIZED ~~WOOD~~ 12x16
WOOD CONSTRUCTION

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

NONE

3) Describe the type of materials you are using for the project: WOOD, ROOFING, SHINGLE

- a) include **type** of material used as fill or to be excavated NONE
- b) include **volume** of material to be filled or excavated NONE

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.)

BUILDING OVER CURRENT LAWN - FLAT

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

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 JUNE 23 2011

3) Zone Classification RAR 40

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.

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

Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

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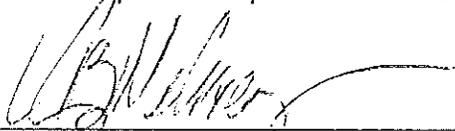
Signature

9/29/2015

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

9/29/2015

Date

1/25/00



WETLANDS

180

REMAINING SERVICE

REMAINING SERVICE

Mansfield Conservation Committee 2016 Meeting Schedule

The Mansfield Conservation Committee generally meets on the 3rd Wednesday of the month at 7:30 p.m. in Conference Room B unless otherwise noted. The following are specific meeting dates for 2016. Agendas will be posted 24 hours before the meeting. This schedule is subject to change.

- January 21, 2016
- February 18, 2016
- March 18, 2016
- April 15, 2016
- May 20, 2016
- June 17, 2016
- July 15, 2016
- August 19, 2016
- September 16, 2016
- October 21, 2016
- November 18, 2016
- December 16, 2016

October 9, 2015

Town of Coventry
Mr. Eric Trott
Director of Planning and Development
1712 Main Street
Coventry, CT 06238

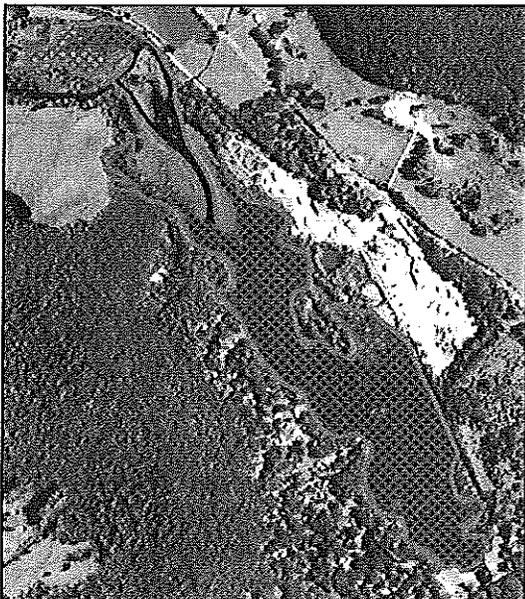
**Re: Year-End Report for the 2015 Aquatic Management Program at Eagleville Lake –
Coventry/Mansfield, CT (Project #300-15)**

Mr. Trott,

Aquatic Control Technology (ACT) was contracted with the Town of Coventry to conduct an Aquatic Management Program at Eagleville Lake to control a widespread infestation of the non-native, invasive aquatic plant fanwort (*Cabomba caroliniana*). ACT first inspected Eagleville Lake in September of 2013 at the request of Chuck Lee from CT DEEP. At that time, fanwort covered a substantial portion of the lake and exhibited "topped-out" growth in many areas.

After the Town secured grant funding from CT DEEP in 2015, ACT was hired to conduct a management program to treat the fanwort, including permitting with CT DEEP, pre/post treatment inspections and aquatic herbicide treatments with Clipper (flumioxazin) herbicide. The pre/post treatment inspection work was sub-contracted to Northeast Aquatic Research LLC (NEAR) as its Principal Scientist, Dr. George Knoecklein was familiar with the lake and was located nearby in Mansfield Center.

Herbicide Treatment Summary



ACT received the approved permit from CT DEEP on May 29th. The initial herbicide treatment of Eagleville Lake occurred on July 7th, following required notifications and posting. An earlier treatment date was originally selected but was postponed due to heavy rains and high flow through the lake. Due to the dense growth conditions, only the upper half of the lake was treated on this day to limit the amount of decaying plant material and prevent potential oxygen depletion. The second half of the lake was treated on July 21st. The total area of treatment is shown in the picture inset on the left.

The first treatment was conducted using ACT's airboat, however difficulties encountered with launching/retrieval of the vessel prompted the use of a smaller Jon Boat for the 2nd treatment. All treatments were conducted in accordance with the CT DEEP permit and the product label by ACT's licensed applicators.

Pre & Post Treatment Results

The pre & post treatment plant surveys of the lake were conducted by NEAR, LLC on June 6th and August 24th, respectively. Data on species composition and plant cover was collected at a series of 155 points throughout the lake as shown on Figure 1 (attached). The following table shows a summary of the data collected. Figure 2 (attached) provides a visual representation of the location of fanwort plants during the pre & post treatment surveys.

Table 1 – Pre & Post Treatment Plant Data

Eagleville Survey Species List 6-3-15 and 8/24/15	Pretreatment Survey Results (6/3/15)				Post Treatment Survey Results (8/24/15)			
	COUNT	%Frequency	AVG% Cover	Overall %Cover	COUNT	%Frequency	AVG% Cover	Overall %Cover
0 Nothing found at WPT	14	9.4	0.0	0.0	102	65.8	0.0	0.0
1 <i>Pondetaria cordata</i> *	8	5.4	20.0	1.1	23	14.8	21.5	3.2
2 <i>Nuphar variegata</i>	30	20.1	71.1	14.3	22	14.2	18.7	2.7
3 <i>Sparganium emergent</i> *	13	8.7	31.7	2.8	8	5.2	14.2	0.7
4 <i>Brasenia shreberri</i>	16	10.7	40.0	4.3	9	5.8	13.2	0.8
5 <i>Cabomba caroliniana</i>	117	78.5	58.9	46.2	13	8.4	48.5	4.1
6 <i>Elodea nuttallii</i>	24	16.1	45.3	7.3	3	1.9	13.7	0.3
7 <i>Nymphaea odorata</i>	3	2.0	15.0	0.3	4	2.6	5.0	0.1
8 <i>Utricularia gibba</i>	9	6.0	9.3	0.6	1	0.6	5.0	0.0
9 Filamentous algae	9	6.0	68.3	4.1	0	0.0	-	-
10 <i>Ceratophyllum echnatum</i>	8	5.4	7.5	0.4	2	1.3	22.5	0.3
11 <i>Nitella</i> sp	5	3.4	9.0	0.3	0	0.0	-	-
12 <i>Potamogeton berchtoldii</i>	3	2.0	5.0	0.1	0	0.0	-	-
13 <i>Potamogeton natans</i>	2	1.3	5.0	0.1	2	1.3	12.5	0.2
14 <i>Utricularia macrorhiza</i>	4	2.7	15.0	0.4	3	1.9	3.7	0.1
15 <i>Ceratophyllum demersum</i>	6	4.0	11.3	0.5	0	0.0	-	-
16 <i>Scirpus</i> sp.*	1	0.7	10.0	0.1	1	0.6	5.0	0.0
17 <i>Lemna</i> sp.	1	0.7	5.0	0.0	0	0.0	-	-
18 <i>Ludwigia</i>	2	1.3	5.0	0.1	0	0.0	-	-
19 <i>Typha</i> *	2	1.3	100.0	1.3	2	1.3	5.0	0.1
20 <i>Eleocharis emergent</i>	2	1.3	5.0	0.1	1	0.6	10.0	0.1
21 <i>Sagittaria</i> sp.	0	0.0	-	-	0	0.0	-	-
22 <i>Sparganium fluctuans</i>					12	7.7	11.7	0.9
23 <i>Potamogeton epihydrus</i>					4	2.6	20.0	0.5
24 Purple Loosestrife*	Not recorded during this survey				11	7.1	34.5	2.4
25 Calitche					4	2.6	10.0	0.3
26 <i>Potamogeton bicupulatus</i>					4	2.6	10.0	0.3
27 <i>Potamogeton nodosus</i>					9	5.8	19.4	1.1
28 <i>Phragmites australis</i> *					1	0.6	10.0	0.1

* - denotes an emergent species

A significant decrease in fanwort was observed post treatment with the frequency of fanwort dropping from 78.5% to 8.4% and the lake-wide cover reduced from 46.2% to 4.1%. This represents >90% reduction in

fanwort from the treatment. The remaining areas of fanwort were either small populations which escaped treatment due to location or higher water movement, or as in the case of the northernmost cove, actually representative of low biomass re-growth following treatment.

As expected, some of the non-target species, including *Elodea* and waterlilies were also significantly reduced. Other species were generally found in sparse amounts both before and after treatment. Based on past experience at other waterbodies, waterlily growth is expected to re-growth fairly rapidly in later in the fall and in the spring. Several species of plants, including three pondweeds, not recorded during the pre-treatment survey were observed following treatment.

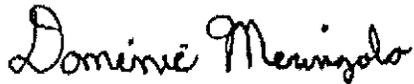
Conclusions & Recommendations

Overall, the treatment program at Eagleville Lake was successful in significantly reducing (by >90%) the infestation of fanwort. As discussed, Clipper is a contact herbicide, therefore significant re-growth is to be expected in 2016 and follow-up treatment is recommended. From past experiences with Clipper at other lakes, a progressive decrease in the density and biomass of re-growth is expected following consecutive years of treatment.

Although we may see a reduction in the density of fanwort in 2016 as a result of this year's treatment, we expect the overall extent of fanwort growth will be similar and that the same areas of the lake will need to be treated. The cost of treatment will again be \$27,400, including permitting, pre & post treatment surveys (conducted by NEAR) and labor and materials for the herbicide treatment.

We trust this report provides you with the needed documentation of the 2015 Management Program at Eagleville Lake and information to plan for work in 2016. If you have any questions, please feel free to give us a call. It has been a pleasure working with you this year and we look forward to continuing work with you in the future.

Sincerely,
AQUATIC CONTROL TECHNOLOGY



Dominic Meringolo
Senior Environmental Engineer



Eagleville 2015 Survey GPS Waypoints

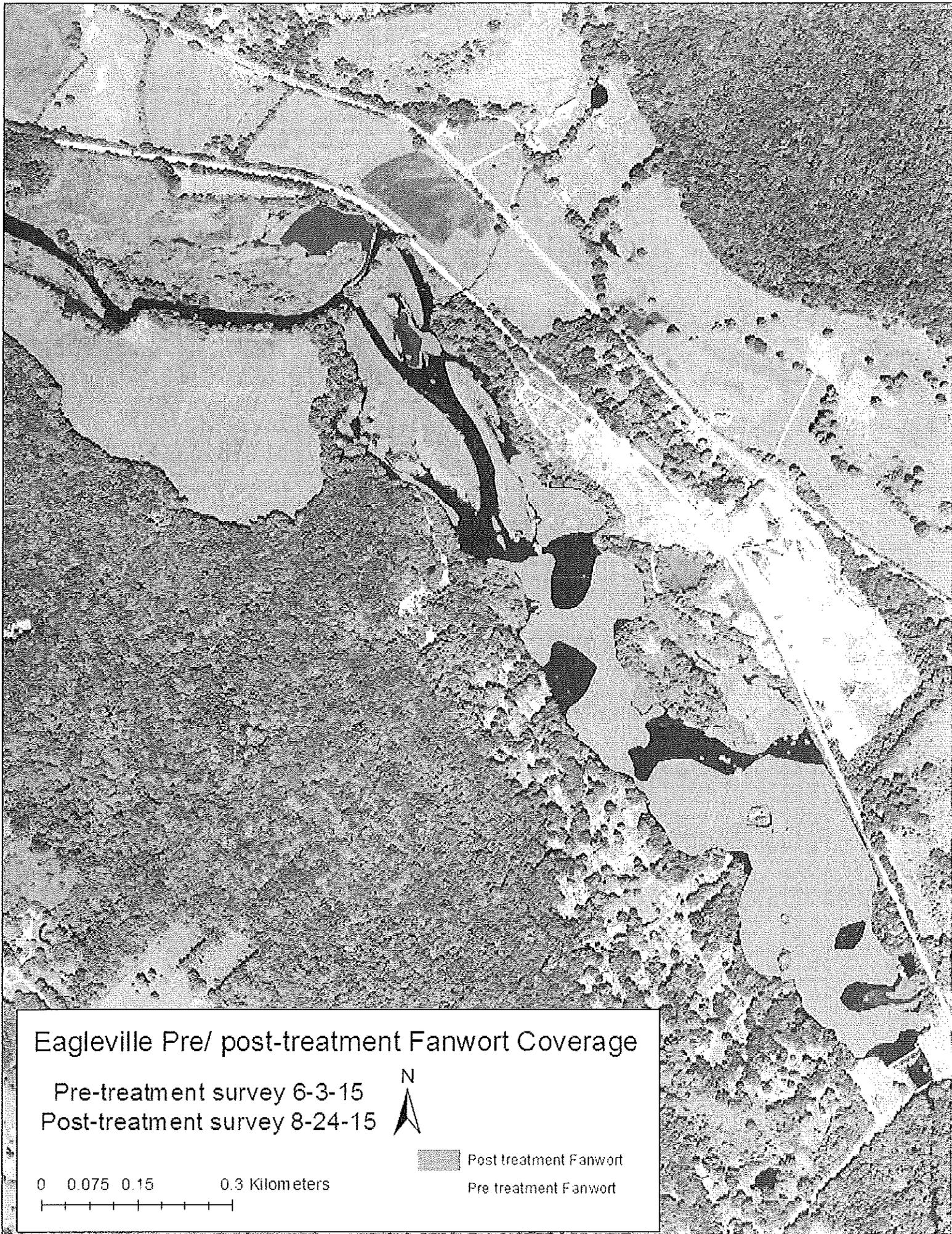
Pre-treatment survey 6-3-15

Post-treatment survey 8-24-15



- ◇ 6-3-15 Eagleville Fanwort found
- ◇ 6-3-15 Eagleville WPTS



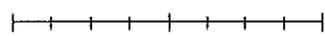


Eagleville Pre/ post-treatment Fanwort Coverage

Pre-treatment survey 6-3-15
Post-treatment survey 8-24-15



 Post treatment Fanwort
 Pre treatment Fanwort

0 0.075 0.15 0.3 Kilometers


OPEN SPACE PRESERVATION COMMITTEE
DRAFT Minutes of September 15, 2015

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

Meeting was called to order at 7:30.

Vicky was appointed acting secretary.

Minutes of the June 16, 2015 meeting were approved.

Opportunity for Public Comment]

Anthony Kotula requested that the committee recommend Town purchase of Lot 17 on Maple Road (Maplewood subdivision).

Old Business

Mansfield Tomorrow Update PZC will adopt the Plan of Conservation and Development at their October 8 meeting. Subsequent zoning revisions will be submitted to the committee for review at a future date.

New Business

Permanently Preserving Town-owned Land The committee discussed issues to address, such as a third party to hold a conservation easement and funding for easement stewardship. Potential easement restrictions were discussed, and the committee will look at sample easements at the next meeting as they might apply to a Town property.

Executive Session

The committee voted to go into executive session at 8:28 and to come out of executive session at 8:50. Recommendations will be forwarded to the Town Manager.

The meeting was adjourned at 8:52.

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday September 21, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, R. Hall (7:19 p.m.), G. Lewis, K. Rawn, B. Ryan, V. Ward
Members absent: J. Goodwin, B. Pociask
Alternates present: P. Aho, K. Holt (7:48 p.m.), S. Westa
Staff present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Vice Chairman Ryan called the meeting to order at 7:05 p.m. and appointed Alternates Aho and Westa to act in members' absence. Alternate Holt was appointed to act upon her arrival at 7:48 p.m.

Approval of Minutes:

a. September 8, 2015 Regular Meeting

Chandy MOVED, Rawn seconded, to approve the 09-08-15 minutes as presented. MOTION PASSED UNANIMOUSLY. Aho noted that he listened to the recording.

b. September 16, 2015 Field Trip

Aho MOVED, Ryan seconded, to approve the 09-16-15 field trip minutes as presented. MOTION PASSED with Aho and Ryan in favor and all others disqualified.

Zoning Agent's Report:

None.

Public Hearing:

Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335

Vice Chair Ryan opened the Public Hearing at 7:08 p.m. Members present were Ryan, Chandy, Lewis, Rawn, Ward and Alternates Aho and Westa who were both appointed to act. Linda Painter noted that there are two hearings tonight on this property and will read the full legal notice into the record that was printed in The Chronicle on 9/8/15 and 9/16/15. Painter also noted her memo dated 9/17/15 and read the 9/18/15 opinion from CROG into the record.

Anthony Gioscia, property owner and applicant reviewed his request for a map amendment and discussed the surrounding parcels and their commercial uses and the increase of traffic and population of the intersection since the house was built.

Linda Painter, Director of Planning and Development, noted that copies of the neighborhood notice were received and the applicant confirmed that there are no wetlands on the property.

Vice Chair noted no public comment or further questions from the Commission. Rawn MOVED, Ward seconded to close the Public Hearing at 7:19 p.m. MOTION PASSED UNANIMOUSLY.

**Hall arrived at 7:19 p.m.

Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336

Vice Chair Ryan opened the second portion of the 1708 Stafford Road Public Hearing regarding the Special Permit Application for the site at 7:20 p.m. Members present were Ryan, Chandy, Lewis, Rawn, Hall, Ward and Alternates Aho and Westa who were both appointed to act. Linda Painter noted that there are two

hearings tonight on this property and read the full legal notice into the record during the first portion of that hearing that was printed in The Chronicle on 9/8/15 and 9/16/15. Painter also noted her memo dated 9/17/15; a 9/15/15 letter from Andrew S. Morrill from CT D.O.T.; an 8/27/15 memo from D. Dilaj, Assistant Town Engineer; an 8/26/15 memo from F. Raiola, Deputy Chief/Fire Marshal; and an 8/4/15 Plan Approval from Eastern Highlands Health District. She noted the applicant submitted abutter's notification.

Gioscia noted that he is modifying less than ½ acre of the site which will be the house and parking area. He submitted elevations for the file and discussed the waivers he is requesting.

The Vice Chair noted no public comment or further questions from the Commission. At 7:30 p.m. Rawn MOVED, Chandy seconded, to continue the Public Hearing to 10/5/15. MOTION PASSED UNANIMOUSLY.

Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2

Vice Chair Ryan opened the Continued Public Hearing at 7:31 p.m. Members present were Ryan, Chandy, Hall, Lewis, Rawn, Ward and Alternates Aho and Westa who were both appointed to act. Alternate Holt arrived at 7:48 p.m. and was appointed to act.

Linda Painter, Director of Planning and Development, noted a 9/17/15 memo from herself; a 9/9/15 email from Peter and Emily Benn from 26a Crystal Lane; a 9/8/15 email from Aaron Paterson from 26b Crystal Lane; and a 9/21/15 email from Kathleen Paterson of Crystal Lane, distributed tonight.

Attorney Dorian R. Famiglietti, of Kahan Kerensky & Capossella, LLP., representing the applicant, asked that the letter received tonight by Kathleen Paterson be read into the record since they had not previously seen or read it. Attorney Famiglietti reviewed the proposal and noted key components which included: no music will be played outdoors; there will be no bar on the patio, only food and beverage service; the patio will be on the parking lot side of the building to utilize the building as a noise buffer to the condo association; the patio hours will end at 11 p.m. and noted that management is working to minimize noise from the employees after hours.

Bennett Brooks, Brooks Acoustics Corporation, reviewed his findings and the impact to neighboring properties. He distributed a rendering of the proposed sound barrier for the bar employee break area.

Mike Gallagher, part owner of Chucks Steak House, reviewed the steps he has taken to minimize the impact on neighbors.

Cassandra Moore, condo unit owner, agreed with what Kathleen Paterson has stated in her letter. Moore noted that she has lived there for 5 years and is concerned with the negative impact that the deck/patio addition will have on the community and her property value.

Curt Hirsch, Zoning Agent, wanted to put on the record that according to his files he has listed that 219 seats were approved by the Planning and Zoning Commission and noted that they are proposing that there will be 268 seats.

Attorney Famiglietti reviewed the number of parking spaces based on the minimum requirements and summarized that there are more than the required number.

Vice Chair Ryan noted there were no further questions or comments from the public or the Commission. Holt MOVED, Chandy seconded, to close the public hearing at 8:35 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **Special Permit Application, Chucks Steak House, 1498 Stafford Road, PZC File#303-2**
Rawn volunteered to work with staff on a motion for the next meeting.
- b. **Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335**
Lewis volunteered to work with staff on a motion for the next meeting.
- c. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**
Item tabled pending public hearing continuation on 10/5/15.

New Business:

- a. **Modification Request, Storrs Road Plaza, 131-145 Storrs Road, PZC File#942-2**
Hirsch noted that generally this is something that he and the Chairman would sign off on, but the Chairman recused herself because of a conflict of interest; therefore, he brought it to the full Commission but did not charge the applicant for a full commission request.

After discussion about the site and the current planters, Ward MOVED, Hall seconded, that the PZC authorize the Chairman and the Zoning Agent to approve the 8/20/15 Request for Modifications of Hayes-Kaufman Mansfield, to replace the existing brick planters with the six composite planters, at the Storrs Road Plaza. The applicant is reminded that there is an ongoing maintenance obligation for maintaining the planters. The proposed modifications will not have a significant impact on plans approved by the PZC in 1988. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

Painter anticipates having draft copies of the Zoning Regulations to the Commission in October.

Reports from Officers and Committees:

No reports were noted. The Director of Planning and Development informed the Commission she would be calling for an Infrastructure Subcommittee meeting to consider local roads for federally-funded projects.

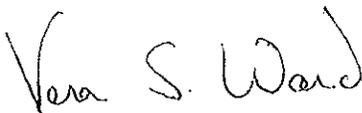
Communications and Bills:

Noted.

Adjournment:

The Vice Chair declared the meeting adjourned at 9:05 p.m.

Respectfully submitted,



Vera S. Ward, Secretary

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday October 5, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, G. Lewis, B. Ryan
Members absent: R. Hall, K. Rawn, B. Pociask, V. Ward
Alternates present: P. Aho, K. Holt, S. Westa
Staff present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:09 p.m. and appointed Aho, Holt and Westa to act in the absence of members and appointed Ryan to act as Secretary in Ward's absence.

Approval of Minutes:

a. September 21, 2015 Regular Meeting

Westa MOVED, Chandy seconded, to approve the 09-21-15 minutes as presented. MOTION PASSED UNANIMOUSLY. Holt and Goodwin noted that they listened to the recording.

Zoning Agent's Report:

No comments.

Continued Public Hearing:

Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336

Chairman Goodwin opened the continued Public Hearing for the Special Permit Application for 1708 Stafford Road at 7:10 p.m. Members present were Goodwin, Chandy, Lewis, Ryan, and Alternates Aho, Holt and Westa who were all appointed to act. Linda Painter noted that she and the Assistant Town Engineer have met with the applicant and his associates who have also met with CT D.O.T. and plan revisions are expected at the end of the week.

The Chair noted no public comment or further questions from the Commission. At 7:11 p.m. Holt MOVED, Chandy seconded, to continue the Public Hearing to 10/19/15. MOTION PASSED UNANIMOUSLY.

Old Business:

a. **Special Permit Application, Chuck's Steak House, 1498 Stafford Road, PZC File#303-2**

Lewis MOVED, Ryan seconded, to approve with conditions the special permit application (File #303-2) of GAL Associates, LLC to allow the addition of an outdoor dining patio to the Chuck's Steakhouse Margarita Grill Mexican Cantina restaurant located at 1498 Stafford Road. This approval is based on the project as described in the application dated July 27, 2015, and as shown on plans dated July 15, 2015 and as presented at Public Hearings on September 8, 2015 and September 21, 2015.

Through this approval, the Commission accepts the submission of the supplemental information including revised hours of service for the patio; concept plan for a new sound barrier fence for the employee break area; a revised parking lot striping plan prepared in response to Fire Marshal comments; and a lighting plan dated September 3, 2015 and revised through submission of new fixture details distributed to the Commission as part of a September 17, 2015 memo from the Director of Planning and Development. The Commission further determines that no new hearing was warranted as the supplemental information did not significantly alter the original proposal. Furthermore, the Commission determines that due to the limited area of work associated with the proposed change in use, the site plan information identified as "not included" or "waiver requested" in the map checklist submitted as part of the application is not

needed to determine consistency with the Zoning Regulations and the submission of that information is therefore waived in accordance with Article Five, Section B.4.

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

1. **Extent of Approval.** This approval is specifically limited to the above application and the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. .
2. **Permits.** No Zoning Permits shall be issued and no construction shall commence until the following conditions are met:
 - A revised parking lot striping plan is submitted for the approval of the Zoning Agent that includes the minimum number of handicap spaces required based on the size of the parking lot as well as signage and markings for handicap spaces that conform with Article 10, Section D.11 of the Mansfield Zoning Regulations.
 - Details of the sound barrier fence are approved by the Zoning Agent, including location, height, color, material.
3. **Restrictions on Use.** The following restrictions apply to the use of the restaurant and patio:
 - There shall be no outdoor dining or drink service on the patio after 11 p.m.
 - There shall be no outdoor speakers or other amplification of music and other sounds.
 - The restaurant is approved for a maximum capacity of 268 seats for zoning purposes. Whenever the patio is in use, fifty seats in the interior dining rooms shall be closed and unavailable for use.
4. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED with all in favor except Goodwin who abstained.

b. Zoning Map Amendment, A. Gioscia, 1708 Stafford Road, PZC File #1335

Aho MOVED, Holt seconded, to approve the application of A. Gioscia (File #1335), applicant and owner, to rezone approximately 2.68 acres of land addressed as 1708 Stafford Road from Rural Agriculture Residence 90 (RAR-90) to Neighborhood Business-1 (NB-1) as shown on a map dated July 24, 2015 and further described in a legal description submitted as part of the application, and as heard at a Public Hearing on September 21, 2015.

This zone change shall become effective as of October 15, 2015. Approval is granted for the following reasons:

1. The subject zone change is consistent with the future land use designation of Rural Commercial and text specified goals and strategies identified in the Mansfield Tomorrow Plan of Conservation and Development. This new POCD was adopted by the Commission prior to the public hearing on the subject zone change and will be in effect prior to the effective date of the zone change.
2. The Capitol Region Council of Governments reviewed the proposed zone change and found no conflicts with regional plans and policies or concerns of neighboring towns.
3. The subject site is located at the intersection of two state roads and is proximate to existing commercial uses in both Mansfield and the Town of Willington. The site can physically support small-scale commercial development. The zone change extends the existing NB-1 zone currently applied to properties located on the west side of Route 32 at the intersection with Route 195.

4. The proposed re-zoning is considered to be consistent with approval considerations contained in Articles I and XIII of Mansfield's Zoning Regulations and Section 8-2 of the State Statutes.
5. Based on site and neighborhood characteristics, it is expected that any potential impacts from uses permitted in the Neighborhood Business zone can be appropriately addressed by standards limiting the size and scale of development in Neighborhood Business zones as well as the special permit review process required for various uses in this zone.

MOTION PASSED UNANIMOUSLY.

- c. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**
Item tabled pending public hearing continuation on 10/19/15.

New Business:

- a. **Request for B.A.E. exception for a shed, 79 Jonathan Lane, PZC File #1113-3**

Property owner Garrett Kernozicky responded to questions posed by Commission about the location of the proposed shed and the neighbor's objections to the placement of the shed, if any. Two members raised concerns that applications to modify a BAE or DAE come in with some frequency for often no apparent reason other than the desire of the homeowner to place a structure within the lines, making the requirement of a BAE and DAE superfluous. After further discussion, it was determined that this topic should be reviewed in the upcoming revision to the Zoning Regulations .

Holt MOVED, Chandy seconded, that the PZC authorize the placement of a 12' x 16' storage shed, as described in a 9/24/15 letter from G. & S. Kernozicky, and depicted on a 9/24/15 plan, as provided for under Article VIII, section B.1.d of the regulations, because the proposed structure will be in compliance with the approval criteria of the subject regulation. The shed is still subject to the issuance of a Zoning Permit. MOTION PASSED with Aho, Chandy, Holt, Ryan and Westa in favor and Lewis and Goodwin opposed.

- b. **Request for B.A.E. exception for a shed, 15 Adeline Place, PZC File #1187-2**

Property owner Frank Gifford responded to questions posed by Commission members as above. The same argument as cited above was incorporated in this discussion.

Holt MOVED, Ryan seconded, that the PZC authorize the placement of a 10' x 16' storage shed, as described in a 9/20/15 letter from F. & N. Gifford, and depicted on the submitted plan, as provided for under Article VIII, section B.1.d of the regulations, because the proposed structure will be in compliance with the approval criteria of the subject regulation. The shed is still subject to the issuance of a Zoning Permit. MOTION PASSED with Aho, Chandy, Holt, Ryan and Westa in favor and Lewis and Goodwin opposed.

- c. **Water and Sewer Service Connections**

The Commission discussed its interpretation of various regulations that utilize the phrase "readily connected" in association with the new water and wastewater lines and how that requirement impacts the timing of applications where line connections may be requested now that construction of this infrastructure is under way. The Commission concluded that it cannot regulate the timing of the filing of any application, but a determination as to whether a proposed project meets the "readily connected" standard can be made on a case by case basis as applications are considered. Members requested that this phrase "readily connected" and the regulations in which it is found, be given priority in review and revision of the regulations.

Mansfield Tomorrow:

No new updates.

Reports from Officers and Committees:

The Director reviewed her report.

Communications and Bills:

Noted.

Adjournment:

The Chairman declared the meeting adjourned at 7:56 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday October 5, 2015
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho, Holt and Westa to act in the absence of members and appointed Ryan to act as Secretary in Ward's absence.

Minutes:

9-08-15 Regular Meeting Minutes- Chandy MOVED, Westa seconded, to approve the 9-08-15 meeting minutes as presented. MOTION PASSED. Aho noted that he listened to the recording and Lewis disqualified himself.
9-16-15 Field Trip Minutes- Ryan MOVED, Holt seconded, to approve the 9-16-15 Field Trip Minutes as presented. MOTION PASSED with Goodwin, Ryan, Holt and Aho in favor and all others disqualified.
9-21-15 Special Meeting- Chandy MOVED, Aho seconded, to approve the 9-21-15 special meeting minutes as presented. MOTION PASSED. Goodwin and Holt noted that they listened to the recording although Holt disqualified herself.

Communications:

The Conservation Commission meeting draft minutes and the Wetlands Agent Monthly Business report were noted.

Old Business:

- a. **W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision**
Item is tabled pending an 11/2/15 Public Hearing.

New Business:

- a. **W1556- R. Manning, 37 Higgins Highway, Site Work**
Ryan MOVED, Holt seconded, to receive the application submitted by Doreen Palmer and Roger Manning (IWA File #W1556) under the Wetlands and Watercourses Regulations of the Town of Mansfield for site work on property located at 37 Higgins Highway as shown on a map dated 9/29/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- b. **W1558- K. Mehrens, 214 Wormwood Hill Road, 12' x 16' Shed**
Holt MOVED, Ryan seconded, to receive the application submitted by J. and K. Hawes (IWA File #1555) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the site improvements, installation of shed and above-ground pool on property located at 214 Mulberry Rd as shown on a map dated 9/29/2015 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. **Permit Extension Request-Chatham Hill Section II Subdivision**
Westa MOVED, Holt seconded, to extend the Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Chatham Hill, LLC (File #W1255) for a 14-lot subdivision on property owned by the applicant located on the east side of Fern Road, as shown on map dated 5/21/2004 and as described in other application submissions. 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 10/14/15 at 2:00 p.m. and declared the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary