

**AGENDA**  
**Regular Meeting**  
Mansfield Conservation Commission  
Wednesday, November 18, 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
  - October 21, 2015 Regular Meeting
5. New Business
  - a. IWA Referrals:
    - W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision
  - b. 2016 Conservation Commission Calendar-Revised
  - c. Other
6. Continuing Business
  - 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
  - Status of UConn's Hazardous Waste Transfer Station
  - Other
7. Communications
  - Minutes
    - Open Space: 10/20/15
    - PZC: 10/19/15, 11/2/15
    - IWA: 11/2/15
  - *The Habitat* Fall 2015
8. Other
9. Future Agendas
10. Adjournment

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 21 October 2015  
Conference B, Audrey P. Beck Building  
(draft) MINUTES

*Members present:* Aline Booth (Alt.), Quentin Kessel, Neil Facchinetti, Scott Lehmann, Grant Meitzler, John Silander. *Members absent:* Joan Buck (Alt.), Robert Dahn, Michael Soares.  
*Others present:* Mary Harper (W1557 intervener), Jennifer Kaufman (Wetlands Agent).

1. The meeting was called to order at 7:30p by Chair Quentin Kessel. In the absence of Dahn & Soares, Booth was appointed a voting member for this meeting.

2. Booth reported that Buck, who is recovering from grave complications of Lyme disease, wants resign as an Alternate member. The Commission decided to wait to see if she is still of the same mind when she has more completely recovered.

3. **Agenda.** Kaufman distributed hard copies of the IWA Site Plan Review of **W1557 (Niarhakos, 101 East Rd)** by CME Engineering, and indicated that the Commission's input on this application will not be needed until after its November 18 meeting, at the earliest. Accordingly, New Business item 5a: W1557 was **tabled**, and Ms. Harper left the meeting at 7:34p. In advance of the Commission's November meeting, members should read the CME review, and the reports of the dueling hydrologists hired by the applicants and interveners at [ftp://mansfieldct.org/grab/W1557- 101 East Road - Electronic File/](ftp://mansfieldct.org/grab/W1557-101EastRoad-ElectronicFile/).

4. The **draft minutes** of the 16 September 2015 meeting were approved as written.

**5. IWA referrals.**

a. **W1556 (Manning, 37 Higgins Hwy).** {Note: "W1556" was formerly assigned to Wassenberg's renewal application, which has been withdrawn.} Storm-water draining from Higgins Hwy (Conn. Rte. 31) at the WSW-tending boundary of No. 31 (owned by Robert Manning) now flows west to a wetland over the neighboring property, No. 37 (owned by Doreen Palmer), causing erosion and road-salt contamination of its well. This is a problem that ConnDOT should fix, but getting its attention would apparently require an expensive lawsuit. Mr. Manning instead proposes to spend the money fixing the problem by installing a catch-basin and 200 ft of 15-inch drain pipe in a trench across No. 37, directing the runoff underground instead of over-ground. The Commission noted that the map supplied by the applicant is difficult to decipher, but after some discussion agreed unanimously (**motion:** Silander, Kessel) to comment that:

While there could be some impact on wetlands from road salt dissolved in runoff, it is unlikely to be significantly worse than it is now, given that (a) runoff now enters the wetland from surface flows and (b) the proposed drain will end short of the wetland, allowing water to infiltrate the soil before entering it. The proposed project seems a reasonable and commendable attempt to mitigate an unfortunate situation.

b. **W1558 (Mehrens, 214 Wormwood Hill Rd).** The applicant proposes to install a 12x16 ft shed on a crushed stone pad about 40 ft from a wetland. The ground is level and there does not appear to be a better location for the shed. The Commission unanimously agreed (**motion:** Lehmann, Silander) that, given the level location, the proposed project is unlikely

to have a significant impact on wetlands, as long as standard precautions are observed during installation.

**6. 2016 meeting dates.** The 2016 meeting dates proposed in the Planning Office memo are not third Wednesdays. They should be corrected – and also checked against religious calendars to avoid significant holidays. Opinion on whether to begin meetings 30 minutes earlier at 7:00p was divided, and it was decided that the Commission would continue to meet at 7:30p.

**7. Monitoring Town-held Conservation Easements.** Kaufman distributed (a) a draft form letter to people who own land to which the Town holds a conservation easement, announcing a monitoring visit “within the next year;” (b) a conservation easement monitoring report form developed by Soares; and (c) a list of Town-held conservation easements. Kessel asked her to send out the letter to the owners of land encumbered by ten of these easements. The Commission will then schedule monitoring visits to these properties in 2016.

**8. Mansfield Tomorrow.** According to Kaufman, the new Plan of Conservation and Development (PoCD) is now final and can be accessed at the Town’s website. A limited number of hard copies will be printed. Draft zoning regulations pursuant to the new PoCD will be reviewed by Town Planner Linda Painter before being presented to the Zoning Regulations Advisory Group. Booth urged that this group get the draft regulations ASAP to enable input at an early stage in what may be a long adoption process.

**9. Fanwort Control.** A follow-up fanwort-control treatment of Eagleville Lake will be required in 2016. Contrary to previous indications, 50% of the cost could again be covered by a state grant. The Commission agreed (**motion:** Silander, Booth) to support the Town’s application for a DEEP grant to help defray the cost of the follow-up treatment of Eagleville Lake with flumioxazin in 2016 to control fanwort. All were in favor save Facchinetti, who remains opposed to these herbicide treatments.

**10. Adjourned at 8:30p.** Next meeting: 7:30p, Wednesday, 18 November 2015.

Scott Lehmann, Secretary, 22 October 2015.

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

dwellings

Location of Project 101 East Road

Intended Start Date Fall 2015

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

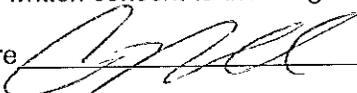
Name same as applicant

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.

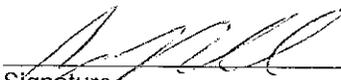
X \$60 State DEP Fee = \$810.

*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:

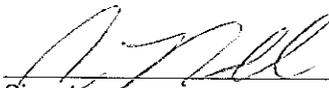
- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

  
\_\_\_\_\_  
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 14<sup>th</sup> 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 rubbly 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:**

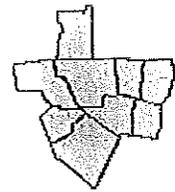
There are no species indicated within the property area or adjacent the property according to the State of Connecticut Natural History Database.

**Solar access:**

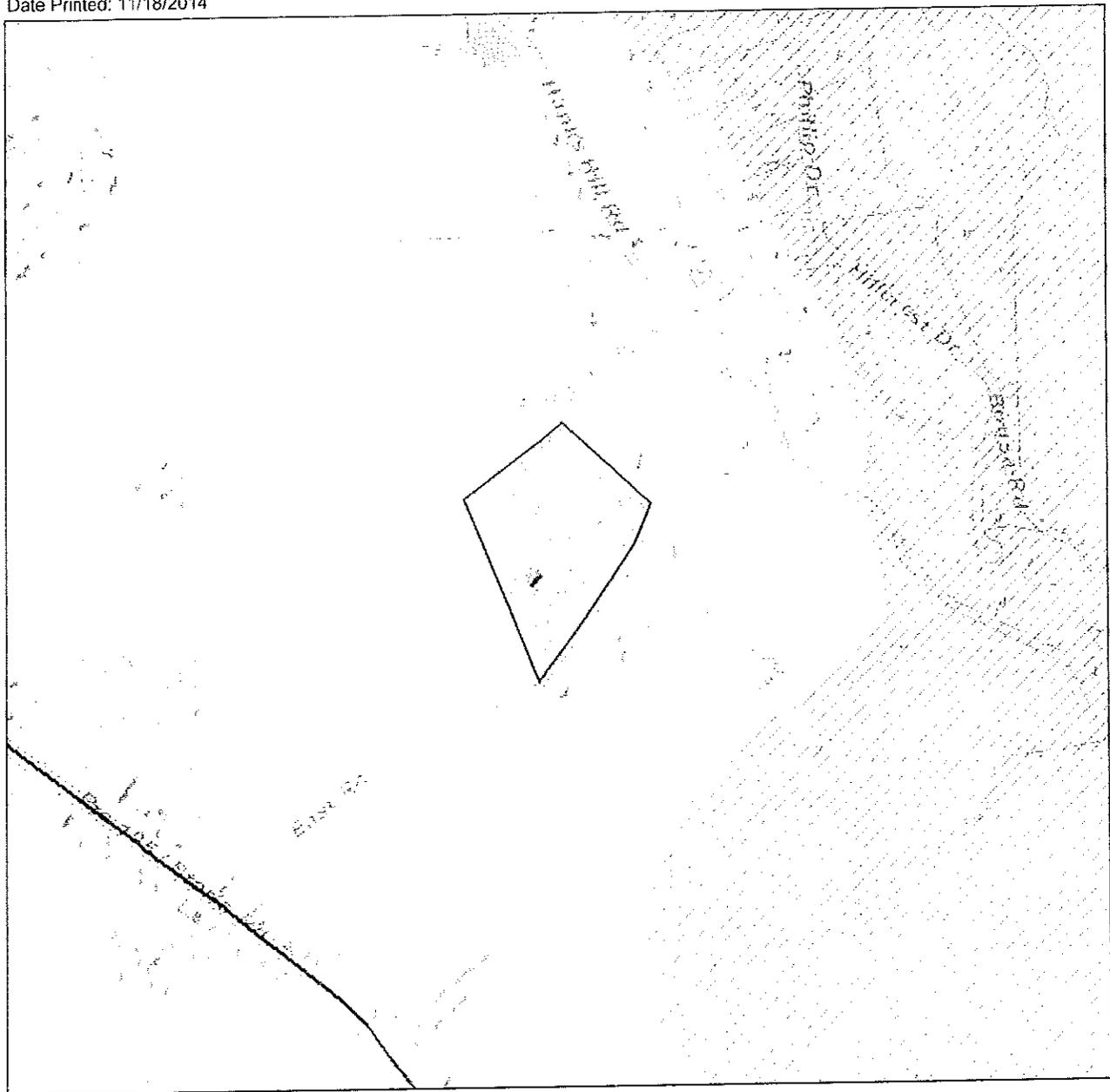
The orientation of proposed houses likely will orient to the south. However, given the continuous forest and a high canopy on both sides of East Road, and even with some clearing for house and septic field, solar gain will be somewhat limited.

# WINCOG

Geographic Information System (GIS)



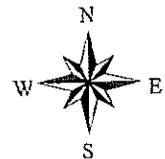
Date Printed: 11/18/2014



**MAP DISCLAIMER - NOTICE OF LIABILITY**

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

Approximate Scale: 1 inch = 800 feet



[Print](#) | [Close Window](#)

**Subject:** Williams Heights Parcel "A" Resubdivision, 101 East Road, Storrs/Mansfield  
**From:** r.bellerose@datumengr.com  
**Date:** Mon, Aug 31, 2015 12:45 pm  
**To:** dph.swpmail@ct.gov  
**Attach:** Niarhakos-DPH Watershed Notification Form-8-31-15.PDF

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To Whom It May Concern,

I have attached a "Project Notification Form" for renotification of an ongoing project.

You have already been notified on November 20, 2014 and again on April 1, 2015 and this application was denied August 3, 2015.

Our office is resubmitting an Inland Wetlands application to the Town of Mansfield and a requirement of the Town of Mansfield subdivision regulations is to notify you because this site is within the Mansfield watershed area.

The application to the Mansfield Inland Wetlands Agency is being submitted today and I will print a copy of this email as proof that your agency has been notified and attach to the application mentioned.

If possible please send an email receipt of this notification.

Please contact me if you have any questions.

Thank you, Rose

860-456-1357

Datum Engineering & Surveying, LLC

132 Conantville Road

Mansfield Center, CT 06250

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**Watershed or Aquifer Area Project Notification Form**

**REQUIREMENT:**

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wellands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

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**Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?**

No, Go to Step 2

Yes, I have notified DPH under a different project name - Complete steps 4-6

Yes, same name different year - Notification Year 2014 Complete steps 4-6 Application withdrawn.  
Application resubmitted April 1, 2015. Application denied August 3, 2015.

**Step 2:** Resubmit application on August 31, 2015.

1. Name of public water supply aquifer your project lies within: Mansfield

2. Name of the public water supply watershed your project lies within: Windham Water Works

3. Public Water Supply Identification number (PWSID) for the water utility: CT 1630011

**Step 3: For 1-5 Check all that apply**

1. My project is proposing:

Industrial use;  Commercial use;  Agricultural use;  Residential use;

Recreational use;  Transportation improvements;  Institutional (school, hospital, nursing home, etc.);

Quarry/Mining;  Zone Change, Please Describe: \_\_\_\_\_

Other, Please describe: \_\_\_\_\_

2. The total acreage of my project is:

Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining  
 Other Please Describe: \_\_\_\_\_

5. My project will utilize:

septic system;  existing public sewer;  new public sewer;  agricultural waste facility;  
 existing private well;  new private well;  existing public water supply;  
 new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

**Step: 4 Applicants Contact Information:**

Name: Christopher & Lindsey Niarhakos  
E-mail address: chris\_niarhakos@hotmail.com  
and/or lindsey.niarhakos@gmail.com  
Telephone: 860-617-5396  
Fax number: --

**Step 5: Please provide the following if available:**

Project name: Williams Heights Parcel "A" Resubdivision  
Project site address: 101 East Road  
Town: Storrs/Mansfield  
Project site nearest intersection: Between Route 195 & Hanks Hill Road-see attached site map  
Project site latitude and longitude: 041 -47'-43.9" N and 072 -13'-12.18" W

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**

**DATUM ENGINEERING & SURVEYING, LLC**

132 CONANTVILLE ROAD  
MANSFIELD CENTER, CONNECTICUT 06250  
(860) 456-1357 Fax (860) 456-1840

**LETTER OF TRANSMITTAL**

**TO:** Town of Mansfield  
Inland Wetlands Agency  
4 South Eagleville Road  
Storrs, CT 06268

**DATE:** August 31, 2015

**DATUM JOB NO.:** 214057

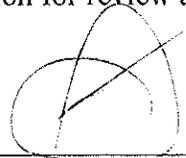
**RE:** Williams Heights Parcel "A" Resubdivision, 101 East Road, Storrs

**WE ARE SENDING YOU ATTACHED:**

**COPIES      DESCRIPTION**

- |    |   |
|----|---|
| 2  | 24"x36" sets of plans "Resubdivision Entitled Williams Heights Parcel "A" East Road Storrs, Connecticut Owner and Subdivider Christopher W. & Lindsey L. Niarhakos 68 Brookside Lane Mansfield Center, Connecticut 06250 Date: March 30, 2015 Revised: June 21, 2015" sheets 1 through 4. |
| 15 | 11"x17" copies of plans referenced above (double sided).  |
| 1  | Inland Wetlands Agency Application.   |
| 1  | Check#272, \$810.00 for application fee.  |
| 6  | Certified Mail Receipts from abutter notification and Windham Water Works.  |
| 1  | Copy of information sent to the abutters and transmittals to Windham Water Works, ST of CT DPH email notification.  |
| 1  | Report prepared by Civil Engineering Services, LLC.   |

**REMARKS:** Submitting revised plans and application for review and approval.



\_\_\_\_\_  
Edward Pelletier, L. S.

**COPY:** File

DATUM ENGINEERING & SURVEYING, LLC  
132 CONANTVILLE ROAD  
MANSFIELD CENTER, CONNECTICUT 06250  
(860) 456-1357 Fax (860) 456-1840

LETTER OF TRANSMITTAL

VIA CERTIFIED MAIL (7006 0810 0002 5232 1771) & RETURN RECEIPT

TO: Windham Water Works  
Superintendent  
174 Storrs Road  
Mansfield Center, CT 06250

DATE: August 31, 2015

DATUM JOB NO.: 214057

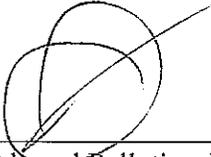
RE: Williams Heights Parcel "A" Resubdivision, 101 East Road, Storrs

WE ARE SENDING YOU ATTACHED:

COPIES      DESCRIPTION

- 1      24"x36" set of plans "Resubdivision Entitled Williams Heights Parcel "A" East Road Storrs, Connecticut Owner and Subdivider Christopher W. & Lindsey L. Niarhakos 68 Brookside Lane Mansfield Center, Connecticut 06250 Date: March 30, 2015 Revised: June 21, 2015" sheets 1 through 4.
- 1      Copy of (resubmittal) the Town of Mansfield Inland Wetlands Agency Application (copy of denial letter dated August 3, 2015 attached).
- 1      Notification Form.

REMARKS: You have already reviewed these subdivision plans. The Inland Wetlands Application that was resubmitted and received at the April 6, 2015 meeting was denied at the August 3, 2015 meeting. The attached plans have been revised through June 21, 2015 for your review. We are resubmitting the attached plans and application to be received at the September 8, 2015 meeting.

  
\_\_\_\_\_  
Edward Pelletier, L. S.

COPY: File  
Town of Mansfield IWA

**Notification to the Windham Water Works  
of Application for a Project Within the  
Willimantic Reservoir Watershed – Required by Public Act 89-301**

P.A. 89-301 "An Act Implementing the Recommendations of the Water Lands Task Force and Concerning Water Diversions and Notification to Water Companies of the Storage of Hazardous Materials", requires applicants to provide a water company written notice of an application, petition, request or plan if the proposed project is located within the watershed of the wetland, zoning or planning and zoning commissions and zoning boards of appeal. **The applicant must mail such notice within seven (7) days of the date of the application, by certified mail, return receipt requested.** This form is furnished by the Willimantic Water Works to such boards and commissions in its watershed to be used by applicants to meet this requirement. Other forms or letters, as approved by each commission, may be used but must contain the same information. To determine if a project is within the Willimantic Reservoir Drinking Water Supply Watershed, please consult the map(s) on file with the Commission or Town Clerk. **Failure of an applicant to comply with this law may be grounds for a legal appeal of a decision rendered on the application due to a procedural error. Do not jeopardize your application, send your notification!**

Application Submitted to:  Inland Wetlands Commission **\*\*this subdivision was already reviewed by your agency, the IWA application is being resubmitted- see below\*\***  
 (Check one or more)  Zoning Commission  
 Planning & Zoning Commission  
 Zoning Board of Appeals

Project is in the Town(s) of:  Ashford  Pomfret  
 (Check one or more)  Chaplin  Union  
 Eastford  Willington  
 Hampton  Windham  
 Mansfield  Woodstock

Type of Application:  Zone Change  Special Exception/Permit  
 Subdivision  Other: (Describe) \_\_\_\_\_

Name & Address of Applicant: Christopher & Lindsey Niarhakos  
68 Brookside Lane, Mansfield Center, CT 06250

Project Street Location/Nearest Utility Pole: 101 East Road/  
Between CL&P Pole#s 2433 & 2436S

Datum Engineering & Surveying, LLC  
 Contact Person Edward Pelletier Phone No. 860-456-1357

Brief description of application: (for example: 30 lot subdivision of single-family homes on 60,000 sq. ft. lots with on-site septic systems and wells in North Windham)

3 lot subdivision with existing dwelling and 2 proposed lots for single family dwellings with on-site septic systems and wells in Mansfield.

Public Hearing Date: to be determined

Enclose a copy of the application submitted to the Town and full set of project plans. Mail this completed form or substitute by certified mail, return receipt requested to:

Willimantic Water Works – Superintendent  
 174 Storrs Road  
 Mansfield Center, CT 06250

\*\*The revised IWA application that was submitted for receipt at the April 6, 2015 meeting was denied at the August 3, 2015 meeting. A copy of the denial letter is enclosed. We are resubmitting the same IWA application to be received at the September 8, 2015 meeting. The plans that you have are dated March 30, 2015. The enclosed set of plans have been updated with a revision date of June 21, 2015 for your records.\*\*

**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.

- X   Consultation with Wetlands Agent
- X   Amount of fee paid \$750+\$60 = \$810
- X   Dated map/site plan
- X   Project description
- X   Names and addresses of abutters
- X   Certified postal receipts to abutters
- X   Certified postal receipts to Windham Water Works (if applicable)
- X   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)
- X   Statewide Reporting Form
- X   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.



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

GIS CODE #: \_\_\_\_\_  
For DEEP Use Only

Affirmative Action/Equal Opportunity Employer

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Instructions: Please read this form carefully and complete the form in accordance with the instructions on pages 2 and 3 to.  
This form is to be submitted to the DEEP Water Resources Division, 79 Elm Street - 3<sup>rd</sup> Floor, Hartford, CT 06106

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (enter one code letter): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? Yes  No
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): Mansfield  
Does this project cross municipal boundaries (check one)? Yes  No   
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
- LOCATION (see directions for website information): USGS Quad Map Name: Spring Hill or Quad Number: 41  
Subregional Drainage Basin Number: 3207
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Christopher & Lindsey Niarhakos
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 101 East Road, Storrs, CT 06268  
Briefly describe the action/project/activity (check and type information): Temporary  Permanent   
Description: 3 lot subdivision with existing dwelling and 2 proposed lots for single family dwellings.
- ACTIVITY PURPOSE CODE (enter one code letter): B
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 12, 14, \_\_\_\_\_, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 1.20 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

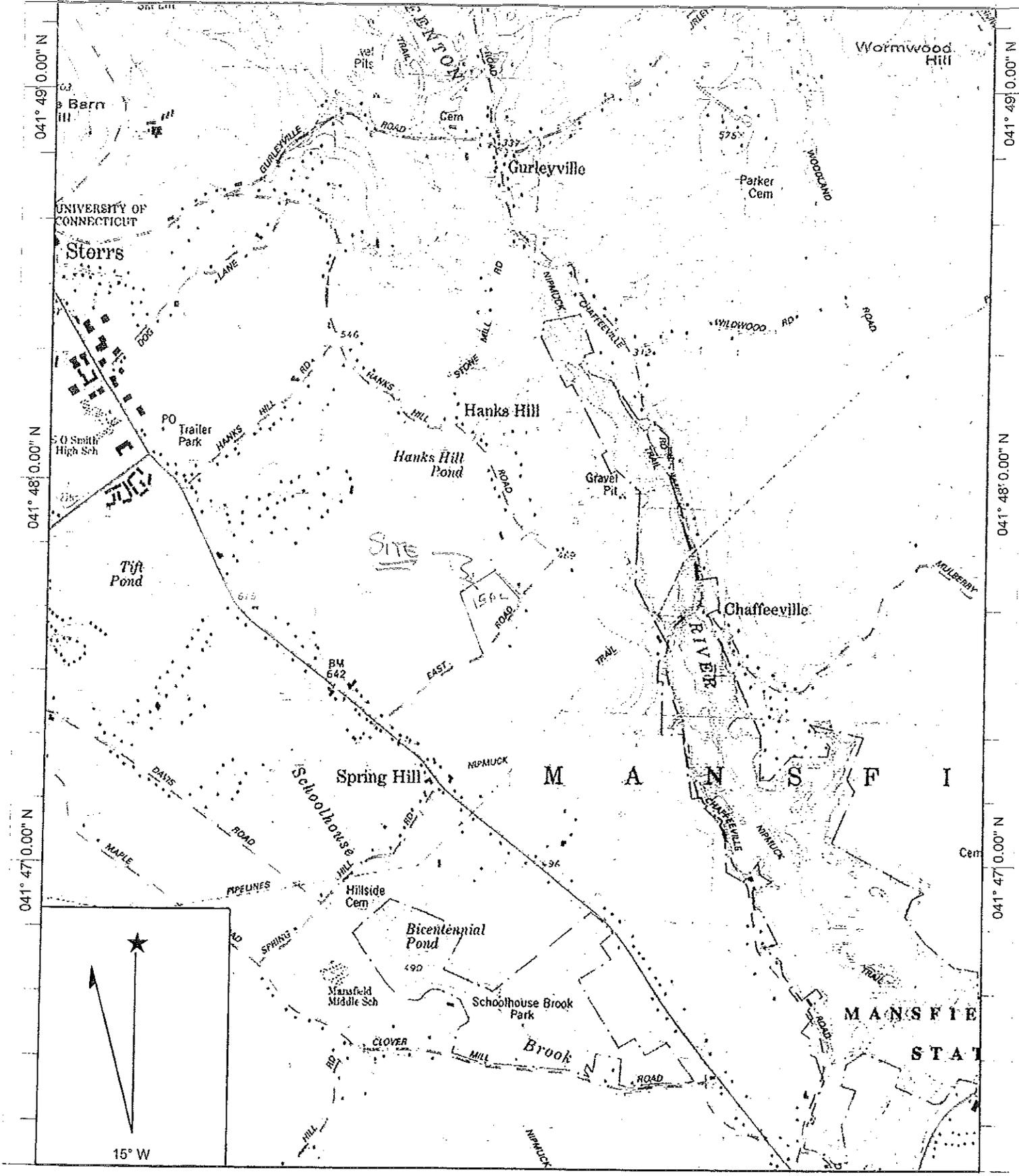
DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Name: SPRING HILL  
 Date: 8/11/2014  
 Scale: 1 inch equals 2000 feet

Location: 041° 47' 43.9" N 072° 13' 12.18" W  
 Caption: 101 East Road, Storrs, CT

# MANSFIELD INLAND WETLAND AGENCY

## ABUTTER NOTIFICATION FORM

to be sent by Certified Mail

<http://www.usps.com/send/waystosendmail/extraservices/certifiedmailservice.htm>

Pursuant to Mansfield's Inland Wetland Agency notification requirements, abutting property owners are hereby notified of a wetland application pending before the Inland Wetland Agency. The complete file for this application is available for review in the Planning Office. Questions regarding the application or application review process may be addressed by calling the Planning Office at (860) 429-3330 or emailing at [www.PlanZoneDept@mansfieldct.org](mailto:www.PlanZoneDept@mansfieldct.org)

**I. Public Hearing/Meeting Dates:**

Tuesday, September 8, 2015/7:00 PM

Date/Time of Next Scheduled Meeting

At the above listed scheduled meeting date the Wetland application will be received by the Agency. No presentation by the applicant will be given at this meeting. Public comment (written or verbal) is encouraged to be presented at the next regularly scheduled meeting. For more details (date and time) of the next meeting, please contact the Planning Office at (860)429-3330.

**II. Location of Proposal:** 101 East Road

Storrs, CT 06268

**III. Applicant:** Christopher & Lindsey Niarhakos

68 Brookside Lane, Mansfield Center, CT 06250

**IV. Owner:** same as applicant

**V. Proposed Use:** resubmit application for 3 lot subdivision

(Statement of Use/Statement of Justification to be attached)

**VI. Map:** (Attach 8 1/2x11" or 11x17" map depicting proposal)

\*Notices are to be sent within 7 (seven) days of the receipt of the application by the office staff. To verify that Notice requirements have been met, applicants are required to submit Certified Mailing receipts and one copy of information mailed to property owners to the Planning Office. Failure to meet Notice requirements or to submit return receipts to the Planning Office promptly may necessitate application processing delays.

# Town of Mansfield, Connecticut



www.mainstreetgis.com

## Abutters list for 101 EAST RD

Parcel ID: 17.62.14

Distance: 50 ft

Addresses found: 10

[View as PDF](#)

Printed at: <http://www.mainstreetmaps.com/CT/Mansfield>

Parcel ID: 23.63.UC1050  
 Location: 986 STORRS RD  
 Owner: UNIVERSITY OF CONNECTICUT  
 Co-Owner: FITZPATRICK HOUSE-#049  
 Mailing Address:  
 U BOX 3038 FACILITIES MGMT  
 STORRS CT 06269  
 7006 0810 0002 5232 1726

Parcel ID: 17.62.13  
 Location: 129 EAST RD  
 Owner: HARPER MARY G & ROSS K  
 Mailing Address:  
 129 EAST ROAD  
 STORRS CT 06268  
 7006 0810 0002 5232 1733

Parcel ID: 17.62.14 *SUBJECT PARCEL*  
 Location: 101 EAST RD  
 Owner: NIARHAKOS CHRISTOPHER W & LINDSEY L  
 Mailing Address:  
 68 BROOKSIDE LA  
 MANSFIELD CNTR CT 06250

Parcel ID: 17.63.1  
 Location: 92 EAST RD  
 Owner: ABELL JOHN R  
 Mailing Address:  
 92 EAST RD  
 STORRS CT 06268  
 7006 0810 0002 5232 1740

Parcel ID: 17.63.2  
 Location: EAST RD *DO NOT NOTIFY TOWN*  
 Owner: MANSFIELD TOWN OF *PER JESSIE*  
 Co-Owner: OPEN SPACE EAST ROAD *RICHARD*  
 Mailing Address:  
 4 S EAGLEVILLE RD  
 STORRS CT 06268

Parcel ID: 17.63.3  
 Location: 116 EAST RD  
 Owner: SANDBERG STEPHEN J & SUSAN J  
 Mailing Address:  
 116 EAST RD  
 STORRS CT 06268

Parcel ID: 17.63.2-1  
 Location: EAST RD  
 Owner: SANDBERG STEPHEN J & SUSAN J  
 Mailing Address:  
 116 EAST RD  
 STORRS CT 06268  
 7006 0810 0002 5232 1757

Parcel ID: 17.63.2-2  
 Location: 80 EAST RD  
 Owner: VALLEE DAVID A & LESLIE A  
 Mailing Address:  
 80 EAST RD  
 STORRS CT 06268  
 7006 0810 0002 5232 1764

Parcel ID: 16.62.6  
 Location: . STORRS RD  
 Owner: UNIVERSITY OF CONNECTICUT  
 Mailing Address:  
 U BOX 3038 FACILITIES MGMT  
 STORRS CT 06269

Parcel ID: 17.63.4 *DO NOT NOTIFY TOWN*  
 Location: HANKS HILL RD *PER JESSIE*  
 Owner: MANSFIELD TOWN OF *RICHARD*  
 Co-Owner: OPEN SPACE HANKS HILL ROAD  
 Mailing Address:  
 4 S EAGLEVILLE RD  
 STORRS CT 06268

*OPPOSITE*

*OPPOSITE*





## Mansfield Conservation Committee 2016 Meeting Schedule

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

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

OPEN SPACE PRESERVATION COMMITTEE  
DRAFT Minutes of October 20, 2015

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

Meeting was called to order at 7:30.

Vicky was appointed acting secretary.

Minutes of the September 15, 2015 meeting were approved.

**Old Business**

*Mansfield Tomorrow Update* Jennifer discussed plans for access to copies of the Town Plan.

**New Business**

*Open Space and Watershed Land Acquisition Grant Program* Jennifer informed the committee about the February 1 deadline for grant applications.

*Ct. DEEP Grant for Control of Aquatic Invasives* Coventry and Mansfield are applying for a grant for follow-up treatment of Eagleville Lake for the fanwort infestation. The committee voted to support this grant application.

**Executive Session**

The committee voted to go into executive session at 7:56 and to come out of executive session at 8:22. Recommendations will be forwarded to the Town Manager.

**Old Business (moved to last item on agenda)**

*Permanently Preserving Town-owned Land* The committee reviewed the Ct. Land Conservation Council's model conservation easement and considered possible usefulness for Town properties. The committee will review a list of Town properties at their next meeting and consider potential criteria for permanent preservation.

The meeting was adjourned at 8:47.

**DRAFT MINUTES**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Monday October 19, 2015  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, R. Hall, G. Lewis, K. Rawn, V. Ward  
Members absent: B. Pociask, B. Ryan  
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 7:00 p.m. and appointed Aho, Holt and Westa to act in the absence of members.

**Approval of Minutes:**

- a. October 5, 2015 Regular Meeting  
Holt MOVED, Chandy seconded, to approve the 10-05-15 minutes as presented. MOTION PASSED with all in favor except Hall and Ward who disqualified themselves. Rawn noted that he listened to the recording.
- b. October 14, 2015 Field Trip  
Item was tabled.

**Zoning Agent's Report:**

Hirsch called attention to the Notice of Action taken by the Zoning Board of Appeals regarding the Rogers property on Turnpike Road and noted that he expects a subdivision application will be submitted soon.

**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 7:06 p.m. Members present were Goodwin, Chandy, Hall, Lewis, Rawn and Ward, and Alternates Aho, Holt and Westa who were all appointed to act. Linda Painter noted the following communications received and distributed to members: a 10/15/15 memo from herself; a 10/15/15 memo from D. Dilaj, Assistant Town Engineer; a 10/6/15 set of revised plans addressing comments from CT D.O.T.; and lighting plans.

Anthony Gioscia, property owner and applicant, reviewed the key components of his proposal to renovate and utilize the property to operate an optometry office.

Members suggested that Gioscia clearly mark which driveway is for employees and which is for customers.

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

**Old Business:**

- a. **Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336**  
Westa volunteered to work with staff on a motion for the next meeting.

**New Business:**

**a. Request for Transient Vendor on Town Square**

Aho MOVED, Hall seconded, that the PZC authorize the temporary parking and use of the UConn ice cream truck at the Town Square in Storrs Center, on 10/24/15, as described in a 10/14/15 letter from Ethan Haggerty. The use is accessory to the Trick or Treat in Downtown Storrs event and shall be subject to any conditions that may be placed upon the use by the Mansfield Traffic Authority. MOTION PASSED UNANIMOUSLY.

**Mansfield Tomorrow:**

Painter noted that the final version of the approved Plan is available online and hard copies for members will be forthcoming.

**Reports from Officers and Committees:**

Painter noted that staff will be working to set up a Regulatory Review Committee Meeting to discuss potential revisions to the Zoning Regulations pertaining to issues raised as a result of the new the water line.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

**DRAFT Minutes**  
Mansfield Planning and Zoning Commission  
Regular Meeting  
Monday, November 2, 2015  
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:16 p.m. and appointed Aho and Holt to act in place of absent members.

**Approval of Minutes:**

10-14-15 - Field Trip Minutes : Tabled until next agenda.

10-19-15 – Regular Meeting Minutes: Hall MOVED and Holt seconded to approve minutes as written. Motion was unanimously approved with the exception of Pociask who disqualified himself.

**Zoning Agent's Report:**

The Zoning Agent's report was noted.

**Old Business:**

Special Permit Application, A. Gioscia, 1708 Stafford Road, PZC File #1336: Chandy MOVED and Holt seconded to approve with conditions the application of A. Gioscia (File #1336), applicant and owner, to allow an office use at 1708 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 24, 2015 as revised through October 6, 2015 and as presented at Public Hearing on October 19, 2015.

Through this approval, the Commission accepts the submission of the supplemental information provided by the applicant including building elevations, revised site plan and lighting details. 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 V, 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. **Revised Site Plan.** No Zoning Permits shall be issued and no construction shall commence until the site plan is revised as follows:
  - The handicap accessible space shall be dimensioned and striped to meet the requirements for a van accessible space pursuant to CT building Code requirements.
  - The swale from the parking lot runoff is armored to prevent erosion.
  - The handicap ramp shall be revised to comply with Building Code requirements.
  - A note shall be added indicating that all signage shall be in accordance with the Federal Highway Administration Manual of Uniform Traffic Control Devices.
  - Wheel stops shall be added to prevent advancement of vehicles into the walkway for ADA access.
  - Details shall be provided indicating the materials and cross section of the gravel parking area to minimize erosion and sedimentation.
  
3. **Signs.** Signs shall not be internally illuminated and shall be designed to be compatible with the residential character of the building. Signs must be approved by the Director of Planning and Development prior to issuance of a Zoning Permit.
  
4. **Future Water Connection.** Any proposed future connection to the public water system shall require approval from the Commission as a modification to this Special Permit. Such request shall be reviewed based on the criteria identified in the CTDEEP Diversion Permit approval and zoning regulations in effect at the time of the request. Depending on the nature of the request, a full special permit application may be required by the Commission.
  
5. **CTDOT Approval.** No Zoning Permit shall be issued until the applicant has obtained an encroachment permit from the Connecticut Department of Transportation (CTDOT). Any modifications to the site plan required by CTDOT shall be reviewed by the Zoning Agent and PZC Chair. If the changes are considered significant, PZC approval of the modifications may be required.
  
6. **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. Pociask disqualified himself.

**New Business:**

- A. Special Permit Application, Efficiency unit, 650 Mansfield City Road; Lance Klase, PZC File #1337: Holt MOVED and Hall seconded to receive the special permit application (File#1337) submitted by Lance Klase for an efficiency unit on property located at 650 Mansfield City Road owned by the applicant as shown on plans dated 10/28/15 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 November 16, 2015.

MOTION PASSED UNANIMOUSLY.

- B. Live Music Permit Renewals (PZC #895); Huskies Restaurant, 28 King Hill Road (PZC File #780-2); Pub 32, 847 Stafford Road (PZC #595); Teds Restaurant, 16 King Hill Road (File #1107): Holt MOVED and Ward seconded to receive the requests for the renewal of special permits for the use of live music, from Huskies Restaurant, Pub 32 and Ted's Restaurant, and schedule a public hearing for November 16, 2015. Current approvals and conditions shall be extended until action on the request for renewal.

MOTION PASSED UNANIMOUSLY.

- C. Pre-Application Review, Meadowbrook Gardens, 91-93 Meadowbrook Lane, Artisan Development, LLC: Chairman Goodwin introduced the item and noted for the record, "Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes by any person or entity, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."

Scott Garrett and Jack Yang of Artisan Development made a brief presentation on a proposed concept plan for the development of 38 multi-family units as a second phase to the 50-unit project currently under construction that was previously known as Whispering Glen. Members asked questions and identified potential issues to be addressed including, but not limited to, traffic impacts; sufficiency of proposed parking; potential for bus service to the property; property management; affordability provisions; and building scale, design and access.

- D. Request for Bond Release, Woods Subdivision, PZC File #1210: Goodwin and Holt recused themselves and Ward took over as chair. Westa was seated. Hall MOVED and Chandy seconded to authorize the staff to notify the Finance Director, that pursuant to the 2/25/04 Bonding Agreement, all work required to be completed under the terms of said Agreement have been satisfactorily completed and in accordance with paragraph 6 of said Agreement, all funds shall be returned to the developer.

MOTION PASSED UNANIMOUSLY.

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

Zoning Focus Group Update: Painter noted that she would cover updates to the regulations under her Director's report.

**Reports from Officers and Committees:**

Goodwin questioned whether a field trip was needed for the efficiency unit. As the proposal currently does not involve any exterior changes, no field trip was set. If the plan changes to include exterior changes, a field trip will be scheduled for Thursday, November 12<sup>th</sup>.

Painter noted that the Regulatory Review Committee met the previous week and discussed changes to the regulations regarding water service connections, stormwater management and impervious surfaces. She also reviewed her Director's report with the Commission and noted that an additional handout was

distributed regarding rental housing regulations in other communities. This handout was submitted to the Town Council by residents concerned with the conversion of single family homes to rental units. After discussion, the Commission identified several other potential regulation changes for the Regulatory Review Committee to discuss in advance of the overall zoning/subdivision regulation rewrite including: amplified/live music; kennels; brew pubs; vineyards; affordable housing and definition of family. Painter also noted that a meeting of the Subcommittee on Infrastructure Needs will be scheduled in the near future.

**Communications and Bills:**

Noted.

**Adjournment:**

Chairman Goodwin noted that it was Pociask's last meeting and thanked him for his service to the community.

Chairman Goodwin adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

**DRAFT MINUTES**  
**MANSFIELD INLAND WETLANDS AGENCY**  
Regular Meeting  
Monday November 2, 2015  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed P. Aho and K. Holt to act.

**Proclamation in Honor of Peter G. Plante:**

Chairman Goodwin read a proclamation in honor of former member Peter G. Plante and presented to his wife, the framed proclamation and a donation to the Mansfield Lions Club.

**Approval of Minutes:**

10-05-15 – Regular Meeting Minutes: Chandy MOVED and Holt seconded to approve the 10-05-15 meeting minutes as presented. MOTION PASSED. Rawn noted for the record that he listened to the meeting recording. Hall, Pociask and Ward disqualified themselves.

10-14-15 – Field Trip Minutes: Tabled until next agenda.

**Communications:**

The Conservation Committee meeting minutes and Kaufman's monthly business memo were noted.

**Public Hearing:**

W1557 – Niarhakos, 101 East Road, 3 Lot re-subdivision: Public hearing opened at 7:06 p.m. Holt recused herself from consideration of this item. Alternates Aho and Westa were seated. Kaufman read the legal notice into the record and noted that the following communications had been received:

- 10/28/2015 Memo from J. Kaufman;
- 10/22/15 letter from Joseph Boucher of Towne Engineering;
- 10/16/2015 report from Chuck Eaton and Richard Canavan of CME;
- 9/30/15 letter from Chris Niarhakos;
- 9/16/15 memo from Jennifer Kaufman;
- 9/15/2015 letter from Caleb Hamel of Branse and Willis LLC including a Verified Notice of Intervention; and
- 9/4/2015 memo from Windham Water Works. No public comments were received.
- 9/2/2015 memo from Jennifer Kaufman.

No public comment was offered.

As per an earlier request of the applicant to continue the hearing to allow time to consider and respond to the Agency's expert report, Rawn MOVED and Ward seconded to continue the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1557), 101 East Road, Williams

Heights subdivision to December 7, 2015. MOTION PASSED UNANIMOUSLY. The public hearing was closed at 7:10 p.m.

Holt was reseated and Westa was no longer seated.

**Old Business:**

W1556 – R. Manning, 37 Higgins Highway, Site Work: Chandy MOVED and Holt seconded to approve the following motion:

“to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to R. Manning (File #W1556) for site work on property owned by Doreen Palmer and located at 37 Higgins Highway as shown on plans dated 9/29/2015 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Silt Fence shall be installed at least 10 feet from the edge of wetlands and maintained until the area is stabilized; and
3. A storm water filtration device shall be installed at least 20 feet from the edge of wetlands in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

This approval is valid for five years (until November 2, 2020) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency and is contingent upon all other local, state and federal permit requirements being met. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.”

MOTION PASSED. Pociask disqualified himself.

W1558 – K. Mehrens, 214 Wormwood Hill Road, 12'x16' Shed: Rawn MOVED and Holt seconded to approve the following motion:

“to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to K. Mehrens (File #W1558) for installation of a shed on property owned by the applicant and located at 214 Wormwood Hill Road as shown on plans dated 9/29/2015 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until November 2, 2020) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent

before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.”

MOTION PASSED. Pociask disqualified himself.

W1557 – C. L. Niarhakos, 101 East Road, 3 lot re-subdivision: Item tabled pending 12/7/15 public hearing continuation.

**New Business:**

No new business.

**Reports from Officers and Committees:**

No reports were offered.

**Other Communications and Bills:**

Noted.

**Adjournment:**

Chairman Goodwin adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

# The Habitat

A newsletter of the Connecticut Association of Conservation & Inland Wetlands Commissions, Inc.

Fall 2015

volume 27 number 4



## CACIWC's 38th Annual Meeting & Environmental Conference "Herpetology in Connecticut: A 25-Year Retrospective"

CACIWC is pleased to recruit Dr. Michael Klemens, as the keynote speaker of our 38th Annual Meeting & Environmental Conference. Educated in the United States and Europe, Dr. Klemens is a well-known conservation biologist and land-use planner who seeks to achieve a balance between ecosystem requirements and human needs.

Formally trained as a herpetologist, his current practice spans conservation biology, land-use planning, and empowering communities through the understanding and use of scientific data. Working at the interface of human societies and the natural world, he engages a diversity of stakeholders to explore how to create patterns of development that are ecologically resilient, economically viable, and socially equitable. More than three decades of field work have been concentrated in the northeastern United States.

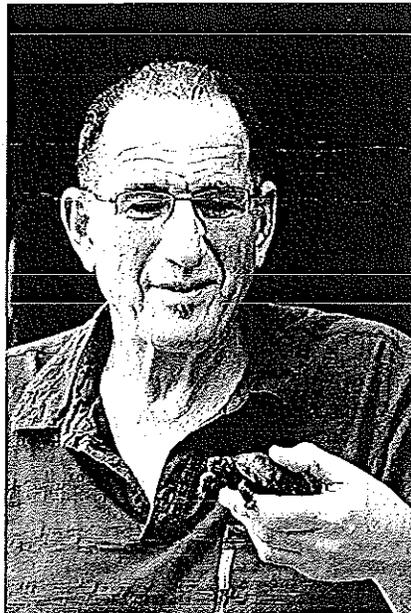
Through the support of the MacArthur Foundation he spent several years in east Africa, working with indigenous institutions to build capacity in biodiversity assessment and application of those data to protected area management, as well as studying the ecological impacts

and economic mechanisms of the wildlife trade. His publications include the definitive study of Connecticut's amphibians and reptiles and over 100 scientific papers.

In 1979 he joined the scientific staff of the American Museum of Natural History, where he continues collections-based research on amphibian and reptile biodiversity. He serves as a consultant to various government agencies, as well as municipalities, not-for-profit organizations, and developers. He is in his second elected term to the Salisbury Planning and Zoning Commission, most recently (and currently) as its Chairman.

Dr. Klemens plans to support our continued efforts to educate members on the impact of climate change and habitat degradation on local environments by reviewing new Connecticut-specific species population and habitat data in his keynote address, entitled "Herpetology in Connecticut: A

25-Year Retrospective." As part of his presentation, he will also promote better use of scientific data and discuss ways for commissions and their staff to increase collection of local information, while improving the resiliency of their communities to climate change. 🐸



Dr. Michael Klemens with Bog Turtle  
Photo Credit: Dennis P. Quinn, 2015

**Conference Date - Saturday,  
November 14, 2015 - Register Now!**

CACWIC will introduce a revised agenda with new workshops and networking opportunities. The conference will be held at Villa Capri Banquet Facility, 906 North Colony Road, Wallingford, CT; (203)265-7174, [www.villacapri.com](http://www.villacapri.com). We revised the layout of our 2015 workshop rooms to provide more space for displays and encourage networking. Questions? Email: [AnnualMtg@caciwc.org](mailto:AnnualMtg@caciwc.org). 🐸

★ REGISTER ONLINE at [bit.ly/caciwc\\_am15](http://bit.ly/caciwc_am15) ★

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[www.caciwc.org](http://www.caciwc.org)

Many CACIWC members are familiar with the value of using indicator species in the assessment of the health of important habitats within their towns. Amphibians and reptiles can be useful indicators of habitat degradation due to their dependency on a narrow range of environmental conditions through critical phases of their lives. This is especially true in the assessment of wetlands and watercourses since most amphibians, and a large percentage of reptiles, are associated with these habitats for at least part of their lifecycles. Threats to their habitats, ranging from acidification, sedimentation, toxic chemical contamination, introduced species & emerging diseases, vegetation removal to drainage and burial, all take their toll on these indicator species. Alteration of rainfall and temperature ranges associated with climate changes can contribute additional environmental stressors to the habitats that host these fascinating members of our native fauna.

Unfortunately, the long-term status of many reptile and amphibian populations are in jeopardy. The International Union for Conservation of Nature (IUCN) estimates that almost a third of all amphibian species worldwide are experiencing major population loss or threatened with extinction.<sup>1</sup> A United States Geological Survey (USGS) study found that U.S. amphibian populations were declined at an annual rate of 3.7% between 2002 -2011. More alarming were the findings on the species most threatened "red-listed" by the IUCN, which declined 11.6% annually. Moreover, the study showed that all species, even species of least concern showed declining numbers.<sup>2</sup> Unless these rates are altered, these population changes will not be sustainable for many reptile and amphibians species. These include species in Connecticut, which are also under threats from local and global changes.

To help our members understand the impact of these threats on Connecticut reptiles and amphibians, CACIWC is pleased to host **Dr. Michael Klemens**, as the keynote speaker of our **38th Annual Meeting & Environmental Conference**. During his presentation, Dr. Klemens will describe ways for commissions and their staff to increase collection of local data, to provide scientific support for municipal decisions and policy while helping to document statewide trends.

Please see the detailed workshop descriptions in this issue of *The Habitat* and watch for additional conference news on our [www.caciwc.org](http://www.caciwc.org) website. You may direct any questions or comments on our annual meeting to us at: [AnnualMtg@caciwc.org](mailto:AnnualMtg@caciwc.org).

## Other News

1. It is not too late to renew your **2015-16 membership dues** and take advantage of the \$15/per person annual meeting registration discount. Dues paying commissions can save an additional \$10/per person in annual meeting registration fees by registering by October 31, 2015. A copy of the membership dues notice form recently mailed to you can also be found on our website:

*CACIWC news, continued on page 12*



*Wetlands Agencies: What's in Your Appendices to Your Regulations?  
Hopefully Nothing of Substance*

In the past month I've happened upon appendices to the municipal wetlands regulations in two different towns. In each case it was unclear what the content in those appendices was supposed to mean. Was the substance contained in the appendix meant to be binding just as the regulations that preceded it? If so, what were they doing in the appendices, instead of in the regulations? I got to wondering how common a practice it is for wetlands agencies to incorporate material into appendices and what material is being appended. I undertook a decidedly modest and perhaps statistically insignificant survey of 10 % of all municipal wetlands regulations (17 sets).<sup>1</sup> I looked at regulations from large and small towns throughout the state, those with and without staff.

To begin, what is an appendix? According to Black's Law Dictionary, 8th Edition, it is "a supplementary document attached to the end of a writing." In this case, to the end of the municipal wetlands regulations. The regulations themselves "have the full force and effect" of statutes. One half of the towns had no materials in an appendix. About a third of the towns in my survey provided material in an appendix that I categorize as "helpful" or "illustrative." The application form, instructions on filling out the form, diagrams of the placement and control of sedimentation and erosion control barriers, and an application checklist are examples I found. Another category of material is the verbatim inclusion of other laws. In less than a third of the towns I surveyed, I found examples, such as the underlying ordinance that created the wetlands agency, the statutory definition of "farming" from General Statutes § 1-1(q), statutory provisions for processing land use applications in General Statutes § 8-7d and the citation process (for issuing fines) adopted by town ordinance. That can be helpful – as long as the referenced law is up-to-date.

That was a problem with the three towns that included General Statutes § 8-7d. They referenced a version of § 8-7d that was no longer in effect. What was missing was the amended version addressing how additional public notice may be undertaken and the specifics of that notice. That's a significant amendment. If an agency wants to provide the wording of a statute, perhaps it should be prefaced with a statement, such as: "For informational purposes only. For the current language in effect, consult

the most recent version of the Connecticut General Statutes at [www.cga.ct.gov/](http://www.cga.ct.gov/)." (That is the website for the Connecticut General Assembly which maintains a digital version of the state statutes for public access.) For municipal ordinances, the instruction could be to consult the most recent version in the town clerk's office.

I was stumped to find the entire 1997 DEP Guidelines Upland Review Area Regulations Connecticut's Inland Wetlands & Watercourses Act in one set of appendices. Those guidelines were designed to support wetlands agencies with technical information as agencies consider adopting upland review areas. The guidance document offers a variety of approaches for establishing the areas. It's not particularly useful to an applicant, the public or members of an agency, once an upland review area is adopted by regulation. At that point, only the adopted regulation is of concern. In another town, one sentence was excerpted from the guidelines and included in an appendix. However, that town already had established an upland review area which was reflected in its regulations, which was not the same as the method included in the appendix. What was intended by putting a different method in an appendix?

The fourth edition to the DEEP Inland Wetlands and Watercourses Model Municipal Regulations includes three appendices: General Statutes § 1-1(q) (the definition of farming) in Appendix A, General Statutes § 8-7d (the procedural requirements and deadlines for processing land use applications) in Appendix B and the DEP upland review area guidelines in Appendix C. However, DEEP included those to explain what or why it was proposing revisions to the third version of the model regulations.<sup>3</sup> While I didn't see anything in the Model Regulations that encouraged agencies to include the appendices in their municipal regulations, perhaps DEEP was advocating just that through its wetlands training program. A conversation with Darcy Winther, the DEEP municipal liaison set me straight. DEEP had not done so. Perhaps some agencies just included Appendix A, Appendix B and Appendix C of the Model Regulations to their regulations thinking it was expected of them. It has been more than a decade since DEEP has reviewed

*legal, continued on page 12*

*Editor's Note: This article is a reprint from The Habitat, Summer 2010 issue. The Westbrook Conservation Commission uses the practical information about target invasive plant characteristics as part of our training for volunteers and interns assisting with invasive plant management on the town's protected open space. Chemicals are not used; prioritizing when, where and what is cut and/or pulled, and revisited, has been an effective control method.*

## Practical Prescriptions for Managing Invasive Vegetation

in Wetland Settings *by David Roach, General Manager, All Habitat Services, LLC*

**A**lmost everyone can remember a favorite pond or wetlands that was once cattails and perhaps open water that has been overrun by common reed (*Phragmites australis*) or purple loosestrife (*Lythrum spp.*). Most of us have realized that if we ignore the problem of invasive species, they don't go away. We have also realized that sometimes our best efforts to mow or hand pull the offenders doesn't make them go away either, in fact it often makes them more aggressive. The conundrum faced by managers is often how to find the balance between defending native ecosystems from alien invaders without doing more damage to the areas we seek to protect.

In the search for management techniques to control invasive species the options must be scientifically defensible, economically viable and socially acceptable. Within the toolbox of control techniques there are four primary categories to choose from: cultural, physical/mechanical, biological, and chemical controls.

Cultural controls may be the most desirable of all. By not planting invasive species in the first place we avoid the problem, native plants remain healthy and viable and the ecosystem continues to function in balance. Invasive species are opportunists, if habitats are not disturbed the opportunity for new species to become established is minimized. If a site is disturbed remediation of the site using native plants and seeding will help to restore the area to its original undisturbed state. Sometimes, understanding the characteristics of the plant we are trying to control makes modification of the habitat a viable control method. Habitat modification may include manipulating the water or light levels in favor of desirable species to the detriment of invaders.

Biological controls rely on species-specific mechanisms to control certain invasive plant infestations by introducing pathogens or insects to the site. Examples include the milfoil weevil (*Euthrychiopsis lecontei*) which feeds exclusively on Eurasian watermilfoil (*Myriophyllum spicatum*), loosestrife beetles (*Galerucella spp.*) that feed on purple loosestrife and water star grass (*Heteranthera dubia*) which may help

to suppress Eurasian watermilfoil. However, while this method can be extremely effective, it should be used with caution as there is always the possibility of unintended consequences. Multiflora rose (*Rosa multiflora*) and Japanese knotweed (*Polygonum cuspidatum*) were both endorsed by a variety of government agencies for their ability to stabilize soils and stream banks before we realized the implications of introducing those species into the ecosystem.

The use of physical and mechanical control such as pulling, cutting or mowing is another option. Pulling is most effective on young shoots, plants with shallow root systems and or when the ground is relatively soft (such as spring). Varying degrees of success can be achieved through cutting. It will often depend on the characteristics of the target species. Mowing may be used to reduce the overall height to allow more effective follow up treatments. Girdling is useful for larger shrubs and trees. Often this technique may be accompanied by an herbicide application.

For many, chemical control is seen as a last resort. However, anyone that has tried hand pulling Mile-A-Minute Weed (*Persicaria perfoliata*) or mowing Japanese knotweed, only to have it come back even more vigorously, starts to recognize that herbicides may represent the only chance at control. Fortunately, the composition and application of herbicides has reached new levels of sophistication that go beyond simply spraying from the

*invasives, continued on page 5*

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*invasives, continued from page 4*

first jug in the tool shed with the skull and crossbones on the label. The tools are available to target individual plants for foliar applications, wipe on, wick applicators and even to inject chemicals onto the stem of the target species. Specialized saws allow herbicides to be applied while the stem is cut. Understanding how the chemicals work in the plant and careful adherence to the label instructions make chemicals another possible tool.

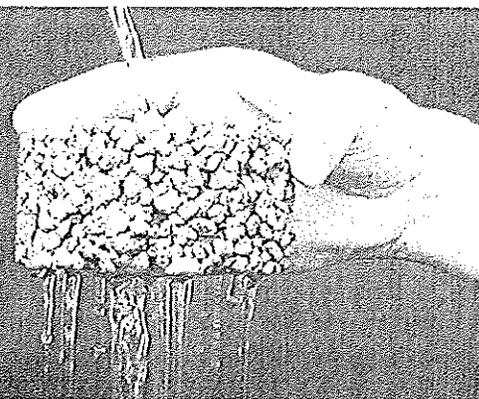
The battle may not be lost if we understand the common traits of invasive plants and use that information to make educated decisions about the timing and application of control mechanisms. Phenology is the study of periodic plant and animal life cycle events and how these are influenced by seasonal and annual variations in climate. In general the phenology of invasive plants presents opportunities for control. Invasives tend to show early expression in spring, and have often greened up while native plants are still dormant. This allows the plant to take advantage of reduced competition for light from the tree canopy but it also highlights their presence in the ecosystem making them easier to target. This is followed by rapid growth, quick maturation and the formation of dense shade and root mass. Their success may be attributed to prolific seed and fruit production as well as

efficient dispersal mechanisms enabling them to colonize available growing space and out-compete native vegetation. Invasive species also tend to have a high degree of plasticity which allows them to adapt quickly to cutting, mowing, or other manipulations of the habitat. They often display some form of allelopathy which allows them to suppress competition from neighboring plants by releasing chemicals to inhibit growth of competition. Other important lifecycle information includes knowing if it is an annual, biannual, or perennial? What is the main mode of reproduction (sexual, asexual or vegetative)? What organ(s) or life cycle stage are the over-wintering stages?

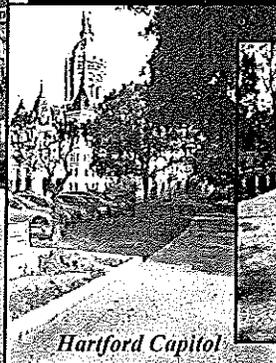
Understanding the invasive plant's physical and lifecycle characteristics provide a framework for determining the best and most targeted control that will have the least impact on the native species we are trying to protect. When all of these factors are taken together it turns out that chemical control is often the most effective method for controlling aggressive invasive species. It is also cost effective offering the greatest control with the least amount of effort. New "reduced risk" formulations using plant specific amino acids offer low toxicity with favorable environmental fate profiles. By selecting the proper

*invasives, continued on page 6*

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formulations, wise use and strict adherence to label instructions unintended consequences can be avoided.

Once the decision has been made to use a chemical control there are a variety of options available to suit the particular needs of each individual site. Understanding how these herbicides work helps to tailor their use to the appropriate plant during the appropriate time of year.

- Glyphosate (N-(phosphonomethyl) glycine, isopropylamine salt) commonly available under the Round-up® label for terrestrial sites and Aquamaster® for aquatic sites. Glyphosate functions as a metabolic disruptor that blocks the synthesis of critical plant amino acids, inhibits growth and causes chlorosis (yellowing of the leaves). It's translocation ability is plant dependant. It is a non-selective treatment for woody or herbaceous plants. It can be applied to the foliage, cut stump, evergreen plants, and invasives like garlic mustard (*Alliaria petiolata*) or Japanese honeysuckle (*Lonicera* spp.) that leaf out before other desirable species. In its concentrated form it is used in frill, girdle and cut stump treatments.
- Triclopyr (3,5,6-trichloro-2-pyridyloxyacetic acid) is the primary ingredient in Garlon® and Brush-B-Gone®. It functions as a growth regulator which mimics the plant hormone auxin. It weakens the cell walls and causes uncontrolled epinastic growth (resulting in leaves that bend downwards). The rapid growth depletes stored food, disrupts the photosynthetic cycle and prevents transport of nutrients to roots. It translocates readily affecting all parts of the plant. It is selective and will not harm monocot species such as cattails and grasses. It is available in ester (oil soluble) and amine (water soluble) formulations as Garlon 4® and Garlon 3A® respectively.
- Imazapyr Isopropylamine salt is a branch chain amino acid inhibitor found in Habitat®, Arsenal®, Chopper®, and Assault®. Imazapyr is a potent growth inhibitor that is very effective at low concentrations. It enters through the meristematic tissue and blocks the synthesis of critical plant amino acids. It translocates readily. The slow action depletes stored food, disrupts the photosynthetic cycle and prevents transport of nutrients to roots. It may take eight or more weeks before the onset of chlorosis is visible. It is generally non-selective although certain grasses and forbs exhibit tolerance. It is foliar and soil active so care must be exercised around the root zones of non-target vegetation.

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*"In general the phenology of invasive plants presents opportunities for control."*

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- Krenite® or fosamine ammonium ethyl carbamoylphosphonate is a growth regulator that prevents cell mitosis. A foliar application allows the active ingredients to migrate to the apical meristematic tissue where it inhibits foliar expression the following spring. There are no visible effects to the plant in the year of application allowing control of tree and woody brush species without unsightly discoloration. It is selective to woody plant species will not injure grasses and forbs.
- Some herbicides carry an aquatic, wetland or upland edge label for control in site specific conditions.

Understanding the phenology of an aggressive invasive provides insight into why that plant is so successful and the windows of opportunity that exist to maximize control measures. Each species and each site is a little different and will require a customized approach to restore the ecological balance. Understanding the tools that are available and the most effective ways to apply those tools will help to ensure success. With a careful application of the suite of available management techniques that can be supported with scientific research, they are more likely to be acceptable to all interested parties and can be effectively accomplished within budgetary limitations.

*See page 7 for The Rogues Gallery of common invasive plants found in wetlands and some practical methods for managing them.*

#### **Additional Resources**

- All Habitat Services, LLC - [www.allhabitat.com](http://www.allhabitat.com)
- University of Connecticut, College of Agricultural and Natural Resources
- Integrated Pest Management Program - [www.hort.uconn.edu/IPM/index.htm](http://www.hort.uconn.edu/IPM/index.htm)
- Invasive Plant Atlas New England - <http://invasives.eeb.uconn.edu/ipane/>
- USDA NRCS Plant Database - <http://plants.usda.gov>
- Dow Agro Sciences Invasive Plant Resource Library - [www.dowagro.com/ivm/invasive/](http://www.dowagro.com/ivm/invasive/)

*David Roach is the General Manager of All Habitat Services, LLC, an innovator in the field of aquatic, wetland and upland habitat management. He has 15 years' experience in both vegetation management and public health mosquito management programs and holds commercial supervisory pesticide applicator licenses for categories of Aquatic Pest, Right of Way, Bird, Mosquitoes and Biting Flies, and Public Health in Connecticut, Rhode Island, Massachusetts and New York. 🍀*

The Rogues Gallery of common invasive plants found in wetlands and some practical methods for managing them.

\*Although Poison Ivy is not an invasive species it is included in the list because of its noxious characteristics.

Invasive	Physical/Mechanical	Biological	Chemical
Japanese Knotweed <i>Polygonum cuspidatum</i>	Cutting increases stem density. Repeated cutting may weaken. Cut material is viable. Root fragmentation will result in re-sprouting		Triclopyr or Imazapyr foliar during early growth. Glyphosate injection with sufficient stem diameter or foliar after flowering.
Purple Loosestrife <i>Lythrum salicaria</i>	Cutting ineffective. Pulling may be effective for young plants. Medium plants may be Weed-Wrenched. Root fragments are viable.	<i>Galerucella</i> beetles can defoliate stands of Loosestrife. Beetles must be maintained once Loosestrife population is reduced to biennial rosettes.	Triclopyr foliar during early growth. Glyphosate over-wintering rosettes.
Japanese Barberry <i>Berberis thunbergii</i>	Cutting may be effective for widely scattered plants. Pull with Weed-Wrench when ground is soft.		Triclopyr foliar/basal during early growth. (one of the first plants to leaf out in spring)
Asiatic Bittersweet <i>Celastrus orbiculatus</i>	Frequent cutting may be effective for small infestations. Vines entangled in trees should <i>not</i> be pulled. Hand pull light infestations and/or early growth.		Triclopyr foliar during early spring or to regrowth of cut vines, basal treatment to mature vines.
Garlic Mustard <i>Alliaria petiolata</i>	Cutting close to ground at onset of flowering can achieve 99% mortality. Repeat process to deplete seed bank. Hand pull when soil is soft, must remove upper 1/2 of root to prevent resprouting.		Triclopyr foliar during early growth. Glyphosate over-wintering rosettes.
Multi-flora Rose <i>Rosa multiflora</i>	Frequent cutting may control growth but will not eradicate. Weed-Wrench small to medium plants. (larger plants should be trimmed for accessibility)		Triclopyr foliar during early spring or to regrowth of cut stems. Basal treatment to fresh cut stems.
Autumn Olive <i>Elaeagnus umbellata</i>	Cutting alone is ineffective. Will sprout from stumps. Seedlings and very young plants can be pulled when ground is soft. Saplings can be pulled with Weed-Wrench.		Triclopyr, Glyphosate or Imazapyr foliar to small/medium scattered shrubs. Basal bark or cut stump treatment.
Winged Euonymus <i>Euonymus alatus</i>	Cutting alone is ineffective. Will sprout from stumps. Seedlings and very young plants can be pulled when ground is soft. Large plants can be Weed-Wrenched.		Triclopyr or Glyphosate foliar to small/medium scattered shrubs. Basal bark or cut stump treatment.
Tree of Heaven <i>Ailanthus altissima</i>	Cutting alone is ineffective. Will sprout vigorously from stumps and root zone. Seedlings and very young plants can be pulled when ground is soft. Large number of seedlings may make this impractical.		Triclopyr foliar to small/medium scattered shrubs. Basal bark or cut stump treatment in late winter/early spring.
Poison Ivy* <i>Toxicodendron radicans</i>	Cutting alone is ineffective. Will sprout vigorously from stumps. Pulling <b>NOT RECOMMENDED</b> – All parts of plant contain volatile oils which may cause allergic rash at all times of year.		Triclopyr or Glyphosate foliar to low growing vines and shrubs. Basal bark or cut stump treatment with Pathfinder II to aerial vines.

# CACIWC's Environmental Conference Workshops

## Climate Adaptation & Water Management

## Legal and Regulatory Updates & Issues

SESSION 1  
(9:30 - 10:30 AM)

### A1. "Connecticut Invasive Plant List"

*Nicole Gabelman, CT Invasive Plant Coordinator*

This workshop will provide background information on invasive plant issues in CT and on how to identify, control and report plants listed on the CT Invasive Plant Early Detection List. Plants on this list are known to be invasive and are present only in relatively low numbers at limited locations, while plants listed on the separate Research List require more documentation in order to evaluate their invasive potential. Conservation Commissions can serve as resources for identifying and reporting such plants. Together we can document the current distribution of these plants and act quickly to detect and control new occurrences.

### B1. "Back to Basics: Wetlands Law & Regulations"

*Janet Brooks, Attorney at Law, LLC*

Designed for both the new and experienced wetlands commissioner, this workshop will review the important rules and procedures for conducting meetings, reviewing and acting on wetlands applications, and responding to appeals. Attorney Brooks will draw upon her private practice experience and work with the Connecticut Attorney General's Office to present this review of the basic steps to ensuring that your inland wetlands commission is functioning within the law while protecting local wetlands and watercourses within your town. She will also utilize findings from both Connecticut court cases and results from her 2013-14 statewide-survey of municipal wetlands regulations to illustrate these important basic points.

SESSION 2  
(10:45 AM - 11:45 PM)

### A2. "Invasive Forest Insects"

*Kirby C. Stafford III, PhD, Chief Entomologist, State Entomologist; The Connecticut Agricultural Experiment Station (CAES)*

Connecticut's forests face increasing pressures from invasive insects. Recently, we have seen the expansion of the emerald ash borer and winter moth, an outbreak of gypsy moth, some increased damage to hemlocks due to the elongate hemlock scale, and the detection this year of the southern pine beetle. CAES, the plant pest regulatory agency for the State, conducts forest health surveys and research on various invasive forest insects. Dr. Stafford will review these insects and how we can potentially reduce their impact on our forest resources.

### B2. "2015 Wetlands Law Update with Question & Answer Session"

*David Wrinn, CT Attorney General's Office; Janet Brooks, Attorney at Law, LLC; Mark Branse, Branse & Willis, LLC*

This trio of wetlands attorneys has been brought back by again popular demand to keep you current with recent legislative changes and the latest state Supreme Court and Appellate Court cases. This workshop will also include the 30-min question-and-answer session that you asked for!

SESSION 3  
(1:30 - 2:30 PM)

### A3. "Pesticides & Integrated Pest Management"

*David R. Brown, ScD, Public Health Toxicologist & Director of Public Health Toxicology for Environment and Human Health, Inc.; and Louis Burch, Program Coordinator, Citizens Campaign for the Environment*

The Connecticut General Assembly has considered numerous bills to extend existing limits on pesticide use on school grounds and other municipal land. This workshop will serve to educate attendees on the current debates regarding pesticide use on these properties. Pesticide toxicity will be reviewed; also use of alternate approaches, including integrated pest management.

### B3. "The Other Half: All About Planning & Zoning and the Zoning Board of Appeals"

*Steven Sadlowski, AICP, Zoning Enforcement Officer & Inland Wetlands Agent; Town of New Hartford; Attorney Mark K. Branse, Branse & Willis, LLC*

This workshop will be a primer on how Planning and Zoning (P&Z) Commissions and Zoning Boards of Appeals (ZBA) work. It will look at their history, authority, the various permits they issue and how they interface with the Wetlands and Conservation Commissions. Just think, you will finally know the real difference between a Special Exception, a Variance and a Site Plan Review! During the Q&A session, Attorney Branse will discuss how CCs and IWCs can work more effectively with their local PZCs.

SESSION 4  
(2:45 - 3:45 PM)

### A4. "Smartphone Apps for Mapping and Managing Land & Resources"

*Cary B. Chadwick, MS, Geospatial Educator; UCONN Center for Land Use Education and Research (CLEAR)*

This session will review mapping apps that can be very useful tools for conservation commissions and staff. Armed with these apps and a mobile device, one can: (1) digitize any paper map, (2) collect tracks and waypoint data, (3) create custom forms for mobile data collection, and (4) create custom web maps. This session will demonstrate various apps and how they can be used for to inventory locations of features such as invasive plants, wetlands and sensitive habitats.

### B4. "2015 Revisions to the Public Health Code Governing Technical Standards for Subsurface Sewage Disposal Systems"

*Matthew Pawlick, Sanitary Engineer II; CT Department of Public Health (DPH), Environmental Engineering Program*

Significant changes to the State Health Code became effective January 1, 2015. Learn how these changes affect septic system design, function and analysis by wetland agencies, including required separating distances from Low Impact Development features such as rain gardens.

Conservation Biology &  
Habitat Management

**C1. "Pond dredging, Part 2"**

*Mark June-Wells, PhD, Limnologist & Plant Ecologist, NALMS Certified Lake Manager; Aquatic Ecosystems Research (AER)*

Pond dredging imparts a significant disturbance to lentic systems. However, dredging is an important tool that can help manage pond and lakes in Connecticut. Mr. Wells will expand on his 2014 CACIWC workshop with additional information on dredging techniques, their risks and what regulatory processes are required.

**C2. "Resilience & Climate Adaptation"**

*Rebecca A. French, PhD, Director of Community Engagement; Connecticut Institute for Resilience and Climate Adaption (CIRCA) University of Connecticut, Avery Point Campus*

The Connecticut Institute for Resilience and Climate Adaption (CIRCA) is a partnership of UConn and the CT DEEP. The CIRCA team of professionals provides outreach and extension professionals from UConn to both develop relationships with community leaders of at-risk communities along Connecticut's coastline & inland waterways and to provide them with pertinent information on the impacts of climate change on the natural, built, and human environment. In this workshop, Dr. French will review current projects and efforts of the team.

**C3. "Sensible Stormwater Management & Ecological Restoration Solutions - Case Study"**

*Joanne Parsons, ASLA, Site Systems, Inc.*

A demonstration project in Trumbull that sought to restore the Pequonnock River to a natural and sustainable ecosystem by improving water quality, increasing native habitat, and promoting sustainable land use strategies will be presented along with suggestions for other restoration solutions along streamsides. This project at Trumbull's Old Mine Park, won the Connecticut Chapter of the American Society of Landscape Architects (CTASLA) 2014 Design Merit Award for ecological pond & stormwater management.

**C4. "Low Impact Development (LID)"**

*Sean Hayden, Executive Director; Northwest Conservation District*

This workshop will review a series of low impact development (LID) inspired structures that have been installed and are functioning in Connecticut. The presentation will provide information on how they work and why they are important. Mr. Hayden, who has been actively involved in municipal commission education and training programs, will also discuss various methods of incorporating an LID design requirement into town land use regulations and ordinances.

Registration & Breakfast	8:30 – 9:00 am
Welcome & Business Mtg.	9:00 – 9:30 am
Session 1 Workshops	9:30 – 10:30 am
Break 1	10:30 – 10:45 am
Session 2 Workshops	10:45 – 11:45 am
Break 2	11:45 am – 12:00 pm
Luncheon, Keynote Speaker	12:00 – 1:15 pm
Break 3	1:15 – 1:30 pm
Session 3 Workshops	1:30 – 2:30 pm
Break 4	2:30 – 2:45 pm
Session 4 Workshops	2:45 – 3:45 pm
Conference ends	4:00 pm

Displays will be on view  
from 8:30 am – 2:45 pm.



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*Editor's Note: Conservation Commissions can use Wintonbury Land Trust's actions as a model for supporting and promoting farmers in your community.*

## Wintonbury Land Trust: Supporting and Improving Land Access to Local Farmers *by Rachel Murray*

**L**and trusts are at the forefront of reshaping the agricultural landscape in Connecticut. They can be a leader supporting and promoting new and beginning farmers by providing access to farmland.

### Wintonbury Land Trust and Hawk Hill Preserve

Protection of natural resources, conservation of farmland, and community building through the natural landscape are part of the strongly held mission of The Wintonbury Land Trust (WLT) in Bloomfield, Connecticut. On a recent walk through the newly acquired Hawk Hill Preserve, Land Trust President Dale Bertoldi and Treasurer Vikki Reski spoke about the historical and agricultural presence Hawk Hill has in the community. According to the Connecticut Land Conservation Council (CLCC) there are over 137 land trusts throughout Connecticut. These include local, regional, and statewide organizations. Land trusts provide a real and thriving opportunity for new and beginning farmers to commence a local agriculture business.

The 45-acre Hawk Hill Preserve is nestled between two adjoining farms, including the farmland that's part of the LaSalette Park owned by the Town of Bloomfield. Bloomfield is a community rich in agricultural and cultural history so the desire to acquire this property with its prime agricultural soils, scenic vistas, and potential to support multiple farmers selling local products has been very strong with the Wintonbury Land Trust. The Hawk Hill preserve is one of the oldest continuously operating farm properties in Bloomfield. The Kelly Family purchased the farm land in the 1860's, and operated it as a Dairy Farm until it was sold to a developer in the early 1980's. The original farmhouse, located on an adjoining parcel of land, dates back to 1746 and was originally a Tavern. Additionally, there are fields across the street that were once part of this farm, but are now owned privately could add to the 21 acres of tillable land at Hawk Hill in the future.

Wintonbury Land Trust partnered with the Town of Bloomfield, CT Department of Energy and Environmental Protection, and the USDA Natural Resources Conservation Service to purchase the property from its current owners and additionally purchase the easement on the land so that Hawk Hill is guaranteed to stay as working farmland and open space. In this

arrangement, the Town holds the easement rights and Wintonbury Land Trust owns the property outright. Through the work of a strong local campaign to raise money to purchase the land along with the help of several foundations, Wintonbury Land Trust purchased the Hawk Hill property on April 23, 2015. To help protect the multiple conservation values, and according to the easement, any farmer using the land must provide and follow a detailed Conservation Plan. Additionally, a designated walking trail is available and maintained for hikers to pass through Hawk Hill connecting several local trails.

For the 2015 season, Wintonbury Land Trust leased the 45-acre Hawk Hill Preserve to a local farmer raising Scottish Highland cattle. In this arrangement, the farmer provides and installs her own temporary fencing for the cattle while also mowing hay for her cattle for the upcoming winter. The farmer also agreed to mow the fields not suitable for hay to maintain the aesthetic appeal of the farm and continued management of perennial weeds and invasives. For the 2016 season, it is planned that Wintonbury Land Trust will formally accept "Request For Proposals" (RFPs) for farmers interested in a long-term lease on the Hawk Hill property. Keeping the farmable portions in agriculture will reduce WLT and the Town's stewardship costs, help maintain the conservation values, and add fresh local agricultural products into the community. Stay connected with the Wintonbury Land Trust through their website for more details - <http://wintonburylandtrust.org/>.

*wintonbury, continued on page 13*

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wintonbury, continued from page 12

### Connecticut Land Access Programs

As more Connecticut land trusts realize the value in making land available to farmers, the importance to list and find properties is increasingly significant. The Connecticut Department of Agriculture's CT FarmLink, <http://www.ctfarmlink.org/>, is a statewide resource for farm owners and farm seekers to advertise land available and additionally to search farm properties that are available. Along with farm properties listed on CT FarmLink, New England Farm Finder (NEFF), <http://newengland-farmlandfinder.org/>, is another resource that includes all properties and farm seekers throughout New England. Utilizing these two matchmaking websites are excellent opportunities for land trusts to efficiently and effectively find a farmer for their land. A statewide reality is that there are significantly more farm seekers than there are farm properties available making the case that land trusts have the potential to significantly alter and improve the agricultural landscape in Connecticut.

Land For Good (LFG), <http://landforgood.org/#sthash.FTFWomZ4.dpbs>, is a New England based non-profit with Field Agents in each state working to improve farmland access and keep more farmers working the

land. LFG has an extensive "Toolbox" available on their website with resources helpful for farm seekers and farm owners, including sample leases and different models to use as a guide depending on the needs of the land trust and farmer. Consultation to actually help craft the match between the two parties is also available. In addition, the Connecticut Land Conservation Council, <http://www.ctconservation.org/>, provides users information about land trusts throughout the state and has model agricultural easement language and leases to use as guidance. Lastly, UConn Extension, <http://newfarms.extension.uconn.edu/>, has a helpful website with various agricultural programs and services they provide, from a list of essential resources for beginning farmers called "The Bucket List", to contacts for Extension educators and specialists, and the Farmland Connections Guide and model leases. All of these resources are ready, available, and free of charge for land trusts, land owners, and land seekers alike to utilize.

The role of land trusts is becoming one of establishing a model for acquiring the land through creative partnerships, protecting the land, and establishing a farmer on the land. They can help lead the renaissance for agriculture in Connecticut.

*Rachel Murray, M.S. is the Connecticut Field Agent for Land For Good. She can be reached at [rachel@landforgood.org](mailto:rachel@landforgood.org) or 603-357-1600.*

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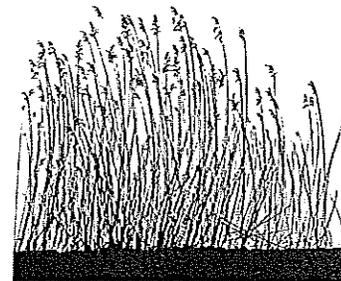
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CACIWC news, continued from page 2

www.caciwc.org. Please consider registering using our online form and payment system.

2. Are you a member or staff to a New London County conservation or wetlands commission? Please consider filling one of our other CACIWC board vacancies (an updated list can be found in this issue of *The Habitat* and on www.caciwc.org). Just send us a note at board@caciwc.org if you are interested in serving in one of the vacant positions.

3. Please do not hesitate to contact us via email at board@caciwc.org if you have questions or comments on any of the above items or if you have other questions of your board of directors. We hope to see all of you at our 38th Annual Meeting and Environmental Conference, Saturday, November 14, 2015!

~ Alan J. Siniscalchi, President

#### Endnotes

<sup>1</sup> Stuart SN, Chanson JS, Cox NA, Young BE, Rodrigues ASL, et al. (2004) Status and trends of amphibian declines and extinctions worldwide. *Science* 306: 1783–1786. doi: 10.1126/science.1103538

<sup>2</sup> Adams MJ, Miller DAW, Muths E, Corn PS, Grant EHC, Bailey LL, et al. (2013) Trends in Amphibian Occupancy in the United States. *PLoS ONE* 8(5): e64347. doi:10.1371/journal.pone.0064347

#### legal, from page 3

proposed amendments to municipal wetlands regulations. DEEP oversight as agencies are amending their regulations – as the legislature envisioned and mandated<sup>4</sup> – would be invaluable.

Before leaving this topic, I did find one novel issue in an appendix: fining guidelines. I hope that those guidelines reflect an already adopted ordinance which established a citation process reflecting those “fining guidelines.” Simply adopting “fining guidelines” and putting them in an appendix or in municipal regulations isn’t enough. There needs to be authority in the wetlands statute. To date, the legislature has set out three methods to have someone violating the wetlands law financially penalized: the agency can bring an enforcement action in court to stop the violation and, among other things, to have the court impose a civil penalty;<sup>5</sup> a town may adopt an ordinance establishing fines and a citation process;<sup>6</sup> as part of a criminal action handled by the state’s attorney’s office, a court may impose criminal fines.<sup>7</sup>

Each commission would serve its community well by examining the wetlands regulations and noting if there is information contained in appendices. If there is an appendix and the information is “helpful,” no further action

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may be needed. On the other hand, if there is some substantive material that the commission wants to rely on, show it the sunlight of the regulation process: adopt it as a regulation after conducting a public hearing. And for those other issues that leave the commission members wondering why something ever was put in an appendix – or upon reflection sets up a process not supported by the wetlands law, well, an appendectomy may be warranted.

Janet P. Brooks practices law in East Berlin. Read her blog at: [www.ctwetlandslaw.com](http://www.ctwetlandslaw.com) and access prior training materials and articles at: [www.attorneyjanetbrooks.com](http://www.attorneyjanetbrooks.com).

#### (Endnotes)

<sup>1</sup> In a recent discussion with Darcy Winther, DEEP municipal wetlands liaison, I learned that there are 171 “municipalities” for purposes of wetlands regulations, the usual 169 + Fenwick (in Old Saybrook) and the borough of Groton, geographically located within the town of Groton.

<sup>2</sup> *Sarrazin v. Coastal, Inc.*, 311 Conn. 581, 603 (2014).

<sup>3</sup> Discussion with Darcy Winther, DEEP municipal wetlands liaison.

<sup>4</sup> “A copy of the notice and the proposed regulations or amendments thereto . . . shall be provided to the commissioner at least thirty-five days before such hearing.” General Statutes § 22a-42a(b).

<sup>5</sup> General Statutes § 22a-44(b).

<sup>6</sup> General Statutes § 22a-42g.

<sup>7</sup> General Statutes § 22a-44(c).

## Remembering Suellen

**S**uellen Kozy McCuin died August 21, 2015, after a too short battle with an enemy she did not know, just eight days after the official dedication of The Preserve, the “1,000-acre forest” she battled 15+ years to preserve. Suellen was a good person, a fighter, a passionate grass roots environmental activist, and a persistent advocate for preserving nature’s landscapes—as is! Particularly a certain “1,000-acre forest” that Rachel Carson might describe as a spiritual “sense of place.” Her advocacy was not loud, not forceful. Quietly, she knew when to speak, who to speak to, and what to say - indispensable in the ever changing battle for The Preserve.

It was Suellen’s tenure as Executive Director of the Connecticut Council on Soil and Water Conservation that I first became aware of her quiet, “under the radar” persuasive capacity, a skill vital for advocating and educating, politically and otherwise, for Council and Conservation District funds. She was very effective, made friends easily and truly believed in the conservation work her job supported. We miss her.

Suellen’s friendship and passionate voice for conservation touched so many. On a beautiful evening in August we celebrated her life, her accomplishments, and her “sense of place”. Each celebrant in the seemingly endless line that wrapped around the parking lot could have easily represented one acre in the now preserved “1,000-acre forest.”

~ Tom O'Dell 🍂

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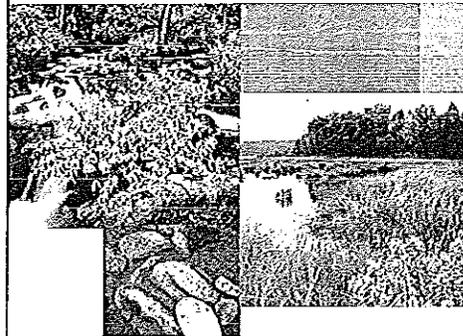
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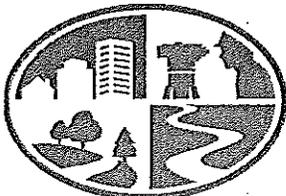
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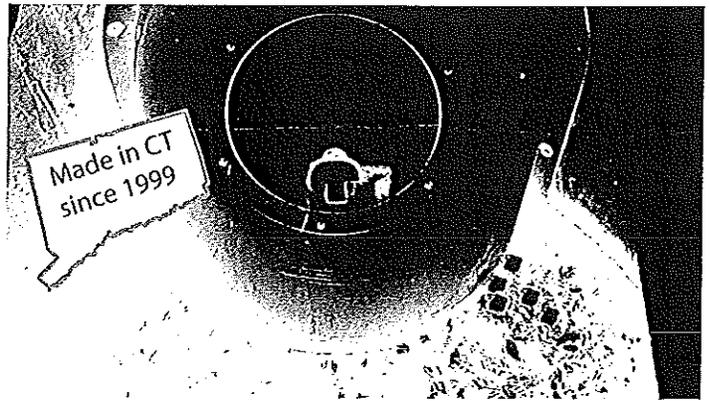
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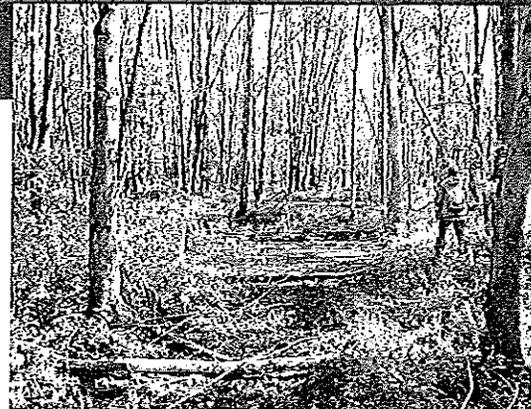
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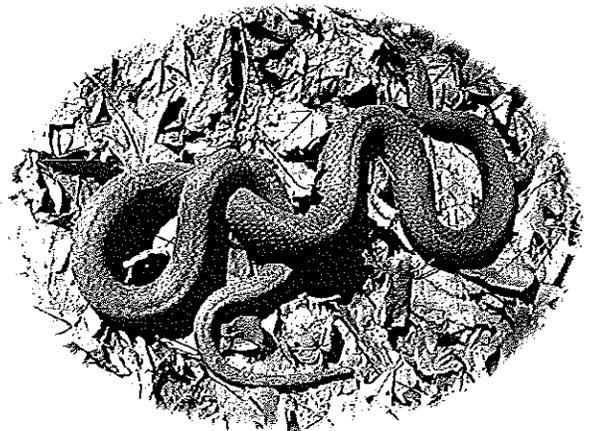


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The Open Space and Watershed Land Acquisition (OSWA) Grant Program provides financial assistance to municipalities and nonprofit land conservation organizations to acquire land for open space and to water companies to acquire land to be classified as Class I or Class II water supply property. For more information and an application, google “CT DEEP Open Space Grants.”

### A Memorial

As you consider applying for a DEEP Open Space and Watershed Land Acquisition Grant take a moment to thank former Senator Eileen Daily for the funding opportunity. Almost 20 years ago Eileen coauthored the legislation establishing this fund for open space acquisition that has led to the preservation of thousands of acres of forest, field and wetlands that contribute to our protected “green” legacy and quality of life.

Eileen died July 29, 2015. She served the 33<sup>rd</sup> District from 1992 to 2011. Prior to that Eileen served as Westbrook’s First Selectwoman; while in that position she provided continuous support and guidance for the town’s Conservation Commission. When she left for the Senate in 1992 we knew we had a friend in the legislature. It was no surprise when Eileen became Chair of the Environment Committee; she promoted environmental legislation passed in 1993, 1995 and 1997 that provided excellent local conservation opportunities. In particular, the 1997 open space funding legislation provided a new sense of purpose, support and direction for Conservation Commissions.

Eileen was always just a local call away from assisting with an environmental problem or idea that needed direction or support. I would like to think that her environmental advocacy, and now legacy, was first nurtured in Westbrook. Thank you Eileen.

~ Tom ODell, Chairman, Conservation Commission, then and now. 🐦