

**AGENDA**  
**Regular Meeting**  
Mansfield Conservation Commission  
Wednesday, December 16, 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
  - November 18, 2015 Regular Meeting
5. Old Business
  - a. IWA Referrals
    - W1557 – C. L. Niarhakos, 101 East Road, 3 lot re- subdivision
6. New Business
  - a. IWA Referrals:
    - W1559 – Storrs Lodges, LLC, west side of Hunting Lodge Road, Application to Amend Inland Wetlands and Watercourses Map
    - W1560 – M. Slowik, 895 Mansfield City Road, Lot Split for Single Family Dwelling
  - b. Other
7. Continuing Business
  - Monitoring Procedures for Town-Owned Easements
  - Mansfield Tomorrow | Our Plan ▶ Our Future
  - Town of Coventry/ Mansfield Control of Fanwort in Eagleville Lake
  - UConn Agronomy Farm Irrigation Project
  - Status of UConn’s Hazardous Waste Transfer Station
  - Other
8. Communications
  - Minutes
    - 11/17/2015 – Open Space Preservation Committee Draft Minutes
    - 11/16/2015 – Planning and Zoning Commission Draft Minutes
    - 12/07/2015 – Planning and Zoning Commission Minutes
    - 11/16/2015 – Inland Wetlands Agency Special Meeting Minutes
    - 12/07/2015 – Inland Wetlands Agency Draft Minutes
  - CACIWC Information

- Handout from Attorney Janet Brooks outlining the roles and responsibilities of Wetland Agency Members
- Handout from Attorney Mark Branse *“WHAT’S SUBSTANTIAL EVIDENCE FOR INLAND WETLANDS & WATERCOURSE COMMISSIONS?”*
- Joshua’s Trust News – Winter 2015

**9. Other**

**10. Future Agendas**

**11. Adjournment**

Town of Mansfield  
CONSERVATION COMMISSION  
Meeting of 18 November 2015  
Conference B, Audrey P. Beck Building  
(draft) MINUTES

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

1. The meeting was **called to order** at 7:31p by Chair Quentin Kessel. In the absence of Dahn & Facchinetti, Booth was appointed a voting member for this meeting.

2. The **draft minutes** of the 21 October 2015 meeting were approved as written.

3. **IWA referrals.** Consideration of W1557 (Niarhakos, 101 East Rd) was deferred to the December meeting, at the request of the applicant.

4. **2016 Meeting Schedule.** The Commission ratified the proposed 2016 regular monthly meeting schedule after verifying that all the dates are indeed third Wednesdays and accepting on faith Jennifer Kaufman's assurance that none conflict with significant religious holidays.

5. According to Booth, **Joan Buck** is doing well but is not yet able to drive; she appreciates being given more time to consider whether to continue as an alternate Commission member.

6. **UConn Hazardous Waste Transfer Facility.** Kessel reported that construction of a new facility to receive hazardous waste generated at UConn and hold it for transfer to somebody else's backyard is being put off until next year; it was to have been completed in January 2016.

7. **Storrs Center update.** Kessel noted that the Town will acquire 23 acres of open space in the Storrs Center development, though he recalled hearing in a presentation to the Commission some years ago that it was to be 30 acres. The promised underground storm-water retention and infiltration system to recharge groundwater is now under construction.

8. **Monitoring Town-held Conservation Easements.** The Commission has been charged with monitoring Town-owned conservation easements, which now number about fifty. It will aim to monitor ten easements per year. To begin this process, Kaufman has provided maps and other material on three easements, asking the Commission to let her know at least a week in advance when monitoring will occur so that she can notify landowners by letter. Kessel, Soares, and Silander (resp.) agreed to organize monitoring of these easements: Glen Terrace (Elise Rd), Rudi Favretti (Middle Tpk), and Silver Falls Development (Birch & Hunting Lodge Rds) (resp.). It was suggested that:

- At least two Commission members participate in any monitoring visit. (Kessel)
- Commission members be notified of such visits in advance by e-mail and invited to participate. (Lehmann)
- Photographs be taken of evidence of any violation of the easements – constructing outbuildings, storing dead cars, dumping refuse, cutting trees, etc. (Meitzler)

9. **Adjourned** at 8:40p. Next meeting: 7:30p, Wednesday, 16 December 2015.

Scott Lehmann, Secretary, 19 November 2015.

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# Town of Mansfield

## Department of Planning and Development

Date: December 2, 2015  
To: Mansfield Inland Wetlands Agency  
From: Jennifer Kaufman, Inland Wetlands Agent  
Subject: 101 East Road (File #W1557)  
Christopher and Lindsey Niarhakos  
Description of work: 3 Lot Subdivision

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In October, the applicants requested that the public hearing be continued to December 7, 2015. Section 11.2 of the regulations states that a public hearing be completed within thirty-five (35) days of its commencement. However, if additional time to consider the application is necessary, the applicant may consent to one or more extensions, provided the total extension for all periods shall not be longer than sixty-five (65) days.

In a November 19, 2015 email, the applicants requested that the public hearing be extended until January 4, 2016 so that they may adequately respond to the comments submitted by the Agency's independent consultant, CME Associates. Staff recommends that the Agency grant the applicant's request.

If the IWA agrees with staff recommendations to grant the applicant's extension, the following motion would be in order:

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to extend the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1557), 101 East Road, Williams Heights subdivision until January 4, 2016.

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# Town of Mansfield

## Department of Planning and Development

Date: October 28, 2015

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 101 East Road (File #W1557)  
Christopher and Lindsey Niarhakos  
Description of work: 3 Lot Subdivision

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In an October 21, 2015 email, the applicants requested that the public hearing scheduled for November 2, 2015 be continued to the December 7, 2015 meeting. This will allow the applicant time to respond to comments received from the independent consultant CME prior to making a full presentation of their application to the Agency.

If the IWA agrees with staff recommendations, after the public hearing is opened, the following motion would be in order:

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds 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.

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# TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

860-423-6371 • 860-889-2100 • Fax 860-423-5470

DONALD R. AUBREY, P.E., L.S.

JOSEPH H. BOUCHER, M.S., L.S.

MATTHEW D. MAYNARD, P.E.

October 22, 2015

Jo Ann Goodwin, Chairman  
Mansfield Inlands Wetlands Agency  
Mansfield Planning and Zoning Commission  
4 South Eagleville Road  
Mansfield, CT 06268

Re: Niarhakos - Current Inland Wetlands Application  
101 East Road, Mansfield, Connecticut  
Proposed 3 Lot Resubdivision Application  
TEI Job #14-019

Dear Chairman Goodwin,

During the course of our various reviews of the Niarhakos Resubdivision applications we have remained concerned that the location of the footing drain outlet for the existing home at 101 East Road has not been located or shown on the plans that we have reviewed to date.

During the recent October 5<sup>th</sup> site walk my supervisor, Donald R. Aubrey, P.E., L.S. who was unable to attend in person asked me to look for the footing drain outlet for the 101 East Road home so that he would be able to comment on the impact of that water discharge.

We were able to locate two footing drain outlets during the site walk, which are located approximately 42 feet (by pacing) northeasterly of the northeasterly corner of the 101 East Road home. These apparent footing pipe discharges are protected with a small stone headwall which by scale seems to be located at or just over the Lot #1/Lot #2 lot line.

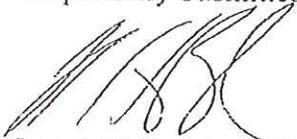
For everyone's benefit, we would suggest that these footing drains be survey located and elevated by the Applicant's Land Surveyor with those details added to the plans submitted for further review so that a complete site plan review by all interested parties can be conducted fairly within the current application's remaining time constraints.

Based on advice of our Client's Legal Counsel, I am bringing this to your attention rather than contacting any of the Applicant's representatives directly and ask that you or your Staff pass on this suggestion to the Applicant.

October 22, 2015  
Joann Goodwin, Chairman  
Mansfield Inlands Wetlands Agency  
Mansfield Planning and Zoning Commission  
Njarhakos - Current Inland Wetlands Application  
101 East Road, Mansfield, Connecticut  
Proposed 3 Lot Resubdivision Application  
TEI Job #14-019  
Page 2 of 2

Thank you for your consideration of this matter.

Respectfully Submitted,



Joseph H. Boucher, M.S., L.S.  
For: Towne Engineering, Inc.

Cc: Jennifer Kaufman, Wetlands Agent  
Mary & Ross Harper  
Attorney Caleb Hamel

## Inland Wetland Agency Site Plan Review



Architecture  
Engineering  
Planning  
Land Surveying  
Environmental  
Services

October 16, 2015

Town of Mansfield Inland Wetland Agency  
4 South Eagleville Road  
Storrs-Mansfield, CT 06268  
*sent via e-mail*

RE: 101 East Road, 3-Lot Subdivision, Mansfield, CT  
Inland Wetland Agency Site Plan Review

Dear Agency Members,

As requested, CME Associates, Inc. (CME) reviewed the following materials submitted to the Town by the Applicant:

- Item 1. Set of four (4) drawings entitled "Boundary Plan for Resubdivision entitled William Heights Parcel "A", East Road, Storrs, Connecticut, Owner and Subdivider, Christopher W. & Lindsey L. Niarhakos, 68 Brookside Lane, Mansfield Center, Connecticut 06250", dated March 30, 2015, revised June 21, 2015, prepared by Datum Engineering & Surveying, LLC.
- Item 2. Hydrology and Drainage Report entitled "Resubdivision, William Heights Parcel "A", East Road, Storrs, Connecticut", revised August 28, 2015, prepared by Civil Engineering Services, LLC.

CME also received materials submitted to the Town by the Intervener in a letter to the Agency from Mary Harper, dated July 4, 2015.

The following review comments based upon the following references and regulations as well as a site walk performed on October 5, 2015:

- Town of Mansfield Department of Public Works Engineering Standards and Specifications, revised through December 2005
- Mansfield Inland Wetlands & Watercourses Regulations, revised through February 15, 2012
- Connecticut Department of Transportation Drainage Manual, December 2000, as amended
- 2002 Connecticut Guidelines for Soil Erosion and Sediment Control

☎ 860.928.7848  
🌐 [www.cmeengineering.com](http://www.cmeengineering.com)  
🏠 32 Crabtree Lane, PO Box 849, Woodstock, CT 06281

- 2004 Connecticut Stormwater Quality Manual

The State manuals referenced above are used state-wide as the typical standards for the design of stormwater drainage facilities that manage groundwater recharge, stormwater quantity, and stormwater quality as well as soil erosion and sediment controls. The Mansfield Department of Public Works Engineering Standards and Specifications references the Connecticut Department of Transportation Drainage Manual, which references both the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. Also, the Connecticut General Permit for Stormwater and Dewatering Wastewaters from Construction Activities, Section 3(d) *Small Construction*, requires that projects follow the State Erosion Control Guidelines and Stormwater Quality Manual. Therefore, these manuals are used as reference material for this review. Other manuals and standards may be available as design guidance for the Design Engineer. The Design Engineer should provide reference to and justification for using different design methods outside of these references.

The design plans and calculations submitted by the Applicant appear to be preliminary and state that individual site plans shall be prepared that will indicate the appropriate size and shape of the proposed detention/recharge basins. Due to the preliminary nature of this material and the subsequent need for additional information based on this review, these comments should be considered preliminary and additional comments should be expected as new material is submitted.

In general, these comments pertain to design issues that relate to potential impacts to wetlands and the northeast abutting property. Some comments may not directly impact wetlands, but are issues that should be addressed to ensure both public safety and that the construction of the site will comply with the proposed plans.

1. The wetland delineation shown on the plans appears accurate based on the observations made on the October 5, 2015 site walk. A detailed analysis of the delineation was beyond the scope of this review; however, based on the site walk no wetland areas were observed at the project site beyond what is depicted as wetlands on the project plans.
2. Section 7.4 F.(2) of the Mansfield Inland Wetlands and Watercourses Regulations requires a description of how the project maintains or enhances the existing environmental quality. The application materials lack a description of wetlands functions and values and how they are maintained by the proposed project.
3. Section 7.4 G. of the Mansfield Inland Wetlands and Watercourses Regulations requires that alternatives which would cause less or no environmental impact be drawn on site plans. The application material from John Alexopoulos references an open space subdivision alternative without defining which alternative is less impacting. No layout plan of any project alternatives are provided.
4. The application proposes a new inlet structure to an existing municipal cross culvert under East Road near the proposed driveway entrance to Lot #3. This includes work in an intermittent watercourse as identified by Martin Brogie and presented on the project plans. Additional information is required to quantify impacts to this resource area. Based on the project plans and narrative it is not clear whether all drainage to the existing cross culvert will be directed to the new catch basin inlet. The existing culvert inlet is in an excavated channel and it is not clear if the new depression will have enough storage to

avoid overtopping the proposed driveway. The proposed foundation drain at lot #3 discharges near or at the drainage structure but it is not clear if it is a direct connection or requires a stabilized open channel. The foundation drain and the long run of the pipe below grade, which may act as a curtain drain, have the opportunity to redirect shallow groundwater to this Town drainage structure and discharge on the adjacent parcel.

5. There are several constructed swales present on and adjacent to the subject parcel which have been constructed to manage runoff and shallow groundwater breakout. The excavated swales display a range of scour and sediment deposition. The project proposes point discharges to existing slopes from two stormwater basins and the curtain drain/foundation drain at lot #2. The discharge of water in a point discharge on the slopes at the site creates the opportunity for the development of eroded channels downstream of these discharge locations (see also comment #14).
6. The surface of the wetland between proposed lots 2 and 3 includes microtopographic features and meandering flow paths for surface water runoff. The creation of a point discharge upgradient of this wetland creates the opportunity for a channel to cut into the soil surface. In addition to possible erosion impacts, the creation of a channel within the wetland could reduce water storage and residence time within the wetland and adjacent low areas that would drain to the channel. The plan set and the drainage calculations provided to CME by the Town of Mansfield were not certified. The Agency should ensure that appropriately certified materials are submitted by the Applicant.
7. The Design Engineer provided calculations to address the "potential for loss of water storage on the parcel which could affect the movement of groundwater and/or the volume of water moving off site." Based on the Connecticut Stormwater Quality Manual these calculations do not appear to follow convention for determining groundwater recharge required by a development. CME suggests the Design Engineer follow the groundwater recharge methodology found in the Connecticut Stormwater Quality Manual. This calculation method and the associated practices to recharge groundwater is the current standard for Connecticut. Soil testing in the location of the stormwater basins is required to ensure that recharge would occur. The Design Engineer should follow the Connecticut Stormwater Quality Manual methodology to design and locate a stormwater recharge system. The amount of recharge required and provided for this development cannot be determined based on the submitted calculations and lack of soil testing provided. It would appear based on septic system test pit data that the stormwater/detention basin bottoms as proposed would be at the elevation of the existing groundwater and minimal groundwater recharge would be provided.
8. Note 17 on Sheet 2 indicates that the stormwater recharge areas are conceptual and assume that the building roof leaders will be directed to the recharge areas. Roof leaders must be designed and shown on the plan set to ensure they will function properly. If the roof leaders do not function properly, rooftop runoff will enter drainage area RA 4 and may cause an increase in runoff to the downgradient property. Stormwater practices presented on the plan must be fully designed to evaluate their effectiveness and constructability.
9. The Design Engineer must provide the TR-55 time of concentration calculations to allow for a complete review of the drainage calculations.
10. The rainfall intensity does not appear to consistently match the CTDOT rainfall intensity tables. Specifically, the rainfall intensity for drainage area RA3 in a 10-year storm event is

listed as 2.87 in/hr and the CTDOT table indicates an intensity of 3.5 in/hr. The Design Engineer must review the rainfall intensities used within the drainage calculations. Inconsistent rainfall values will not allow for a proper comparison of stormwater runoff between pre and post development and will not yield accurate runoff volumes for stormwater basin design.

11. The drainage report is missing Page 6 for the proposed drainage calculations of drainage area RA 6 in a 2-year storm event.
12. The Design Engineer should review the area of impervious surface cover (driveway and roof) used to calculate the runoff coefficient for proposed drainage area RA 7. The impervious area value appears to be low. Changes in runoff coefficient will directly affect the stormwater runoff calculations.
13. The Design Engineer must provide a design and associated detail of the proposed stormwater basin outfalls. The outfall must be properly sized to prevent downstream erosion and channelization.
14. Pursuant to Section 5-10 Energy Dissipaters of the Connecticut Soil Erosion and Sediment Control Guidelines the outlet protection for piped discharges shall not discharge to slopes greater than 5%. The proposed stormwater basin outlets discharge to slopes of 10% and risk rechannelization and erosion downgradient of the outlet. The Design Engineer must review these outlet locations to ensure downgradient areas will remain stable.
15. The Design Engineer must review the grading and drainage calculations for stormwater basin 2 on Lot 3. The proposed elevations of the emergency overflow must match the elevation used in the drainage calculations.
16. The detail of the stormwater basin outlet structure is unclear. The Design Engineer must provide the following information to ensure it will function properly and be built according to the proposed plans and drainage calculations:
  - a. Dimension and clearly show the weir and top opening. These dimensions must match the dimensions used in the drainage calculations.
  - b. The outlet pipe size must be provided and considered in the drainage calculations.
  - c. Clarify proposed orifice diameters on the outlet detail. The detail currently indicates 2", 3" and 4" diameter orifices. The drainage calculations use 3" and 4" diameter orifices in the outlets.
  - d. Overall design and proposed material makeup of the outlet structures to ensure it will be structurally sound, water tight, and will not float when the basin is full of stormwater.

The outlet structures must be constructed in the same configuration as modeled in the drainage calculations. A different configuration may result in failure of the basin or different stormwater runoff values.

17. The Design Engineer must detail and dimension the proposed stormwater basin riprap overflow to ensure it will be constructed properly and will allow the stormwater basin to function properly.
18. The 1-inch mesh screen trash rack for the stormwater basin outlets must be detailed. The screen must be structurally designed to withstand damage from debris buildup. Failure of the screen will allow clogging of the outlets and may cause different stormwater runoff values from the basin.

19. Pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines, Section 9-1, detention basins are required to have a minimum freeboard of 1-foot between the routed water surface and the top of the embankment for a 100-year storm event. The 100-year water surface elevation of the proposed detention basin 2 on Lot 3 does not appear to allow the required freeboard. The Design Engineer must review the design to ensure a 1-foot freeboard during a 100-year storm event.
20. Pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines, Section 9-1, detention basin embankments must be a minimum of 8-feet wide at the top. The Design engineer must revise the grading as required to meet this requirement.
21. A detail indicating construction materials and their method of placement for the embankments of the stormwater basins must be provided to ensure they meet the requirements of the Connecticut Erosion and Sedimentation Control Guidelines. Failure to properly design and construct these embankments may result in failure of this stormwater management practice and the release of impounded stormwater.
22. Design for sediment control within the proposed swales to the stormwater basins must be revised pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines. These Guidelines should be followed to provide proper practices and their associated maintenance during construction. A single check dam within the 500-foot swale will not reduce velocities within the swale or effectively prevent sediment from entering the stormwater basin.
23. The Design Engineer must revise the drainage routing calculations for Pond 2 on Lot 3 to set the starting water surface to 519.50, the elevation of lowest orifice outlet. Volume below this elevation may not be available if the basin does not drain between storm events. Accounting for the volume below the lowest orifice outlet may calculate a greater reduction in post development storm flow. Similarly, the Design Engineer must revise the drainage routing calculations Pond 1 on Lot 2 to set the starting water surface to 561.25.
24. The Design Engineer must review and revise the drainage calculation routing. It appears that the main design point of the drainage calculations is the property line of the downgradient northeast neighbor. This assumption appears sound as it would allow a comparison of pre and post stormwater discharge to the adjacent property. Several drainage areas are delineated to allow this comparison. However, the flow from multiple drainage areas that flow to the property line must be combined to determine the total peak discharge at this location. Several errors appear to occur during the routing of these drainage areas:
  - a. Under pre conditions, the discharge from drainage area DA 5 is not combined with DA 6 to calculate the total flow to the neighboring property from DA 6.
  - b. Under post conditions, the discharge from stormwater basin 2 is not combined with the runoff from RA 6 to provide a total flow at the property line.
  - c. Under post conditions, when runoff is routed through stormwater basin 2 from drainage areas RA 5 and RA 7, runoff from drainage area RA 8 is not included in the calculation.
25. The drainage basins delineated along the northeast property line assume that stormwater runoff will sheet flow onto the downgradient adjacent property. This assumption holds as long as sheet flow occurs under both pre and post development conditions. The proposed stormwater basin on Lot 3 includes a piped discharge 30-feet upgradient from the northeast property line. The grade on the lot and the adjacent

property in this area is approximately 10%. Pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines, discharge onto slopes greater than 5% will rechannelize. This discharge is considered a point discharge and would concentrate stormwater runoff on the adjacent property and the sheet flow assumption at the property line is no longer valid. The Design Engineer must revise the drainage calculations to determine that post development runoff is not increased from pre development at the point on the property line where the proposed stormwater basin discharges and demonstrate that concentrated flows to the adjacent property will not cause any downgradient detrimental effects.

26. The Design Engineer used the Rational Method to determine the runoff to route through the proposed stormwater basins. The Rational Method cannot be used for final design of a stormwater or detention basin as it does not account for the entire volume of runoff produced by a storm event. This can allow for a high degree of error and should only be used for preliminary estimates. Discharges calculated with this method should not be used as a final determination that post development flows are less than or equal to pre development flows.
27. The Connecticut Stormwater Quality Manual recommends stormwater basin side slopes no steeper than 3:1 with a preferred 4:1 grade if they are to be mowed. The proposed basins have slopes graded at 2:1. The Design Engineer must revise the basin grading if the basins are to be mowed as recommended by the Manual.
28. CME recommends the Design Engineer prepare a stormwater management plan pursuant to the Connecticut Stormwater Quality Manual to ensure that the property owners understand and know how to clean and maintain the stormwater practices located on their property. Stormwater management practices, such as stormwater or detention basins, may not function properly if they are not cleaned and maintained. Failure may cause increased stormwater flows, erosion and sedimentation to downgradient properties. The operation and maintenance plan provided on the plan provides little information and should be expanded to include recommendations and requirements of the Connecticut Stormwater Quality Manual and the Connecticut Soil Erosion and Sediment Control Guidelines, such as mowing the stormwater basin berms and removing accumulated sediment and debris from the stormwater basins. The Agency should discuss having the Applicant record on a land deed that the property owner is responsible for inspecting and maintaining the practices so that future property owners are made aware of their responsibility.
29. Pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines, the Design Engineer must consider long term maintenance access to the proposed detention basins and provide any required details on the plan set.
30. The Design Engineer must provide specific inspection and maintenance requirements for the erosion and sediment control plan pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines.
31. A General Note on Sheet 4 indicates that excavations shall be discharged to a sediment basin separate from the stormwater basins. The sediment basin(s) must be sized pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines. The basin should be preliminarily sized and located on the plan to ensure it will function with the slopes and grade of the properties.

32. The last paragraph of the Drainage Report indicates that the site plans to be submitted for the subdivision application may not be identical to the site plans submitted to the Inland Wetlands Agency, as the Inland Wetland plans are submitted to indicate "that the proposed subdivision can be developed without any increase in peak rate of discharge of stormwater from the site, and in accordance with all applicable Town of Mansfield regulations." The drainage calculations for this project are based on specific site plans with specific drainage areas as submitted to the Inland Wetlands Agency. If changes are made to the site plans, such as building or swale locations, the drainage areas and associated drainage calculations must be revised accordingly. These changes may result in an increase in stormwater runoff to downgradient wetlands or properties. This change in runoff may impact downgradient wetlands or properties and the Agency may wish to consider reviewing these changes to determine the significance of the impact.
33. The Design Engineer should specify specific seed for the stormwater basins. Based on test pit data, they may remain wet for a good portion of the year.
34. The proposed Lot 3 development plan includes the construction of a swale and stormwater basin within the proposed conservation easement and beyond the mapped Development Area Envelope. The construction of the basin will require clearing, grubbing and grading for the installation of the drainage infrastructure. The basin will require long-term vegetation management and periodic maintenance of the basin and outlet structure. The Agency should discuss whether the construction and maintenance required in this area is consistent with the requirements of a Conservation Easement area.
35. The proposed anti-tracking pads must be sized pursuant to the Connecticut Soil Erosion and Sediment Control Guidelines. If the Design Engineer cannot fit the required length of pad on the site, requirements for sweeping and/or methods for properly capturing sediment tracked off the site must be provided.
36. The Design Engineer should indicate on the plan the proposed limits of clearing and land disturbance. This will determine clearing within the regulated area and will allow a complete evaluation of soil erosion and sediment controls that may be required.

Please contact me if you have questions or concerns regarding the above comments.

Sincerely,



Chuck Eaton, P.E., LEED-AP  
Director of Municipal Services



Richard Canavan, Ph.D., PWS  
Sr. Environmental Scientist  
Registered Soil Scientist

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Christopher Niarhakos  
Lindsey Niarhakos  
68 Brookside Lane  
Mansfield Center, CT 06250

September 30, 2015

Inland Wetland Agency  
Audrey Beck Municipal Building  
4 South Eagleville Road  
Storrs, CT 06268

Attn: Ms. Jo Ann Goodwin, Chairman

Re: 3 Lot Re-subdivision  
101 East Road Storrs, CT

Dear Commissioners,

The purpose of this letter is to clarify some of the concerns listed in a letter submitted to the commission by Mary Harper on September 21, 2015.

I am the owner and applicant of the proposed re-subdivision at 101 East Rd. My last application was denied for inconclusive information regarding the Uconn property watershed. The denial letter stated, "Specifically, the applicant needs to verify the extent of the upgradient, northerly watershed to demonstrate that the storm water management basins and swales on the revised plan dated 6/21/2015 are adequately sized to manage the runoff so as not to adversely impact wetlands." Gerry Hardisty from CES has submitted a report with calculations including this water run-off in the design of the recharge ponds in our plans. The plans have not changed because the recharge ponds were originally drastically oversized.

There was also some confusion over the soil type designation that was used in Mr. Hardisty's calculations. Mr. Hardisty can explain this issue at the public hearing. The engineering calculations for drainage used common engineering practices. The point is that the difference in the soil classification has no impact on the drainage calculations.

We submitted the original wetlands application along with a subdivision application which requires an approval from the health department. We reached the final stages of the review process with EHHD which included revisions to our plans. During the second application process we submitted only a wetlands application which does not require a health department approval. We will pursue final EHHD approval with the submission of our subdivision application.

Prior to my purchase of the property at 101 East Rd. Don Aubrey prepared a report for the Harpers dated 4/25/2014. In this report Don states that "Clearly the adjoining site is developable in various areas based on the soil testing results we have reviewed..."

Mary Harper stated in a letter she submitted to the town that the water problems on her property started after my property was logged in 1998. Before 1998 she didn't experience any problems. This shows that the issue isn't the volume of water flowing through my property but how the water is controlled. Our plans propose a very conservative and effective design that will drastically improve the situation on the Harper's property.

Mary Harper has described in letters to the town that the site improvements she has had performed were due to water run-off. The facts are that the Harpers house was initially dug too deep. There has been poor workmanship used in the site "improvements" performed and work done without proper approval. The bank in the back of the house has been cut exposing the water table and causing a bleed out. The original septic system was repaired without a health department permit being issued. I think it would be valuable to review her site and the site work performed to determine if it was done correctly or if in fact she has exacerbated her own problems.

Before we drew the plans for the first application Ed Pelletier tried to have a conversation with Towne Engineering about the Harpers concerns. Ed was told that the Harpers instructed Towne not to discuss the issue with us. I have tried to contact the Harpers myself to do the same and have had no response. It is clear to me that the Harpers are against any development of my property regardless of what is in the design. The design in our application does not have any significant impact on wetlands. I plan to pursue this application for as long as it takes to get an approval.

I expect that the agency will approve our application based on our clarifications of the issues raised during the previous application process. I look forward to our site walk and our public hearing scheduled for November 2, 2015.

Sincerely,



Christopher Niarhakos



Lindsey Niarhakos



Town of Mansfield  
Department of Planning and Development

Date: September 16, 2015  
To: Mansfield Inland Wetlands Agency  
From: Jennifer Kaufman, Inland Wetlands Agent  
Subject: 101 East Road (File #W1557)  
C. and L. Niarhakos.  
Description of work: 3 Lot Subdivision  
Map Date: March 30, 2015, revised through June 21, 2015

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Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations and the Fee Schedule established in Article V, Chapter 122, Section 122-12 of the Mansfield Code of Ordinances, authorizes the Agency to hire independent consultants at the expense of an applicant when the Agency deems it necessary to do so. At your meeting of September 2, 2015, the Agency authorized staff to solicit proposals from independent consultants so that the Agency may retain an independent review of the above referenced application. Staff received proposals from 2 qualified firms. Two other firms were requested to submit proposals but had a conflict of interest.

Attached to this memo are proposals from two consultants, Milone and MacBroom, Inc. and CME, Inc. Both firms are on the state's approved list of contractors. In my opinion, both firms are qualified to perform the review. However, the proposal from CME is approximately half the cost of that of Milone and MacBroom. Therefore, I recommend that the Agency engage the services of CME Associates to analyze the information presented as part of the public hearing process and assist the Agency in determining whether the proposed activities as presented will have an adverse impact on the wetlands.

If the Agency agrees with this recommendation, the following motion is in order:

Recommendation/Suggested Motion

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to authorize staff to engage the services of CME, Inc. to review and analyze the information presented as part of the application for an Inland Wetland License submitted by C. and L. Niarhakos. (File #W1557) for 3 Lot Subdivision on property owned by the applicants and located at 101 East Road as shown on plans dated 3/30/2015 and revised through June 21, 2015, and as described in application submissions. Pursuant to Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, fees incurred for this review will be the responsibility of the applicants. A deposit in the amount of the estimated cost shall be provided prior to issuance of a notice to proceed.

PAGE  
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## BRANSE & WILLIS, LLC

148 EASTERN BOULEVARD SUITE 301  
GLASTONBURY, CONNECTICUT 06033  
TELEPHONE: (860) 659-3735  
FAX: (860) 659-9368

MARK K. BRANSE  
MATTHEW J. WILLIS\*  
CALEB F. HAMEL  
ELIZABETH L. HEINS\*\*  
\*ADMITTED IN MASSACHUSETTS  
\*\*ADMITTED IN NEW YORK

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ehelns@bransewillis.com

OF COUNSEL  
RONALD F. OCHSNER

roschner@bransewillis.com

By email to KaufmanJS@mansfieldct.org

September 15, 2015

JoAnn Goodwin, Chair, and Members  
Mansfield Inland Wetlands Agency  
c/o Jennifer Kaufman, Inland Wetlands Agent  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

RE: IWA File #1557

Dear Madam Chair;

As you know, I represent Ross and Mary Harper in their review of the subdivision applications submitted by their neighbors, Mr. and Mrs. Niarhakos, for wetlands approval. I appreciate that the Agency decided to hold a public hearing on this latest application, and is apparently seeking a review of the application materials by an independent consultant. With this letter, I am submitting on behalf of my clients an updated intervention under C.G.S. § 22a-19. We filed a similar intervention in the previous application process, and are filing this to ensure that we continue to be part of the process going forward. I am also attaching a copy of the reports submitted by Mr. Aubrey and Mr. Brogie in the last application round, so that your technical consultant has the full picture of this property and the unique issues it raises. These reports are identical to those already received by the Agency; if Agency members would like a second copy of anything we submit, please inform me, and I will provide a copy immediately.

I also understand that a site walk is planned for tomorrow afternoon. The Agency of course has near-total discretion in choosing what areas of a site they visit during a site walk. However, since this application has impacts not only on the subject property, but also on my clients' adjacent property, I would like to invite the Agency to visit certain wetlands and a drainage "ditch" on my clients' property. These are the wetlands that we believe will be adversely impacted by the application, and it would benefit the Agency to see these areas and understand the risks to them. These portions of my clients' property are not far from the property line, and visiting them will not

Mansfield IWA  
September 15, 2015  
Page 2

unreasonably extend the planned site walk. Mr. Brogie will be present at the site walk, and will be able to quickly and efficiently guide the Agency towards these areas.

Finally, I look forward to the review of this application by your engineering consultant. I hope that you and your staff will remember that, as interveners, my clients are entitled to certain due process rights above and beyond those enjoyed by simple neighbors, as the Connecticut Supreme Court noted in *Grimes v. Litchfield CC*, 243 Conn. 266 (1997). In light of that, please consider this letter a request pursuant to Conn. Gen. Stat. § 1-227 for notice of all meetings, formal and informal, between the applicants and the Agency or its staff and consultants. I look forward to having Mr. Audrey and Mr. Brogie work with your consultants and the applicants to bring about a fair and effective resolution of our concerns.

Please let me know if you have any questions or comments.

Very truly yours,



Caleb F. Hamel, Esq.

cc: Don Aubrey, PE  
Martin Brogie, LEP  
Mary & Ross Harper  
Edward Pelletier, Datum Engineering & Surveying

VERIFIED NOTICE OF INTERVENTION

In re: Resubdivision of Williams Heights  
101 East Road, Mansfield, CT

Town of Mansfield  
Inland Wetlands and  
Watercourses Agency

September 14, 2015

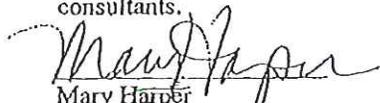
Pursuant to Conn. Gen. Stat. § 22a-19(a), Mary and Ross Harper (hereinafter "Intervenor") hereby intervene as a party in the above-referenced application and submit the following in support thereof:

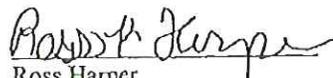
1. The above-referenced application was filed with the Mansfield Inland Wetlands and Watercourses Agency (hereinafter "Agency") by Christopher and Lindsey Niarhakos (hereinafter "Applicant") for a permit from the Agency.
2. The proposed development located at 101 East Road, Mansfield, CT (hereinafter "Property"), consists of a three (3) lot resubdivision with two (2) new homes and associated site improvements.
3. The Property consists of approximately 14.56 acres, including a substantial area of wetlands.
4. The soils on the site are frequently saturated with water and the project does not take this into consideration and does not provide for the proper treatment of runoff from the site.
5. This saturation is caused in part by the substantial runoff from the agricultural fields uphill from the Property, which the stormwater management system was not designed to accommodate.
6. This condition is exacerbated by the soils of the property, which include a shallow hardpan layer that drastically slows infiltration.
7. As a result of the saturation and hardpan layer of the soils, the planned detention basins will not infiltrate runoff as intended, and will instead intercept groundwater and flood, particularly in the wet seasons.
8. When these detention basins flood, they are reasonably likely to cause erosion and wash septic system effluent into wetlands on and off the property, depositing sediment and effluent in those wetlands.
9. The proposed development is therefore reasonably likely to cause unreasonable pollution, impairment, or destruction of the wetlands, watercourses, groundwater, and other natural resources of the State of Connecticut as follows: erosion, flooding, soil destabilization, damage to vegetation and impacts to wells and septic systems.
10. Further review of existing information, and of future information that may be provided by the applicant, is reasonably likely to show the existence of other causes of unreasonable pollution, impairment, or destruction of the wetlands, watercourses, groundwater, and other natural resources of the State of Connecticut.

WHEREFORE, the undersigned parties hereby intervene in this proceeding pursuant to Conn. Gen. Stat. § 22a-19(a) and state under oath that the above statements in this Verified Notice of Intervention are true

and correct to the best of their knowledge and belief.

AND WHEREFORE, as the undersigned persons are party to the proceedings before the Mansfield Inland Wetlands Agency, in the interest of due process and fundamental fairness they hereby request notice of all meetings, formal and informal, between the Applicant and the Agency and its staff and consultants.

  
Mary Harper

  
Ross Harper

Subscribed and sworn to before me this 14th day of September, 2015.



Notary Public Commissioner of Superior Court  
My Commission Expires:



TOWN OF WINDHAM  
WATER WORKS

174 Storrs Road  
Mansfield Center, CT 06250  
Tel. 860-465-3075 • FAX 860-465-3085

- Inland Wetlands Commission
- Zoning Commission
- Planning & Zoning Commission
- Zoning Boards of Appeals

- TOWN:     Ashford         Chaplin                     Eastford  
            Hampton        Mansfield                 Pomfret  
            Union            Willington                Windham  
            Woodstock

INSPECTED BY: *Troy Quick*  
*Troy Quick      W.W.W. Watershed Inspector*

DATE:                    September 4, 2015 WW File #M1515

The Windham Water Works has received notification of a proposed project per the requirements of Public Act 89-301.

**PROJECT DESCRIPTION:**

3 lot subdivision with existing dwelling and 2 proposed lots for single family dwellings with on site septic and wells

Applicant: Christopher & Lindsey Niarhakos

**COMMENTS:**

The Windham Water Works has reviewed the proposed project and with best management practices and with proper soil and erosion control measures throughout the duration, we would have no objections, we will monitor accordingly.

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# Town of Mansfield

## Department of Planning and Development

Date: September 2, 2015  
To: Mansfield Inland Wetlands Agency  
From: Jennifer Kaufman, Inland Wetlands Agent  
Subject: 101 East Road (File #W1557)  
C. and L. Niarhakos  
Description of work: 3-lot re-subdivision  
Map Date: 3/30/2015, Revised through 6/21/2015

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### Project Overview

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

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

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

#### Application Fees and Notifications

The applicant has paid the required application fee

The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.

The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

#### Receipt Motion

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

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

FOR OFFICE USE ONLY  
File # 1557  
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 C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application – page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area *adjacent* to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is *off* your property  
See attached sheet

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2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area *adjacent* to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is *off* your property  
See attached sheet

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3) Describe the type of materials you are using for the project: \_\_\_\_\_  
See attached sheet

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

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

Installation of silt fencing prior to start of construction.

(see notes on plans for further E & S details)

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Part D - Site Description

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

See attached letter and Site Analysis prepared by the landscape architect,

John Alexopoulos.

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**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.

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**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.

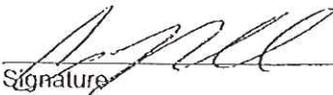
X \$60 State DEP Fee = \$810.

*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:

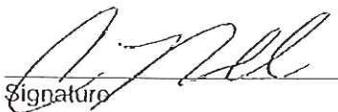
- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

  
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.



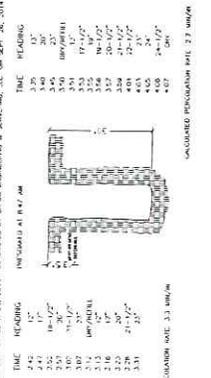




**TEST HOLE DATA**

- TEST HOLE #1  
1'-2" SANDY SILT  
2'-0" SANDY SILT  
3'-0" SANDY SILT  
4'-0" SANDY SILT  
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**PERCOLATION TEST - LOT #1**



PERCOLATION TEST - LOT #1  
CONDUCTED BY GUYTON ENGINEERING & SURVEYING, LLC ON 04/11/2014  
REPORTED AT 10:47 AM

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# Department of Planning and Development

**Date:** December 1, 2015  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** Receipt of New Application for Change to the Inland Wetlands Map  
Hunting Lodge Road (parcel Id 15.21.3) (IWA File #1559)  
Ponde Place LLC  
Description of work: Map Amendment

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## Project Description

Pursuant to section 15.0 of the regulations, the applicant is petitioning to change the Mansfield Inland Wetlands and Watercourses Map on an approximately 45-acre residential parcel located on the west side of Hunting Lodge Road (parcel id 15.21.3). This request is based on a wetland delineation by George Logan, a Registered Soil Scientist and Professional Wetland Scientist. In all petitions to amend the Town map, a public hearing must be held.

Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations and the Fee Schedule established in Article V, Chapter 122, Section 122-12 of the Mansfield Code of Ordinances, authorizes the Agency to hire independent consultants at the expense of an applicant when the Agency deems it necessary to do so. Staff recommends that the Agency hire an independent consultant to peer review the proposed change to the Town's Wetland Map. Staff requested estimates from 5 qualified independent consultants. Due to potential conflicts and time constraints, only one consultant, Pietras Environmental Group, was able to provide an estimate. The principal, Thomas Pietras is a Professional Soil Scientist and Professional Wetland Scientist, with over 34 years of experience and has done numerous peer reviews of this type. I have attached his estimate and resume for your consideration. I have checked references and this firm comes highly recommended. I recommend that we engage their services.

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

## Application Fees and Notifications

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



# Department of Planning and Development

## Proposed Receipt Motion

If the Agency agrees with the staff recommendation, the following motion is in order.

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to:

- Receive the application to change or amend the Inland Wetlands and Watercourses Map, Mansfield, CT, submitted by Ponde Place LLC (IWA File #1559) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield on property located on the west side of Hunting Lodge Road (parcel Id 15.21.3) as shown on a map dated 2/5/2005 and revised through 11/30/2015 and as described in application submissions;
- Refer said application to staff and the Conservation Commission for review and comments;
- Schedule a Public Hearing for February 1, 2016; and
- Engage the services of Pietras Environmental Group, LLC. to provide independent technical peer review on the application.

Pursuant to Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, all fees incurred for this review will be the responsibility of the applicant. A deposit in the amount of \$1,300.00 shall be provided by the applicant prior to issuance of a notice to proceed. Any unspent funds shall be returned to the applicant.

File # \_\_\_\_\_  
Fee Paid \_\_\_\_\_  
Date Submitted \_\_\_\_\_



# Mansfield Inland Wetlands Agency

## Application to Change or Amend the Inland Wetlands and Watercourses Map, Mansfield, Connecticut

Pursuant to Section 15.0 of the Mansfield Inland Wetlands and Watercourses Regulations, all petitions to amend the Inland Wetland and Watercourses regulations shall be subject to a public hearing and payment of the fee (\$500). Any person who submits a petition to amend the Mansfield Inland Wetlands and Watercourses Map, shall bear the burden of proof for all requested map amendments. The Fee Schedule established in Article V, Chapter 122, Section 122-12 of the Mansfield Code of Ordinances, authorizes the Agency to hire independent consultants at the expense of an applicant when the Agency deems it necessary to do so.

1. Applicant's Name Storrs Lodges, LLC  
Address 30 Dorset Crossing Dr, Suite 600, Simsbury CT 06070  
Phone Number 860-217-1700 email tonya@thekeystonecompanies.com
2. Applicant's interest in the property: Owner Lessee Optionee Other
3. Property Owner(s)' Name Ponde Place, LLC  
Address 30 Dorset Crossing Dr, Suite 600, Simsbury CT 06070  
Phone Number 860-217-1700 email tonya@thekeystonecompanies.com
4. Location of Property (include street address) and Tax Parcel Id (Map, Block, Lot):  
Hunting Lodge Rd Parcel ID 15.21.3
5. Reason for the requested action:  
Amend town official wetland + watercourses map to allow for future compact residential development

The following must be submitted as part of this petition:

- The wetlands and watercourses from the Official Map
- The proposed amendment
- Documentation by a certified soils scientist of the distribution and types of wetland soils and watercourses on subject property. (Please include the Soil Scientist's Certification)
- A Map certified by a Connecticut Licensed Land Surveyor and the Soil Scientist indicating the watercourses and flag locations set by the soil scientist defining the boundaries of wetland soil types.
- Map(s) indicating any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.

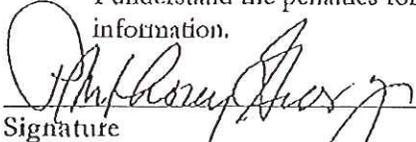
In addition, please provide the following information:

- Total Area of Wetlands on property from Official Map: 15.29 Ac / 666,232 S.F. (Ac/SF)
- Total Length of Watercourse from Official Map: 0 (LF)
- Total Area of Wetlands as Flagged by Soil Scientist: 6.68 Ac / 291,172 S.F. (Ac/SF)
- Total Area of Wetlands as flagged by Soil Scientist: 0 (Ac/SF)  
*Open Water Body*
- Total Length of Watercourse as determined by Survey: 1,439 L.F. (LF)
- Total Area of Open Water as determined by Survey: 0 (Ac/SF)
- Wetland Net Change (exclude wetland to open water): -8.61 Ac / -375,060 S.F. (Ac/SF)
- Watercourse Length Net Change: ADD 1,439 L.F. (LF)
- Open Water Area Net Change: 0 (Ac/SF)
- Total Land Area of the Property: 45.93 Ac / 2,000,645 S.F. (Ac/SF)

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

11-30-15  
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

11-30-15  
Date

Property Details

Number of records found: 1

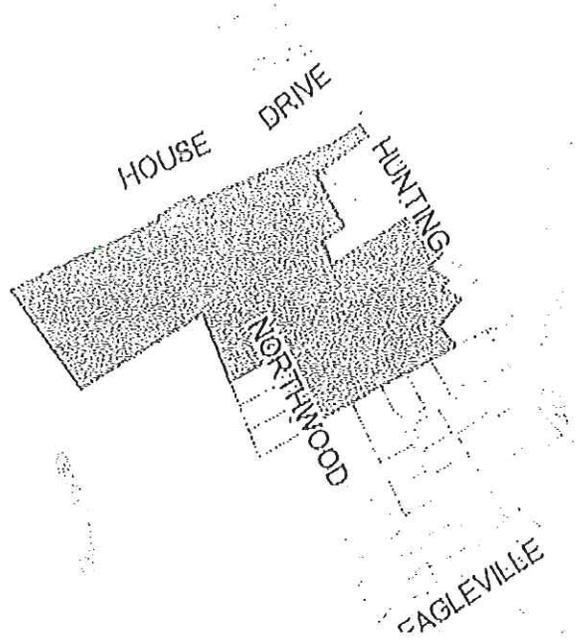
One record is displayed for each address found at the selected property. Multiple addresses may occur in the case of condominiums.

HUNTING LODGE RD  
ID: 15.21.3

[View Property Record Card](#)

PARCEL ID: 15.21.3  
LOCATION: HUNTING LODGE RD  
LAST SALE DATE: 2013-07-15  
CO-OWNER:  
MAILING ADDRESS LINE 2:  
MAILING ADDRESS CITY: SIMSBURY  
MAILING ADDRESS ZIP: 06070  
ROOF STRUCTURE:  
HEAT TYPE:  
BUILDING STYLE:  
LANDUSE DESCRIPTION: Res. Vacant Land  
NEIGHBORHOOD:  
LAND ASSESSMENT: 78800  
EXTRA FEATURES ASSESSMENT: 0  
BOOK / PAGE: 763 / 405  
APPROXIMATE YEAR BUILT: 1900  
NUMBER OF ROOMS:  
NUMBER FULL BATHS:  
BUILDING AREA EFFECTIVE: 0

ACCOUNT NUMBER: 15 21 3  
LAND AREA: 46.0  
OWNER: PONDE PLACE LLC  
MAILING ADDRESS LINE 1: 30 DORSET CROSSING DR STE 600  
MAILING ADDRESS LINE 3:  
MAILING ADDRESS STATE: CT  
MAILING ADDRESS COUNTRY:  
ROOF COVERING:  
HEAT FUEL:  
LANDUSE CODE: 600  
ZONING: RAR90  
BUILDING ASSESSMENT: 0  
OTHER BUILDING ASSESSMENT: 0  
TOTAL ASSESSMENT: 78800  
LAST SALE VALUE: 0  
NUMBER OF STORIES:  
NUMBER OF BEDROOMS:  
NUMBER OF HALF BATHS:  
BUILDING AREA GROSS: 0



Owner: PONDE PLACE LLC  
Co-Owner:  
Address: 30 DORSET CROSSING DR STE 600  
IMSBURY CT 06070

Assessment: Total: 78800  
Building: 0 Land: 78800 Yard: 0

Sales History

<u>Santor</u>	<u>Book / Page</u>	<u>Sale Date</u>	<u>Sale Price</u>
ASPORTAS ABRAHAM EST ET AL	300/ 192	1990-08-22	
REFERENCE	370/ 413	1996-03-06	
EYSTONE COMPANIES LLC THE	563/ 91	2004-12-01	300000
PONDE PLACE LLC	720/ 296	2012-01-30	
	763/ 405	2013-07-15	



MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

Additional Information

Lot Area: 45.9 AC Zoning: RAR90  
Lot Use: 500' - Res. Vacant Land  
Neighborhood:

Building Information

Style:	Stories:
Year Built: 1900	Heat Fuel:
Rooms: Bedrooms:	Heat Type:
Baths: Half Baths:	AC Type:
Living Area:	Roof Structure:
Gross Area:	Roof Covering:

Extra Features

<u>Description</u>	<u>Area / Units</u>	<u>Assessment</u>
<u>Sub Areas</u>		
<u>Description</u>	<u>Living Area</u>	<u>Gross Area</u>



REPORT DATE: November 25, 2015  
PAGE 1 OF 3

REMA ECOLOGICAL SERVICES, LLC  
164 East Center Street, Suite 8  
Manchester, CT 06040  
860.649.REMA (7362)

### ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

**PROJECT NAME & SITE LOCATION:**

+/- 45.93 acres  
Hunting Lodge Road  
Mansfield, CT

REMA Job No.: 15-1860-MNS18

Field Investigation Date(s): 10/1, 10/9, 10/10/2015

**Field Investigation Method(s):**

- Spade and Auger  
 Backhoe Test Pits  
 Other: \_\_\_\_\_

**REPORT PREPARED FOR:**

EdR  
999 South Shady Grove Road  
Suite 600  
Memphis, TN 38120

**Field Conditions:**

Weather: Mostly sunny to cloudy, 50s to 70s

Soil Moisture: low-moderate

Snow Depth: none

Frost Depth: none

**Purpose of Investigation:**

- Wetland Delineation/Flagging in Field  
 Wetland Mapping on Sketch Plan or Topographic Plan  
 High Intensity Soil Mapping by Soil Scientist  
 Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)  
 Other: \_\_\_\_\_

Base Map Source: CT Soil Survey web (USDA-NRCS) Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-40 (open line), RES-B-1 to RES-B-28 (open line), RES-C-1 to RES-C-51 tied to RES-2C-1 to RES-2C-28 tied to RES-3C-1 to 3C-50, RES-1C-1 to RES-1C-13, and RES-4C-1 to RES-4C-36 (all open lines)

**General Site Description/Comments:** The "study area" or "site" is a roughly 49.93-acre, residentially-zoned parcel, westerly of Hunting Lodge Road, and northerly, easterly, and westerly of the northern terminus of Northwood Road, in Mansfield, CT. The site is predominately wooded and undisturbed, except for historic disturbances associated with filling just northerly of the terminus of Northwood Road, and with a crossing over the site's eastern wetland corridor and stream to connect Hunting Lodge Road with Northwood Road. The soils within the study area are both disturbed and undisturbed in nature, and are derived from glacial till (i.e. unstratified sand, silt & rock), both with and without a hardpan, and with rocky/sandy fill in the areas noted. The disturbed upland soils are identified as the Udorthents (306) soil mapping unit. The undisturbed upland soils are the well drained Paxton and Montauk (85), Canton and Charlton (60), and Charlton and Chatfield (73) soil series complexes, and the moderately well drained Woodbridge (46) soil series, while the undisturbed wetland soils belong to the poorly and very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex. The site's regulated wetland areas include a seasonally saturated to seasonally flooded eastern forested corridor associated with an intermittent stream, tributary to Eagleville Brook, and western forested wetlands, including a hillside seep and vernal pool habitat, that drain westerly to Cedar Swamp Brook. All of the forested wetlands are red-maple dominated swamps, with typical understory species (e.g. spicebush, highbush blueberry). However, the eastern forested wetland understory is dominated by Japanese barberry, and invasive shrub.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 45.93 acres  
Hunting Lodge Road, Mansfield, CT

SOIL MAP UNITSUpland Soils

**Montauk loam (85).** This series consists of very deep, well drained soils formed in till derived primarily from granitic materials. These soils are on upland till plains and moraines. Slope ranges from 0 to 35 percent. Saturated hydraulic conductivity is moderately high or high in the solum and low to moderately high in the substratum. Mean annual temperature is about 49 degrees F, and mean annual precipitation is about 45 inches. Thickness of the solum and depth to the firm till substratum typically ranges from 20 to 38 inches but the range currently includes 18 to 38. Rock fragments range from 3 to 35 percent in the solum and 5 to 50 percent in the C horizon. The soil ranges from extremely acid to moderately acid throughout.

**Paxton fine sandy loam (85).** This series consists of deep, well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to very steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils have a dark brown fine sandy loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is dark yellowish brown and olive brown fine sandy loam. The substratum from 26 to 60 inches is olive, very firm and brittle gravelly fine sandy loam.

**Udorthents (306).** This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

**Woodbridge fine sandy loam (46).** This series consists of deep, moderately well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils typically have a very dark grayish brown fine sandy loam surface layer 7 inches thick. The subsoil from 7 to 30 inches is dark yellowish brown and light olive brown fine sandy loam, mottled below 18 inches. The substratum from 30 to 60 inches is light olive brown, very firm and brittle gravelly fine sandy loam.

**Charlton very stony fine sandy loam (73).** This series consists of very deep, well drained coarse-loamy soils formed in friable, glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. In tilled areas, these soils have a surface layer of dark brown fine sandy loam 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown fine sandy loam and sandy loam. The substratum from 26 to 60 inches or more is grayish brown gravelly fine sandy loam.

**Chatfield loam (73).** This series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depths of 20 to 40 inches. Permeability is moderate or moderately rapid. In tilled areas, these soils have a surface layer that is very dark to dark grayish brown loam up to 8 inches thick. The subsoil from 8 to 26 inches is brown, flaggy silt loam.

**Canton stony fine sandy loam (61).** This series consists of deep, well drained soils formed in a coarse-loamy mantle underlain by sandy glacial till on uplands. They are nearly level to very steep soils on till plains and hills. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of very dark grayish brown fine sandy loam 2 inches thick. The subsoil from 2 to 23 inches is yellowish brown fine sandy loam, gravelly fine sandy loam and gravelly sandy loam. The substratum from 23 to 60 inches is pale brown gravelly loamy sand.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 45.93 acres  
Hunting Lodge Road, Mansfield, CT

SOIL MAP UNITSWetland Soils

**Ridgebury fine sandy loam (3).** This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumoidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

**Leicester fine sandy loam (3).** This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

**Whitman fine sandy loam (3).** This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumoidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

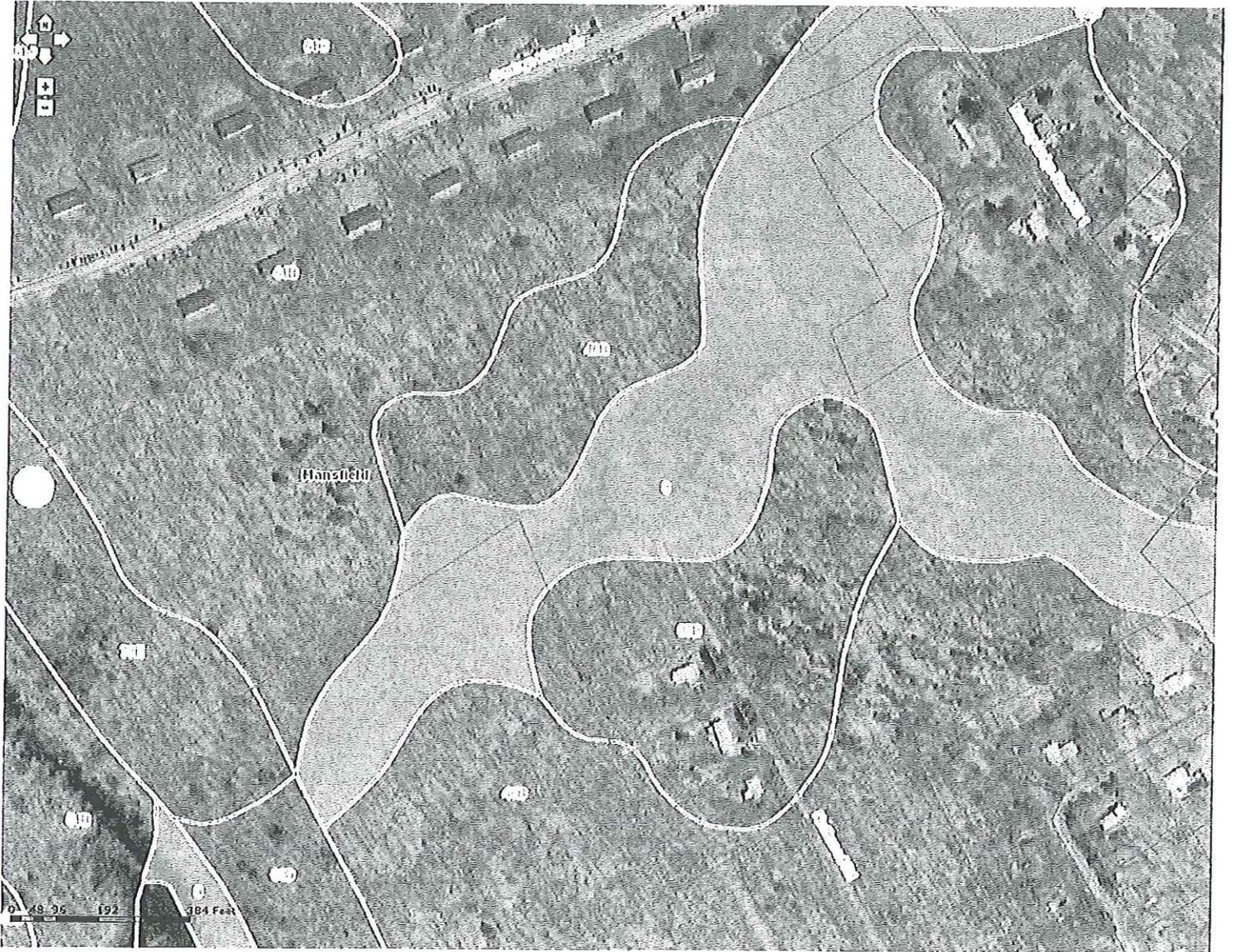
Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

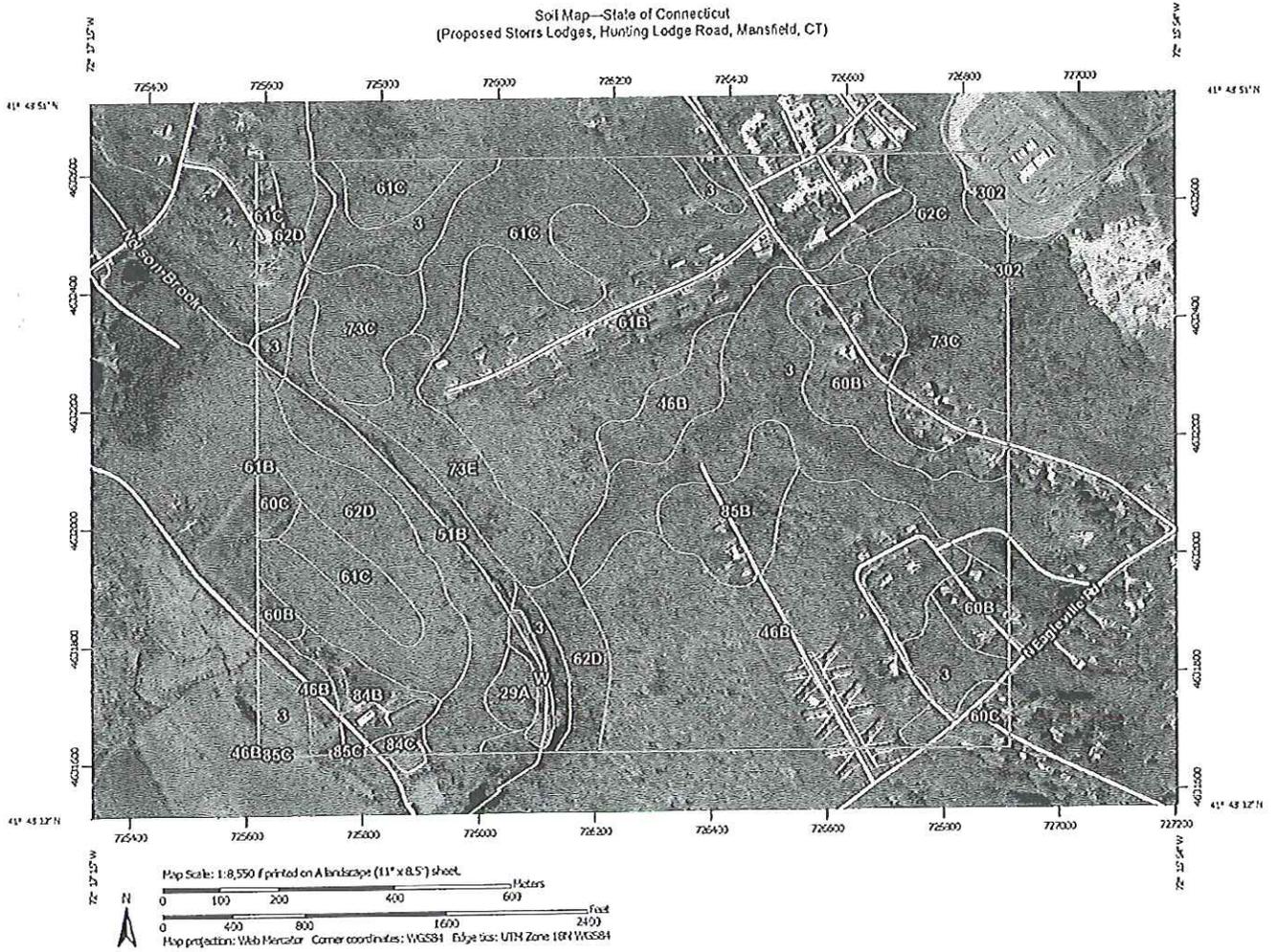
REMA ECOLOGICAL SERVICES, LLC



George T. Logan, MS, PWS, CSE  
 Registered Soil Scientist, Professional Wetland Scientist  
 Field Investigator/Senior Reviewer



Soil Map—State of Connecticut  
 (Proposed Storrs Lodges, Hunting Lodge Road, Mansfield, CT)



Soil Map—State of Connecticut  
(Proposed Storrs Lodges, Hunting Lodge Road, Mansfield, CT)

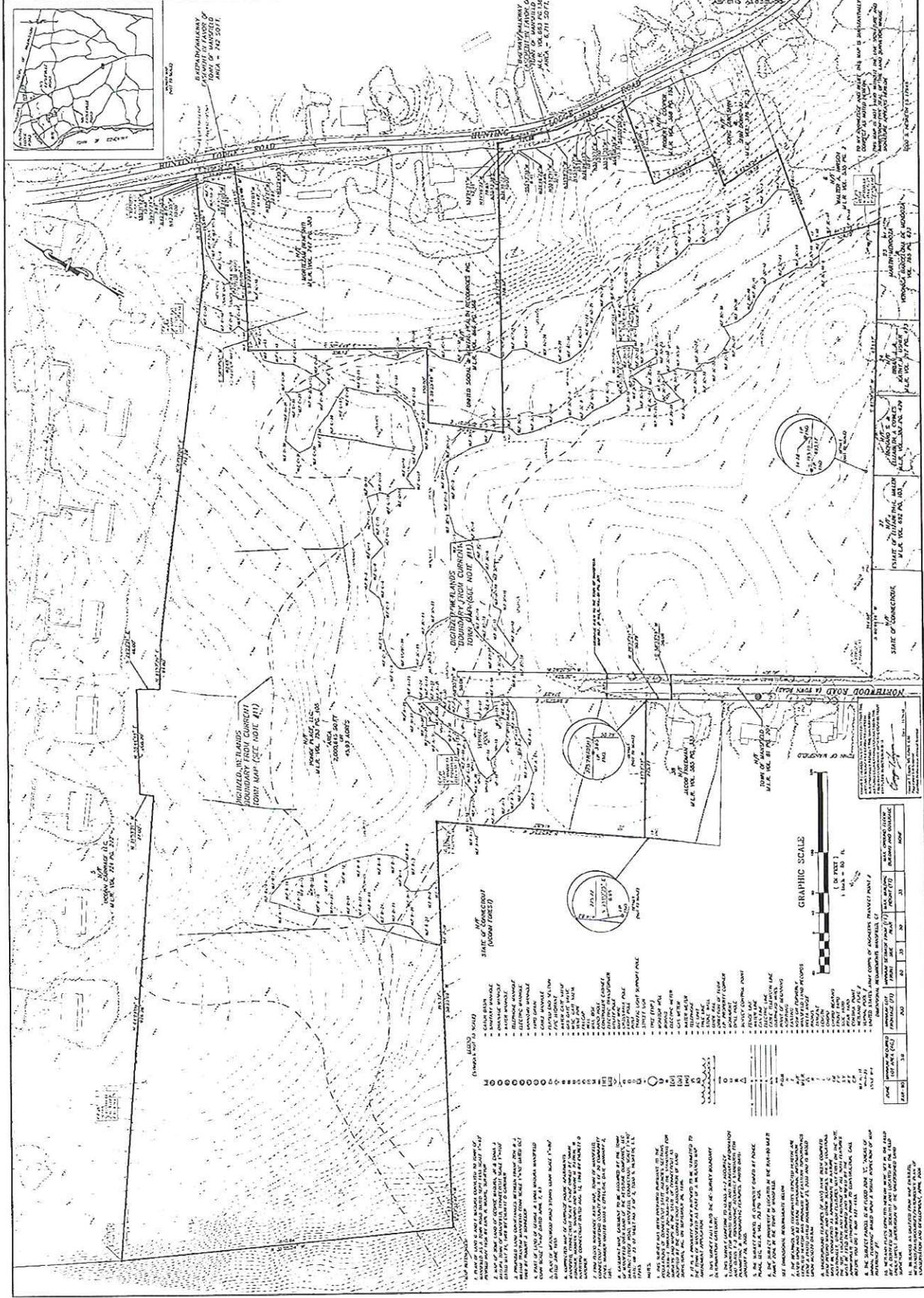
MAP LEGEND	MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p><b>Special Point Features</b></p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel PA</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>	<p> Spot Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:12,000. Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: <a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a> Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: State of Connecticut Survey Area Data: Version 14, Sep 22, 2015</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 28, 2011—May 12, 2011</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

## Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	46.6	14.4%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	2.2	0.7%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	62.2	19.2%
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	17.9	5.5%
60B	Canton and Charlton soils, 3 to 8 percent slopes	18.0	5.6%
60C	Canton and Charlton soils, 8 to 15 percent slopes	4.1	1.3%
61B	Canton and Charlton soils, 3 to 8 percent slopes, very stony	58.0	17.9%
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	25.2	7.8%
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	7.3	2.2%
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony	28.2	8.7%
73C	Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky	24.0	7.4%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	10.5	3.2%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	5.3	1.7%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	0.9	0.3%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	9.2	2.9%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	0.1	0.0%
302	Dumps	2.1	0.7%
W	Water	1.8	0.5%
<b>Totals for Area of Interest</b>		<b>323.5</b>	<b>100.0%</b>

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F. A. Hesketh & Associates, Inc.  
 40 Cheshire Brook, East Windsor, CT 06026  
 Phone: 860-557-8000  
 Fax: 860-557-8005  
 e-mail: fah@fah.com

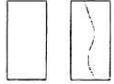


**LEGEND**  
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**LEGEND**  
 Field Located Wetlands as Flagged by  
 REMA Ecological Service, LLC, November 2015  
 Watercourses per Field Survey



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# Thomas W. Pietras, Soil Scientist and Wetland Scientist

Pietras Environmental Group, LLC  
15 Briarwood Lane, Wallingford, CT 06492  
Phone: 203-314-6636

Email: [tom@pietrasenvironmentalgroup.com](mailto:tom@pietrasenvironmentalgroup.com)  
Website: [pietrasenvironmentalgroup.com](http://pietrasenvironmentalgroup.com)

## Professional Experience and List of Services

- \*Thirty four years of professional experience as soil and wetland scientist.
- \*Conduct investigations for wetland identification and wetland boundary delineation according to criteria established for CT Inland Wetlands, CT Tidal Wetlands, Federal Wetlands and MASS Bordering Vegetated Wetlands. Completed over 4000 wetland mapping projects in Southern England, New York, New Jersey and Pennsylvania. Worked to revise Town Wetland Maps for Bloomfield, East Hartford, Fairfield, Middletown, Simsbury and Westport.
- \*Preparation of environmental assessment reports. Reports include: description and mapping of vegetative communities and wildlife habitats, prepare plant inventories, assess functional values of wetlands and watercourses and evaluate potential impacts to natural resources from proposed development.
- \*Identification and certification of vernal pools. Conduct investigations to inventory vernal pool species and prepare descriptive reports of vernal pools.
- \*Provide recommendations and assist with plans for creation, restoration and enhancement of wetlands and watercourses.
- \*Prepare planting plans that incorporate native species.
- \*Provide assistance to municipal wetland commissions. Tasks include verification of wetland boundaries, evaluation of potential impacts to wetlands and watercourses from proposed development plans and provide expert testimony at public hearings.
- \*Serve as environmental monitor for construction projects and utility line maintenance projects. Tasks include inspecting sedimentation controls, assessing construction related impacts to wetlands and watercourses, preparing plans for removal of sediments from wetlands and re-establishing native vegetation in impacted areas.
- \*Soil evaluator to engineering firms and health districts. Provide detailed soil descriptions in test pits for design of on-site sewage disposal systems. Experienced in evaluating problem soils, including soils developed in red parent materials.

## Work History

Two years as a forestry education officer with the Peace Corps in Ghana, West Africa, 1975 to 1977.

One year in North Carolina working in land survey and forester with a consulting firm in Laurinburg, North Carolina, 1977 to 1978.

Thirty-two years as a soil scientist and wetland scientist with Soil Science and Environmental Services, Inc. in Cheshire, CT, 1981 to 2013.

Two years as the principal and professional soil and wetland scientist with Pietras Environmental Group, LLC, 2013 to present.

## Thomas W. Pietras, Professional Soil and Wetland Scientist

Education	<p>M.S., Natural Resources Conservation, University of Connecticut. B.S., Forestry Resources Management, University of West Virginia. Post-graduate classes in soil engineering, on-site sewage disposal, soil genesis and classification and plant identification.</p>
Memberships and Registration	<p>Professional Soil Scientist, Society of Soil Scientists of Southern England. Professional Wetland Scientist, Certification Number 1053, Society of Wetland Scientists. Membership in Connecticut Association of Wetland Scientists. Commissioner on the Town of Wallingford, Conservation Commission.</p>
Recent Projects:	<p>Completed wetland delineations along utility lines. Conducted wetland delineation on over 200 miles of electrical transmission lines owned by Eversource (formerly Northeast Utilities). Performed wetland delineations along sections of the Northeast Energy Direct project (NED) in Pennsylvania, Massachusetts and Connecticut. NED is a gas pipeline project that will transfer natural gas from the Marsala shale region of PA to New England.</p> <p>Tidal and Inland Wetland mapping on a 20 acre island in Darien, CT. Work included compiling a vegetative inventory of vegetation growing on the island, making vegetative community maps and documenting the site with photographs.</p> <p>Primary soil scientist involved for revisions to Town Wetland Maps for Bloomfield, CT and East Hartford, CT. All of the wetlands and watercourses in each town were field identified and their boundaries were field sketched onto MDC maps (200 scale, 2 ft. contours). The field sketches were drafted onto formal maps that were adopted as the official Town Wetland Maps.</p> <p>Wetland boundary map verifications for Towns of Darien, New Canaan, Westport, Fairfield, Oxford and Wallingford. Served as town expert soil scientist to review wetland delineations submitted by applicants. Whenever accuracy of a wetland delineation is questioned, a joint field inspection was conducted with the applicant soil scientist to determine correct location of the wetland boundary.</p> <p>Field investigation of vernal pools on properties proposed for development, along utility line right-of-ways and on town open space lands. Projects included residential subdivisions in Avon and Bloomfield, MDC sanitary sewer lines in central CT and on Town of Wallingford open space lands.</p> <p>Pond restoration in Westport, CT. Completed several months of studying existing conditions in a small pond that had become silted-in. Assisted in the design for removing sediments and deepening the pond and in obtaining necessary regulatory permits. The restored pond provides improved aquatic and wildlife habitat and is used as an outdoor classroom by a nature center.</p>

## Thomas W. Pietras, Professional Wetland and Soil Scientist

### Recent Projects (continued)

Completed environmental assessment reports for residential, commercial and industrial projects. These include a four-lot residential subdivision on five acres in Avon, CT; a proposed auto park on an 11 acre parcel in the City of Danbury, CT; and a proposed 16 acre distribution center on a 37 acre parcel in South Windsor, CT. Assisted with wetland mitigations plans on the each of the proposed development sites. One project included a proposed 0.6 acre wetland creation site.

Expert technical assistance provided to Towns of Brookfield, Oxford and Westport. Reviewed variety of projects including single family residential subdivisions, 125 unit condominium development, 124 affordable mobile home community on 40 acres, 200 unit multi-family residential community on a four acre parcel on Route One and plans for a 150,000 sq. ft. shopping plaza. Site plans submitted by the applicant were evaluated for potential impacts to wetlands and watercourses.

Served as environmental monitor for sanitary sewer line project in Berlin, CT and for vegetative maintenance along a 41 mile natural gas line in CT. Activities included inspecting for impacts to wetlands and watercourses, ensuring that appropriate environmental procedures were followed and re-locating state listed turtles that were present within an active work area.

Evaluated topsoil and turf in playing fields on two schools and a town park for Town of Wallingford. Soil descriptions provided for both topsoil and subsoil horizons . Provided recommendations to correct drainage problems in the fields.

Served with other soil scientist on committees formed to address wetland identification in problem soils. Separate studies and workshops were held for soils on floodplains, soils developed in reddish-colored glacial till and soils on disturbed landscapes. Assisted in conducting field studies in the problem soils, compiling narrative reports and running field workshops.

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**PIETRAS ENVIRONMENTAL GROUP, LLC**

**PROPOSAL FOR SERVICES**

Date: December 2, 2015

To:

Jennifer Kaufman, Natural Resources and Sustainability Coordinator &  
Inland Wetlands Agent  
Town of Mansfield  
10 South Eagleville Road  
Storrs-Mansfield, CT 06268

Project Name & Location:

Property of Ponde Place LLC, Hunting Lodge Road, Mansfield, CT (45+/- acres)

Services

Pietras Environmental Group, LLC will provide the following services:

- I. Wetland boundary verification.

The property will be inspected for the purpose of verifying the wetland boundary lines which were previously established by Rema Ecological Services, LLC (RES) in October 2015. All of the wetland boundary lines previously established by RES will be inspected. Test holes will be dug with a spade and auger in order to verify the accuracy of the flagged wetland boundaries. For any area where the wetlands boundary line(s) is determined to be different from what was previously identified by RES, a field sketch will be drawn onto the property map to show the approximate location(s) of the different wetland boundary. Immediately following the site inspection you will be contacted and informed of my findings. If differences are found in the proposed wetland boundary, a copy of the field sketch map will be forwarded to you which identifies the area(s) of difference.

The site investigation will include an examination of the entire site. Special attention will be paid to inspecting those areas which are presently shown as wetlands on the Town of Mansfield Wetlands Map, but were not identified as wetlands by RES.
- II. Joint site investigation to resolve differences in the wetland boundary line(s).

Depending on whether I determine the wetland boundary line(s) are different from the wetland boundary line delineated by RES or if additional wetlands are identified on the property, it may be prudent to schedule a joint site inspection with staff from Rema Ecological Services and myself. It is highly recommended that a representative from the Town be present as well. Those areas where the accuracy of the delineated wetlands boundary was questioned will be reviewed. An attempt will be made during the joint site inspection to the Applicant Soil Scientist (Rema Ecological Services) and the third party reviewer Soil Scientist (Pietras Environmental Group) agree on the actual location of wetland boundary and revise the wetland delineation if necessary in all of the questioned areas.
- III. Prepare report of findings.

A report will be prepared that presents the findings of the wetland boundary verification investigation and if applicable the results of the joint site investigation.
- IV. Representation at meetings.

Representation will provided at staff meetings and Inland Wetland Agency meetings as requested by the Town.

---

15 Briarwood Lane  
Wallingford, CT 06492  
203-314-6636

EMAIL Tom@pietrasenvironmentalgroup.com  
WEB SITE pietrasenvironmentalgroup.com

Cost for Services

The costs for providing Tasks I thru IV are:

Tasks I and III. Conduct Investigation to verify proposed wetland boundary lines & provide report of findings.

\$800.00

Task II. If necessary, attend joint site investigation for purpose of resolving any questioned wetland boundary line(s). This task is optional and would only occur if differences are determined with the proposed wetland boundary line(s) and if the Town decides a joint site investigation is necessary.

The cost to perform Task II would be billed at the hourly rate of \$80.00 per hour, with a minimum fee of \$250.00. It is unlikely that this task would require more than a full day.

Task IV. Representation at staff meetings and Inland Wetlands Agency meetings.

Representation at meetings is billed at the hourly rate of \$80.00 per hour with a minimum fee of \$250.00.

Respectfully submitted,

Pietras Environmental Group, LLC

*Thomas W. Pietras*

Thomas W. Pietras  
Professional Wetland and Soil Scientist

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**PIETRAS ENVIRONMENTAL GROUP, LLC**

**WETLANDS INVESTIGATION REPORT**

, 2015

Conservation Department  
ATTN: Alicia Mozian, Director  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880

Re: Property Address

Dear Ms. Mozian:

In accordance with your request, I conducted a site inspection to the subject property on S, 2015. The purpose of the investigation was to verify the proposed wetland boundaries that were previously established by, Wetland and Soil Scientist. A wetlands delineation report, dated, 2015, was prepared by M. According to the report, M. conducted site inspections to the subject property on , 2014 and, 2015. M. identified two areas of wetlands: one wetland lies to the east of A Road and the second wetland is situated to the west of the road. The wetland boundaries were delineated by M. with consecutively numbered, survey tapes (1 thru ). The wetland boundaries were plotted onto a property plan map prepared by W - Land Surveyor, LLC, dated , 2015.

During the S, 2015 inspection I found most of the wetland boundary flags that had been previously established by M. I was not able to find wetland flags 1, 4, 15, 40 thru 43, 49, 50 and 51. However, I was able to determine the approximate locations for these missing flags in the field based on the information provided on the survey map. The survey map clearly shows the locations of all of the wetland boundary flags along with stone walls and individual trees. On S, 2015 I dug test holes with a spade and auger for soils identification. Site conditions on /2015 included: mostly sunny, seasonably cool in the 40's and moist to dry soils. During the past several weeks rainfall was scarce and temperatures were very warm. However, there was sufficient soil moisture to identify soil types.

Based on my S, 2015 investigation I am in agreement with the wetland boundaries that were previously delineated by M. with one exception. I determined that additional wetlands are present to the southeast of wetland flags t to x. I identified poorly drained L fine sandy loam extending 20 to 30 feet to the southeast of the wetland boundary flags t to x.

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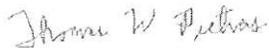
15 Briarwood Lane  
Wallingford, CT 06492  
203-314-6636

EMAIL Tom@pietrasenvironmentalgroup.com  
WEB SITE pietrasenvironmentalgroup.com

A joint site inspection was conducted on O, 2015. Those present at the inspection were: Alicia Mozian, Director for Westport Conservation Department, M. and Thomas Pietras. Site conditions on O, 2015 included: sunny, temperatures in the 40's and soil moisture ranging from dry to moist. Soils in the test holes were carefully examined. Based on the O, 2015 investigation it was jointly agreed by both M. and Mr. Pietras to revise the wetlands boundary that was previously delineated by Wetland Flag numbers t thru x. New wetland boundary flags, numbered t-R thru x-R, were established to delineate the additional wetlands. This resulted in slightly increasing the extent of mapped wetlands (refer to sketch map in Figure 1).

In summary and conclusion, I inspected the property on S, 2015 for the purpose of wetland boundary verification. The wetland boundary lines previously established by M. were determined to be substantially correct with one exception. I determined that additional wetlands lie to the southeast of Wetland Flags t thru x. A joint site investigation was conducted on O, 2015. The wetland boundary in question was reviewed by M. and Mr. Pietras. It was mutually agreed that there are additional wetlands present up slope of wetland boundary flags t thru x. A revised wetland boundary line was established on O, 2015 with wetland boundary flags t-R thru x-R in order to include the additional wetlands.

Respectfully submitted,



Thomas W. Pietras, Professional Wetland and Soil Scientist

cc: M.



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## Department of Planning and Development

Date: December 2, 2015  
To: Mansfield Inland Wetlands Agency  
From: Jennifer Kaufman, Inland Wetlands Agent  
Subject: Receipt of New Application for Wetlands License  
895 Mansfield City Road (IWA File #1560)  
M. Slowik  
Description of work: single family dwelling

---

### Project Description

The applicant proposes to construct a single family dwelling on the southwesterly side of Mansfield City Road. The majority of the activity is proposed within the upland review area. The closest activity to wetlands is the proposed driveway, which is located on 20 feet from the edge of wetlands.

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

### Application Fees and Notifications

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

### Receipt Motion

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to receive the application submitted by M. Slowik (IWA File #1560) under the Wetlands and Watercourses Regulations of the Town of Mansfield for single family dwelling on property located at 895 Mansfield City Road as shown on a map dated 10/23/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

APPLICATION PACKET  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
TEL: 860-429-3334  
OR 429-3330;  
FAX: 860-429-8863

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

- Consultation with Wetlands Agent
- Amount of fee paid \$125+\$60 = \$185
- Dated map/site plan
- Project description
- Names and addresses of abutters
- Certified postal receipts to abutters
- N/A Certified postal receipts to Windham Water Works (if applicable)
- N/A Proof of submittal to Department of Public Health (if applicable)
- N/A Certified postal receipts to adjoining town  
(if less than 500' from town line)
- Statewide Reporting Form
- CT DEEP Natural Diversity Database Checked  
See attached map-no activity in sensitive area

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

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

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

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

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

Part A - Applicant

Name Michael Slowik  
Mailing Address 895 Mansfield City Road  
Storrs, CT Zip 06268  
Phone 860-933-2748 Email mike@thecabinetnetworksllc.com

Title and Brief Description of Project

Split an existing lot of record for a proposed single family dwelling

Location of Project 895 Mansfield City Road

Intended Start Date Spring 2016

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 \_\_\_\_\_

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

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

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application - page 6.)

Please include a description of all activity or construction or disturbance:

- a) In the wetland/watercourse  
b) In the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property  
a) No proposed activity in wetlands

b) Proposed Driveway-approximately 20' from wetlands at its closest point

Proposed Well-approximately 70' from wetlands at its closest point

Proposed House-approximately 100' from wetlands at its closest point

Proposed Septic System-approximately 140' from wetlands at its closest point

Proposed Foundation Drain Outlet-approximately 137' from wetlands

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) In the wetland/watercourse  
b) In the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property  
a) No wetlands to be disturbed

b) 26,000 sq. ft. (0.6 ac.)

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

Fill for driveway and septic system will be sand & gravel material.

- a) Include type of material used as fill or to be excavated sand & gravel  
b) Include volume of material to be filled or excavated Approximately 200 cu. yds. for driveway and approximately 80 cu. yds. for septic system.

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

Silt fencing will be placed as shown on submitted plans down gradient of proposed disturbances and will be maintained until site disturbances are stabilized.

Part D - Site Description

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

Gently sloping wooded area with well drained soils.

**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 plan minimizes the impact to wetlands on this proposed lot.  
\_\_\_\_\_  
\_\_\_\_\_

**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 October 23, 2015  
3) Zone Classification RAR-90  
4) Is your property in a flood zone?  Yes  No  Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

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

- 1) Attach list of abutters, name, address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. Postal receipts of your notice to abutters must accompany your application. (This is not needed for exemptions).

**Part I - Additional Notices, if necessary**

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

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

**Part J - Other Impacts To Adjoining Towns, If applicable**

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

**Part K - Additional Information from the Applicant**

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

**Part L - Filing Fee**

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

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

X \$60 State DEP Fee = \$185.

*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.

M. J. W. S. I. E.  
Signature

12-1-15  
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.

M. J. W. S. I. E.  
Signature

12-1-15  
Date

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**



### Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Hartford Management Section, Inland Water Resources Division, CT DEEP, 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 X  
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: Coventry or Quad Number: 40  
Subregional Drainage Basin Number: 3100
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Michael Slowik
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 895 Mansfield City Road, Storrs, CT 06268  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent X  
Description: Lot split for a proposed single family dwelling.
- 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): 0.75 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

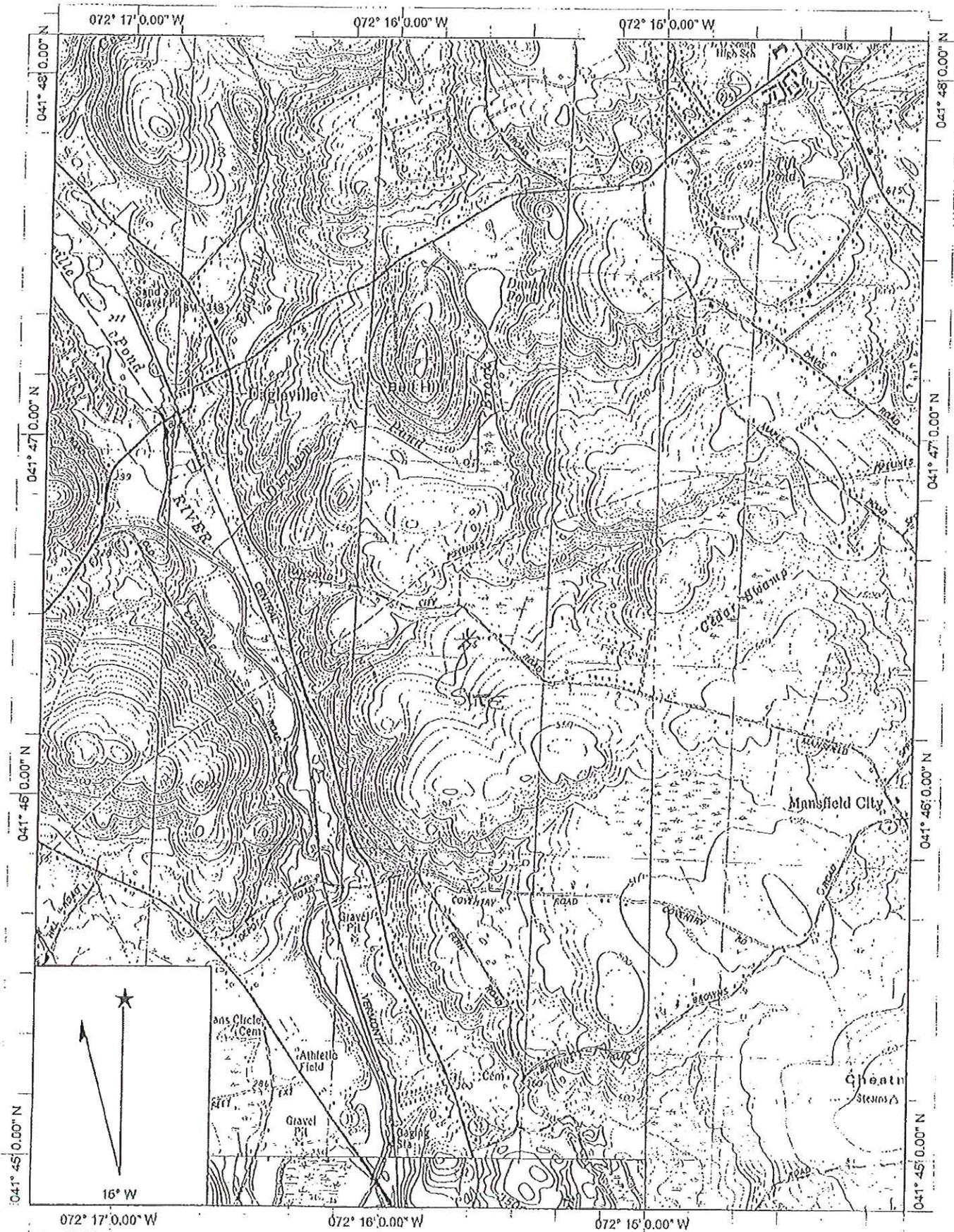
DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Mansfield, Connecticut

# USGS QUADRANGLES and SUB-REGIONAL DRAINAGE BASINS



Prepared by Mansfield Dept. of Planning and Development  
May 23, 2014



Mansfield, Connecticut

# WILLIMANTIC RESERVOIR PUBLIC WATER SUPPLY WATERSHED



 Mansfield\_Willimantic\_Reservoir\_Watershed-REV2  
Public Water Supply (PWS) ID #CT1630011

Prepared by Mansfield Dept. of Planning and Development  
June 18, 2014



# Natural Diversity Data Base Areas

MANSFIELD, CT

September, 2015

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center. A new mapping format is being employed that more accurately models important riparian and aquatic areas and eliminates the need for the upstream/downstream searches required in previous versions.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

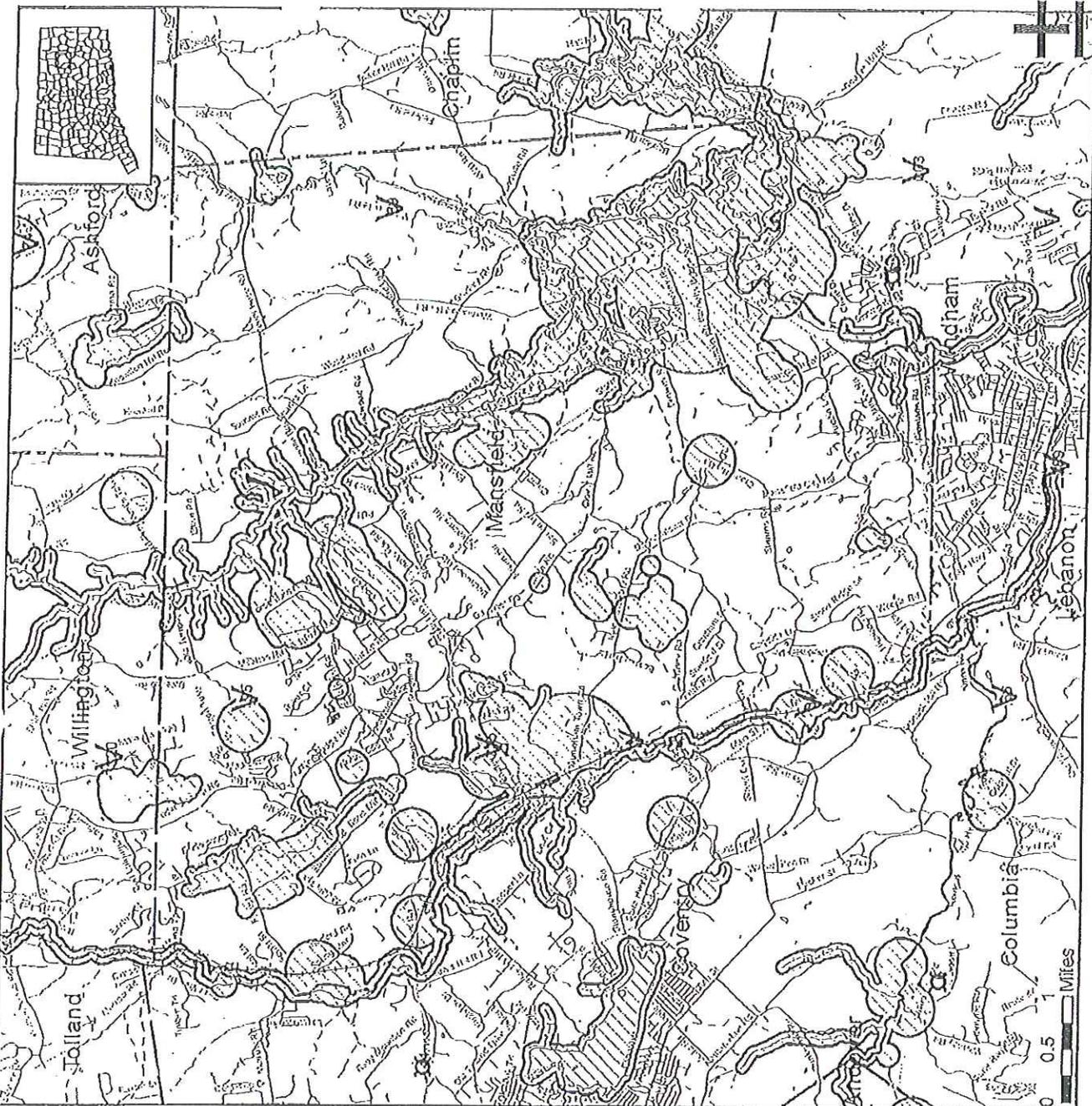
[www.ct.gov/deep/nddb/request](http://www.ct.gov/deep/nddb/request)

Use the CTECO Interactive Map Viewers at [www.cteco.uconn.edu](http://www.cteco.uconn.edu) to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)  
79 Elm St., Hartford CT 06106  
Phone (860) 424-3011



Connecticut Department of  
Energy & Environmental Protection  
Bureau of Natural Resources  
Wildlife Division







OPEN SPACE PRESERVATION COMMITTEE  
DRAFT Minutes of November 17, 2015

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

Meeting was called to order at 7:30.

Vicky was appointed acting secretary.

Minutes of the October 20, 2015 meeting were approved.

**Old Business**

*Field Trip Review—LaGuardia property* The committee discussed possible locations of parking and trails.

*Guarnaccia Property Update* The Town Council's public hearing will be on December 14.

*Permanently Preserving Town-owned Land* Jim reported on a CFPA conservation easements workshop, where he learned about the Parkland Replacement Law (7-131 N). The committee discussed properties for initial projects. Jennifer will contact CLCC staff about an easement process.

**New Business**

*CACIWC Debrief* Jennifer reported on an Audubon Connecticut campaign to promote legislation that would enable towns to enact a 1% tax on property sales. The proceeds would be placed in a municipal open space stewardship and/or acquisition fund. The committee discussed the need for an open space stewardship fund in Mansfield, and they voted to authorize Jennifer to write a memo to the Council asking for their support for this legislation.

*2016 Meeting Schedule* The committee agreed to continue to meet on the third Tuesday of the month, but changed the meeting time to 7:00 p.m.

The meeting was adjourned at 8:55.

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DRAFT Minutes  
Mansfield Planning and Zoning Commission  
Regular Meeting  
Monday, November 16, 2015  
Council Chambers, Audrey P. Beck Municipal Building

Members present: C. Ausburger, B. Chandy, J. Goodwin, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa

Members absent:

Alternates present: P. Aho, K. Holt

Staff present: L. Painter, Director of Planning; C. Hirsch, Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 7:01 p.m.

Organizational Meeting:

A. Introduction of new member– Goodwin welcomed new member Charles Ausburger and noted that Westa is now a regular member of the Commission.

B. Election of Officers

A. Chairman: Ward MOVED and Chandy seconded to elect Goodwin as Chairman. Motion passed unanimously.

B. Vice Chairman: Rawn MOVED and Westa seconded to elect Ryan as Vice Chairman. Motion passed unanimously.

C. Secretary: Ryan MOVED and Hall seconded to elect Ward as Secretary. Motion passed unanimously.

C. Committee Appointments: the following Committee Appointments were approved by consensus:

A. Capitol Region Council of Governments Regional Planning Agency: Westa and Hall (alternate)

B. Four Corners Sewer and Water Advisory Committee: Rawn and Ausburger (alternate)

C. PZC Subcommittee on Infrastructure Needs: Rawn, Holt, and Hall. Goodwin noted that anyone can join this committee without formal appointment by the Commission.

D. Sustainability Committee: Holt

E. Town-University Relations Committee: Aho

F. Transportation Advisory Committee: Aho, Hall

G. Ad Hoc Committee on Rental Housing Regulations and Enforcement: Goodwin, Ward and Ausburger. Goodwin noted that she would not be available for meetings until late afternoon and, if they were scheduled

earlier, she would step down. Rawn volunteered to be a member should one of the appointees be unable to participate due to meeting time.

- D. Review of By-Laws: Westa MOVED, Ward seconded to amend Articles VIII, XII, and XV of the By-Laws of the Planning and Zoning Commission as recommended by the Director of Planning and Development in her November 12, 2015 memo.

In addition to the specific changes recommended by the Director, the Commission also adopts the following amendments:

- Amend Article VII, Section 1 to read as follows:  
Regular meetings generally will be held on the first Monday of each month at 6:30 p.m. or upon completion of any Inland Wetlands Agency meeting, at an appropriate place designated by the Commission. Regular meetings may also be held on the third Monday of each month at 6:30 p.m. as needed to address pending business. In the event of conflict with holidays or other events, a majority at any meeting may change the date of said meeting. The Secretary shall notify the membership of special meetings not less than 24 hours in advance of such meeting. In accordance with the requirements of the Freedom of Information Act, a schedule of regular meetings for the calendar year shall be adopted by the Commission and filed with the Town Clerk prior to January 31.

The motion passed unanimously.

**Approval of Minutes:**

10-14-2015 – Field Trip Minutes: Ryan MOVED and Hall seconded to approve minutes as written. All other members disqualified themselves.

11-02-2015 – Regular Meeting Minutes: Chandy MOVED and Rawn seconded to approve minutes as written. Motion was unanimously approved with the exception of Ryan and Ausburger who disqualified themselves.

**Zoning Agent's Report:**

Ward inquired regarding the status of 1925 Storrs Road. Hirsch noted that the owner has been working to address issues on the interior to meet Fire Marshal requirements and that due to the life/safety nature of those issues, that work took precedence over the work needed on the exterior. Hirsch noted that there is a court order for rectifying the exterior violations and that work is expected to begin shortly.

**Public Hearing:**

- A. Live Music Permit Renewals (PZC #895): Huskies Restaurant, 28 King Hill Road., (PZC #780-2); Pub 32, 847 Stafford Road., (PZC #595); Ted's Restaurant, 16 King Hill Road.,

(PZC #1107): The public hearing was opened at 7:20 p.m. All members present were noted and no alternates were seated. The legal notices printed in The Chronicle on 11/3/15 and 11/11/15 were read. C. Hirsch's memo from 11/10/15 was noted. Hall MOVED and Rawn seconded to close the public hearing at 7:25 p.m. The motion passed unanimously.

- B. Special Permit Application, Efficiency Unit, 650 Mansfield City Road, Lance Klase (PZC File #1337): The public hearing was opened at 7:26 p.m. All members present were noted. The legal notices printed in The Chronicle on 11/3/15 and 11/11/15 were read. C. Hirsch's memo from 11/12/15 was noted. The applicant L. Klase was present. Hirsch noted that proof of mailing for the required neighborhood notices and a notarized affidavit had been submitted. There were no comments. Hall MOVED and Rawn seconded to close the public hearing at 7:28 p.m. The motion passed unanimously.

#### Old Business:

- A. Live Music Permit Renewals (PZC #895): Huskies Restaurant, 28 King Hill Road (PZC #780-2); Pub 32, 847 Stafford Road (PZC #595); Ted's Restaurant, 16 King Hill Road (PZC #1107): Ward MOVED and Ryan seconded to approve the special permit renewals for the use of live music for Huskies Restaurant, Pub 32 and Ted's Restaurant, until November 1, 2016. The renewals are conditioned upon compliance with the current conditions for each permit, which shall be attached to this motion. The motion passed unanimously.
- B. Special Permit Application, Efficiency Unit, 650 Mansfield City Road, Lance Klase (PZC File #1337): Chandy MOVED and Ryan seconded that the 10/28/15 special permit application for an efficiency unit at 650 Mansfield City Road, submitted by Lance Klase, as described in a submitted statement of use and shown on an aerial depiction of the property, be approved with the following conditions:
1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having two additional bedrooms.
  2. The applicant shall submit a signed and notarized copy of the submitted statement of use.
  3. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2018.
  4. The applicant shall construct an appropriate connection from the exterior door of the unit to the driveway.

5. The special permit shall not become effective until it is filed upon the land record by the applicant.

The motion passed unanimously.

**New Business:**

- A. Paideia Request to Modify Approved Plans for Amphitheater and Exhibit Project, 28 Dog Lane (PZC File #1049-7): Painter reviewed the requested modifications as described in her memo. Ilias Tomazos was present to answer questions on behalf of the applicant. After discussion, Hall MOVED and Chandy seconded to deny the modification request and require a new special permit application. Motion passed unanimously.

Due to impending winter weather, the Commission scheduled a field trip for December 2, 2015 at 3:00 p.m. Given that the second meeting in December is on the 21<sup>st</sup>, a few days before Christmas, and that a lengthy public hearing is already scheduled for the first meeting in January, the Commission suggested January 19, 2016 as the earliest possible public hearing date for this item.

- B. Request for Acceptance of Wyllys Farm Road and Partial Release of Bond, Beacon Hill Estates Section II Subdivision (PZC File #1214-3): Hall MOVED, Chandy seconded that the Planning & Zoning Commission report to the Town Council that Wyllys Farm Road (Beacon Hill Estates, Section II) is now ready to be accepted as a Town road. Upon Town Council acceptance of this new road, the PZC Chairman, with staff assistance, is authorized to execute a one-year maintenance bond pursuant to regulatory requirements and this action. This action authorizes the PZC Chairman, with staff assistance, to draft revised bonding agreements, which will (1) Provide for a one-year maintenance bond and (2) Assure the completion of the common driveway, the specific amount to be determined by the Assistant Town Engineer, and to release to the developer any funds no longer required for this subdivision. The motion passed unanimously.
- C. Appointment of Deputy Zoning Agents: Lewis MOVED, Ausburger seconded to appoint Benjamin D. Funk, Code Enforcement Officer; Patrick S. Enright, Housing Inspector; and Mark D. Holland, Housing Inspector; as Deputy Zoning Agents for the purpose of enforcing Zoning Regulations related to the use, occupancy and maintenance of dwellings and associated property. The motion passed unanimously.
- D. 2016 Meeting Schedule: Ward MOVED, Ryan seconded to approve the 2016 meeting schedule for the Planning and Zoning Commission with a change in the start time to 6:30 p.m. The motion passed unanimously.

Reports from Officers and Committees:

Painter noted that she would be scheduling a meeting of the Infrastructure Subcommittee for Wednesday, November 18<sup>th</sup> and a meeting of the Regulatory Review Committee for the week of November 30<sup>th</sup>. She also indicated that if the first meeting in December agenda is light, draft regulations may be put on the agenda for discussion by the Commission as a whole.

Communications and Bills:

Noted.

Adjournment:

Chairman Goodwin adjourned the meeting at 8:19 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

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MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, December 7, 2015  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa

Members absent:

Alternates present: P. Aho, K. Holt

Staff present: L. Painter, Director of Planning and Development; C.Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:14 p.m. A Proclamation in Honor of Curt B. Hirsch was read and approved by consensus of the Commission.

**Approval of Minutes:**

- A. 11-16-2015 Regular Meeting: Hall MOVED and Chandy seconded to accept the minutes as written. MOTION PASSED UNANIMOUSLY.
- B. 12-02-2015 Field Trip: Ward MOVED and Chandy seconded to accept the minutes as written. Goodwin, Ryan, Ward, Ausburger, Lewis, Chandy, and Aho voted in favor. All others disqualified themselves.

**Zoning Agent's Report:**

Hirsch informed the Commission that the Resident Trooper has reported issues with the theft of Christmas tree farms' directional signs and inquired if any member had any thoughts on a solution. By consensus, the Commission agreed that it had no regulatory authority over this issue but hoped such inappropriate behavior would not continue.

**New Business:**

A. **8-24 referral, acquisition of Puddin Lane (Parcel ID 33.97.3-39)**

Rawn MOVED and Ward seconded to have the PZC notify the Town Council that the proposed acquisition of the Meadowbrook Lane, LLC Property would promote Mansfield's Plan of Conservation and Development by expanding an existing preserved open space area, protecting the Nipmuck Trail, which is an existing state-designated greenway, protecting 61 acres located within a large contiguous interior forest area, protecting significant conservation and wildlife resource in the form of the Kidder-Sawmill Brook streambelt, and protecting a portion of Sawmill Brook, a significant water resource. MOTION PASSED UNANIMOUSLY.

**B. Modification Request, Amphitheater and Exhibit Project, 28 Dog Lane; Paideia, PZC file #1049-7**

Ilias Tomazos and Stephan Nousiopoulos, the applicant's architect, presented the applicant's modification request. Inasmuch as the modifications requested were substantially reduced in amount and scope from the prior request recently denied, Westa MOVED, Chandy seconded to approve the modifications to the Greek Amphitheater/Exhibit area project at 28 Dog Lane as described in the 12/7/2015 communication from I. Tomazos and as depicted on revised plans dated 12/5/2015. The Commission also hereby approves the architectural elevations of the Paideia Greek Theater Exhibit Hall in accordance with the requirements of the March 3, 2008 approval as depicted on the revised plans dated 12/5/2015. This approval is subject to the following conditions:

1. The applicant shall obtain all necessary permits for the revised plans prior to starting construction on the Exhibit Hall building.
2. Except for the modification revisions and the specific work requested and authorized by this approval, the plans and conditions of approval cited in the PZC's 9/3/02 Special Permit Approval and subsequent 7/21/03 action shall remain in effect.
3. All applicable Building and Fire Code requirements shall be met.
4. This approval extends the completion date for the project to September 30, 2017.
5. The following changes to the plans shall be made prior to issuance of zoning approval for the Exhibit Hall building:
  - a. Handicap Parking in the northern and southern lot shall be revised to comply with both the Mansfield Zoning Regulations by locating the hatched areas to the right side of the space; per CT Building Code requirements, hatched areas cannot be shared between spaces.
  - b. The fieldstone wall along Dog Lane shall be extended to the western edge of the Exhibit Building, consistent with the original approval.
  - c. The design of the cedar gate along Dog Lane shall be revised to be consistent with the original approval.
  - d. The landscape plan shall be updated to include additional street tree plantings consistent with prior approvals.
  - e. A note requiring approval from the University of Connecticut and/or Connecticut Water Company for the proposed sewer and water service connections for the Exhibit Building prior to issuance of a permit for the Exhibit Building shall be added to the plans.
  - f. The construction schedule shall be amended to include the revised completion date of September 30, 2017.
  - g. A note shall be added requiring light fixtures to have full cut-off shields and use white lamps (metal halide, fluorescent, incandescent or LED).
6. The applicant shall work with the Director of Planning and Development to prioritize cosmetic improvements that are not impacted by construction.

Hall opposed the motion. All others voted in favor. MOTION PASSED.

**C. Cumberland Farms, 1660 Storrs Road, PZC file #1303-2**

Carolyn A. Parker, representing Cumberland Farms, made a brief presentation regarding the use of LED pump toppers for the Commission's determination as to whether such devices are considered "signs" within the meaning of the zoning regulations. Hirsch stated that if these devices were considered a sign, they would be prohibited under the regulations. After further explanation from Parker and Commission discussion, Lewis MOVED and Rawn seconded that the proposed LED pump toppers, as described in an 11/9/15 letter from Carolyn Parker, are not 'signs' per the zoning regulations, and may be used as described in the submittals. MOTION PASSED UNANIMOUSLY.

**D. Appointment of Zoning Enforcement Officer**

Ward MOVED and Ryan seconded to appoint Janell Mullen as Zoning Agent for the purpose of enforcing the Mansfield Zoning and Subdivision Regulations. MOTION PASSED UNANIMOUSLY.

**E. Draft Zoning Regulations**

Painter distributed draft regulations for Amplified and Live Music; Domestic Animal Uses; Stormwater Management and Water Service Connections. The Commission discussed the draft regulations for Amplified and Live Music in detail. Some members opined that the proposed draft regulation over regulated live music venues, duplicated regulation between this regulation and ordinary noise and nuisance ordinances and established inconsistent standards for businesses with and without music, holding venues with music to a higher behavioral standard than similar establishments without music. The item was referred back to the Regulatory Review Committee for rewrite. Members discussed the animal regulation, questioning the overall need for portions of the regulations, specifically with regard to limiting the number of pets in residential uses. These regulations were also referred back to the Committee for review consistent with the discussion. Painter briefly reviewed the stormwater management and water service connection regulations and asked for feedback at a future meeting.

**F. The Villages at Freedom Green – Phase IVC, Beaudoin Brothers, LLC. PZC file #636**

Hirsch noted that a request for release of the remaining bond was received from the builder and is being reviewed by staff. No action was taken.

**Reports from Officers and Committees:**

**Chairman's Report:** Ward MOVED and Westa seconded to add cancellation of 12-21-15 meeting to the agenda. MOTION PASSED UNANIMOUSLY. Westa MOVED and Chandy seconded to cancel the 12-21-15 meeting. MOTION PASSED UNANIMOUSLY. The next PZC meeting will be January 4, 2016, commencing at the new time, 6:30 p.m.

Regional Planning Commission: Westa reported that at the recent Regional Planning Commission meeting, a presentation was made on housing trends and that housing profile reports are available for each town.

Director's Report: In addition to her written report, Painter reported that two of the deputy zoning agents started conducting inspections of rental housing occupancy on November 30<sup>th</sup>. The joint Town Council/PZC Ad Hoc Committee on Rental Housing Regulations and Enforcement is expected to hold its first meeting in January.

**Communications and Bills:**

Noted

**Adjournment:**

Chairman Goodwin adjourned the meeting at 9:19 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

DRAFT Minutes  
Mansfield Inland Wetlands Agency  
Special Meeting  
Monday, November 16, 2015  
Council Chambers, Audrey P. Beck Municipal Building

Members present: C. Ausburger, B. Chandy, J. Goodwin, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa

Members absent:

Alternates present: P. Aho, K. Holt

Staff present: L. Painter, Director of Planning and Development

Chairman Goodwin called the special meeting to order at 8:21 p.m.

**Roll Call:**

All present.

**Organizational Meeting:**

- A. Introduction of New Member: Charles Ausburger was introduced.
  
- B. Election of Officers:
  - Chairman: Ward MOVED, Chandy seconded to elect Goodwin as Chairman. The motion passed unanimously.
  - Vice Chairman: Rawn MOVED, Ward seconded to elect Ryan as Vice Chairman. The motion passed unanimously.
  - Secretary: Ryan MOVED and Chandy seconded to elect Ward as Secretary. The motion passed unanimously.
  
- C. Review of By-Laws: Westa MOVED, Hall seconded to amend Articles VI, VIII, XII, and XV of the By-Laws of the Mansfield Inland Wetlands Agency as recommended by the Director of Planning and Development in her November 12, 2015 memo.

In addition to the specific changes recommended by the Director, the Agency also adopts the following amendments:

- Amend Article VII, Section 1 to read as follows:  
Regular meetings will be held on the first Monday of each month at 6:30 p.m. at an appropriate place designated by the Agency. In the event of conflict with holidays or other events, a majority at any meeting may change the date or time of said meeting. The Secretary shall notify the membership of special meetings not less than 24 hours in advance of such meeting. In accordance with the

requirements of the Freedom of Information Act, a schedule of regular meetings for the calendar year shall be adopted by the Commission and filed with the Town Clerk prior to January 31.

The motion passed unanimously.

**2016 Meeting Schedule:**

Ausburger MOVED and Hall seconded to approve the 2016 meeting schedule for the Inland Wetlands Agency with the start time changed to 6:30 p.m. The motion passed unanimously.

**Adjournment:**

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, December 7, 2015  
Council Chambers, Audrey P. Beck Municipal Building

Members present: C. Ausburger, B. Chandy, J. Goodwin, R. Hall, G. Lewis (arrived at 7:02 p.m.), K. Rawn, B. Ryan, V. Ward, S. Westa

Members absent:

Alternates present: P. Aho, K. Holt

Staff present: L. Painter, Director of Planning and Development; J. Kaufman, Wetlands Agent

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho to act in the absence of members.

**Review of Minutes:**

- A. 11-2-15 Regular Meeting: Hall MOVED and Ausberger seconded to approve the 11-2-15 minutes. MOTION PASSED UNANIMOUSLY. Ryan disqualified herself.
- B. 11-16-15 Special Meeting: Chandy MOVED and Ryan seconded to approve the 11-16-15 Special Meeting minutes. MOTION PASSED UNANIMOUSLY.

**Communications:**

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

**Public Hearing:**

- A. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision:** Lewis arrived at 7:02 p.m.; Aho no longer seated. Ryan MOVED and Ward seconded to extend the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1557), 101 East Road, Williams Heights subdivision, until January 4, 2016. MOTION PASSED UNANIMOUSLY.

**Old Business:**

- A. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision:** Item tabled. Public hearing continued.

**New Business:**

- A. **W1559 – Storrs Lodges, LLC, Application to Amend Inland Wetlands and Watercourse Map:** Westa MOVED and Hall seconded to:

- Receive the application to change or amend the Inland Wetlands and Watercourses Map, Mansfield, CT, submitted by Storrs Lodges, LLC (IWA File #1559) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield on property located on the west side of Hunting Lodge Road (parcel ID 15.21.3) as shown on a map dated 2/5/2005 and revised through 11/30/2015 and as described in application submissions;
- Refer said application to staff and the Conservation Commission for review and comments;
- Schedule a Public Hearing for February 1, 2016; and
- Engage the services of Pietras Environmental Group, LLC., to provide independent technical peer review on the application.

Pursuant to Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, all fees incurred for this review will be the responsibility of the applicant. A deposit in the amount of \$1,300.00 shall be provided by the applicant prior to issuance of a notice to proceed. Any unspent funds shall be returned to the applicant.

- B. W1560 – M. Slowik, 895 Mansfield City Road, Lot Split for Single Family Dwelling:**  
Kaufman clarified that the property is not located in the public water supply. Chandy MOVED and Ryan seconded to receive the application submitted by M. Slowik (IWA File #1560) under the Wetlands and Watercourses Regulations of the Town of Mansfield for single family dwelling on property located at 895 Mansfield City Road as shown on a map dated 10/23/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.  
MOTION PASSED UNANIMOUSLY.
- C. J-5 Jurisdictional Ruling Dunham Pond Road: Kaufman corrected the motion to state**  
that the subject land is owned by the Town of Mansfield. Lewis MOVED and Chandy seconded to approve a Jurisdictional Ruling finding that the removal of a root mass caused by an uprooted tree and repair of the stream channel on land owned by the Town of Mansfield (IWA File # J-5) as shown on a map dated 12/1/2015 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4.0 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees:**

A Field Trip to 895 Mansfield City Road was scheduled for 3:00 p.m. 12-16-2015. Inasmuch as the Storrs Lodges, LLC application, on Hunting Lodge Road is a map amendment request, and not a specific application for a project, no field trip is scheduled at this time.

**Other Communications:**

Chair called the Agency's attention to the CACIWC communications, stating they provided a good summary of Agency approval parameters and suggested the members review the material.

**Adjournment:**

Chairman Goodwin declared the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

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CACIWC Annual Meeting  
November 14, 2015

**Janet P. Brooks**  
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**A. Your job as a wetlands commission member**

1. Implement the Inland Wetlands and Watercourses Act, CT General Statutes §§ 22a-36 – 44
2. Agencies are “creatures of statutes”; authorized to do only what their statutes set forth.
3. Not your job to protect wetlands or anything else that you subjectively think you should do.
4. Issue permits for “regulated activities” by balancing competing concerns and enforcing against those undertaking “regulated activities” without permits.

**B. Three branches of government: where wetlands agencies fit in**

1. Legislature: establishes the state’s policy by enacting legislation
2. Executive: wetlands agencies are part of the executive branch
  - a. executes or implements the law,
  - b. adopts/promulgates regulations to flesh out the policy contained in the statutes; regulations may not change the legislative policy;
  - c. uses enforcement discretion in policing compliance with the law
3. Judicial: courts evaluate whether the executive branch (agencies) properly implemented the statute in a specific factual context; “construes” the law.

**C. What is “the law”?**

The statute (enacted by the legislative branch) along with the regulations (promulgated by the executive branch) as construed by the courts (judicial branch).

**D. How the law evolves**

The courts decide cases initiated or defended by the agency (the executive branch).  
If the legislature disagrees with the court’s decision, it may amend the statute.

(STATUTES + REGULATIONS) as interpreted by the COURTS = THE LAW

## E. Other laws that apply

- U.S. and Connecticut Constitutions: 4<sup>th</sup> amendment searches, 14<sup>th</sup> amendment procedural and substantive due process
- Freedom of Information Act: notice, conduct of public hearings, rights of the public
- Connecticut Environmental Protection Act: allows “environmental intervenors” to become parties, upon filing of a verified petition
- Municipal charter
- Municipal ordinance

## F. Powers and Duties of Agencies and their Agents

1. establish the boundaries of wetlands and watercourses in the municipality
2. grant, deny, limit or modify a permit for a regulated activity in accordance with criteria and procedure established by statute and/or regulation
3. comment to DEEP on wetlands permit applications by state agencies
4. enforce the IWW Act against persons exceeding their permits or without permits
5. agency may delegate to duly authorized agent to approve or extend activity not in inland wetlands or watercourses
6. duly authorized agent may issue orders (cease, desist and restore)
7. *if municipality has adopted ordinance providing for municipal fines*, agency may issue citation

## G. Jurisdiction over “regulated activities”

1. definition: “any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses”

2. activity need not be conducted in watercourse itself if the watercourse is altered or polluted by action occurring elsewhere; long established by court cases.

3. agency may promulgate a regulation setting up “upland review areas”:
  - a. areas adjacent to wetlands or watercourses, with a 100’ upland review area the most common size.
  - b. permit conditions on activities in the URA must address protecting wetlands and watercourses, not just preserving the URA.
  - c. the URA is not a no-build or no-activity zone.

4. Activities exempt from the IWW Act set out in statute – agencies can’t enlarge or eliminate exemptions → exempt activities are not subject to permitting requirements.

## H. Conduct of agency

1. at duly noticed meeting, agency may proceed in “meeting” or “public hearing” format.
  - a. meeting: agency receives no input from the public, receives input from applicant, relevant municipal agencies/employees, outside experts;
  - b. public hearing: agency receives input from all of the above + any member of public who may comment and pose questions to applicant.
2. IWW Act restricts the occasions when agency may hold public hearing:
  - a. when agency has determined by voting that the activity may have a significant impact on wetlands or watercourses;
  - b. when the agency finds by voting that a public hearing would be in the public interest
  - c. when agency receives within 14 days of receipt of the application a petition signed by at least 25 persons 18 years or older who reside in the municipality.
3. Agency is not required to hold public hearing where environmental intervenors have become parties; intervenors must be allowed to address the agency (the same as applicants) but that does not extend to members of the public unless the agency has a reason to hold a public hearing (see #2 above).
4. Under prescribed circumstances, the agency’s agent may approve or extend a permit.
  - a. agent completed comprehensive training program
  - b. activity not conducted in wetland/watercourse
  - c. activity have no greater than minimal impact on wetland/watercourse
5. Agency rules on requests for determination of exemption: agency is determining whether it has any jurisdiction over the conduct. If it is not a “regulated activity”, no permit can be required.
6. Agency can revoke or suspend a permit after strictly following the statutory requirements for notice to the permit holder and providing a hearing where the agency has to establish the reason(s) why the permit should be suspended/revoked.
7. Permit renewal: any permit shall be renewed upon request, unless:
  - a. substantial change in circumstances that requires a new permit application;
  - b. enforcement action undertaken for activity which is subject of renewal;
8. Fundamental fairness: agency proceedings are informal, strict rules of evidence do not apply; comply with “fundamental rules of natural justice.”
  - a. notice of meeting

- b. parties have a right to produce relevant evidence, to cross-examine witness and to offer rebuttal testimony
- c. parties have opportunity to know the facts on which the agency is going to rely
- d. decision by an impartial, unbiased agency
- e. no receipt of evidence outside of meeting/hearing process (ex parte receipt of evidence)

## I. Making the record

1. the "record" is the only thing a judge will review when an appeal is filed in court
2. record = application + any supporting documentation, any evidence received at the meeting/hearing, the notice of the meeting/hearing, the decision issued, the minutes of the meeting, recording of the meeting/hearing (which is produced as a transcript).
3. Agency members "make the record" by:
  - a. questioning applicant and its witnesses thoroughly, including the qualifications of the experts to offer expert opinions
  - b. disclosing if a member has expertise of which the rest of the agency will rely (engineer, geologist, soil scientist, etc.)
  - c. deliberating out loud, discussing what facts applied to which factors which were crucial to the outcome of the application.

## J. Factors for consideration

1. set out in statute, § 22a-41(a) and in municipal regulation
2. Agency need not express opinion as to each criterion on every application
3. Agency must address some and with particularity

## K. Substantial evidence

1. Agency decision must be based upon substantial evidence.
2. Evidence of general environmental impacts, mere speculation, or general concerns do not qualify as substantial evidence: "potential harm," "may/might harm," "increase the risk of potential harm," "worried that . . .", "concerned that . . ."
3. "The sine qua non of review of inland wetlands applications is a determination whether the proposed activity will cause an *adverse impact* to a wetland or watercourse." (Emphasis in original.)

## WHAT'S SUBSTANTIAL EVIDENCE FOR INLAND WETLANDS & WATERCOURSE COMMISSIONS?

Mark Branse, Esq.  
Branse & Willis, LLC  
www.bransewillis.com

**MUST HAVE A LINK BETWEEN THE ACTIVITY AND HARM TO THE WETLANDS/WATERCOURSE ON THE SITE;  
MORE THAN MERE SPECULATION**

- In an inland wetlands decision there must be substantial evidence that an adverse impact on wetlands or watercourses will result from the proposed regulated activities and the agency's decision must be supported by "more than a possibility of adverse impact." *River Bend Associates v. Conservation and Inland Wetland Comm'n*, 269 Conn. 57, 69 (2004).
- "[A]n impact on the wetlands that is speculative or not adverse is insufficient grounds for denial of a wetlands application." *River Bend* at 79 n.28.
- "[The Supreme Court's] prior case law [does] not authorize the denial of a wetlands application due to uncertainty as to the impact of a proposed activity on wetlands and watercourses." *River Bend* at 79 n.28.
- "The substantial evidence test is not met by a general statement by an expert that 'some type' of adverse impact is likely to result from the proposed regulated activities." *Three Levels Corp. v. Conservation Comm'n*, 148 Conn. App. 91 (2014).

**GENERAL ENVIRONMENTAL IMPACT IS NOT SUBSTANTIAL EVIDENCE OF ADVERSE IMPACT TO THE  
WETLANDS/WATERCOURSES**

- "Evidence of general environmental impacts, mere speculation, or general concerns do not qualify as substantial evidence." *River Bend* at 71.
- "[A] finding of potential generalized impacts is insufficient to support a denial of an application for a permit to conduct a regulated activity. The commission must make a determination that the activity will have a likely adverse impact on the wetlands and watercourses and that finding must be supported by substantial evidence in the record." *Cornacchia v. Environmental Protection Commission*, 109 Conn. App. 346, 356, 951 A.2d 704 (2008).

**THE CREDIBILITY OF WITNESS IS WITHIN THE SOLE PROVINCE OF THE COMMISSION, BUT---**

- "While ... an administrative agency is not required to believe any of the witnesses, including expert witnesses ... it must not disregard the only expert evidence available on the issue when the commission members lack their own expertise or knowledge." *Tanner v. Conservation Comm'n*, 15 Conn. App. 336, 341 (1988).
- [I]n the absence of countervailing expert testimony, where the commissioners themselves do not possess relevant technical expertise, a commission may not draw inferences which undermine an expert's site specific opinion. *United Jewish Center v. Brookfield*, 78 Conn. App. 49, 60 (2003).

- “[A] lay commission acts without substantial evidence, and arbitrarily, when it relies on its own knowledge and experience concerning technically complex issues . . . in disregard of contrary expert testimony. . . .” *Feinson v. Conservation Comm’n*, 180 Conn. 421, 429 (1980).

NO SUBSTANTIAL EVIDENCE WHERE:

- Testimony that a detention basin *could* fail but NO EVIDENCE of what would happen if it failed. *Estate of Machowski v. Inland Wetlands Comm’n*, 137 Conn. App. 830, 840 (2012) (“[e]vidence regarding *potential* impacts to wetlands *in the event* of a failure of the detention basin does not in itself amount to substantial evidence.” (emphasis in original)).
- Evidence that some sediment and siltation would enter the wetlands or watercourse, but NO EVIDENCE that the amount would harm the wetlands or watercourse. *AvalonBay v. Inland Wetlands and Watercourse Comm’n*, 130 Conn. App. 69, 78 (2011) (“the [commission] could not simply assume that the entry of sediment and siltation would adversely affect the wetlands and watercourse without evidence that it would in fact do so.”).
- Evidence that during construction trucks would cross bridge over wetlands + statement by vice chair that “it doesn’t take a rocket scientist to figure out that sometimes cars drop oil, and salts get into the wetlands and all kind of things happen” because vice chair did not hold herself out as a qualified pollution expert and her concerns were merely speculative. *Lord Family of Windsor LLC v. Inland Wetlands and Watercourses Comm’n*, 103 Conn. App. 354, 363-64 (2007).
- Evidence of a project’s density but NO EVIDENCE that the density will cause an adverse impact. *Toll Bros. v. Inland Wetland’s Comm’n*, 101 Conn. App. 597 (2007) (“any connection between the project’s density and a likely impact on the wetlands is merely speculative”).
- Evidence that elements (nitrogen, copper & zinc) would disperse into the wetlands, but NO EVIDENCE that any specific harm would therefore occur. *River Bend Associates v. Conservation and Inland Wetlands Comm’n*, 269 Conn. 57, 81 (2004).

# Joshua's Trust News



Protecting Land and Preserving Heritage. Forever.



Winter 2015

Published Quarterly by Joshua's Tract Conservation and Historic Trust

www.joshuastrust.org

## Trust welcomes new leaders, celebrates its volunteers

With the help of Camp Horizons, Joshua's Trust has once again proven it knows how to put on a party!

Once a year the Trust assembles at a local venue to celebrate its mission and renew its spirits for the year ahead. This year, on Oct. 15, staff at the South Windham camp for children with special needs provided a delicious four-course meal as Trust members recognized the many achievements of their volunteers.

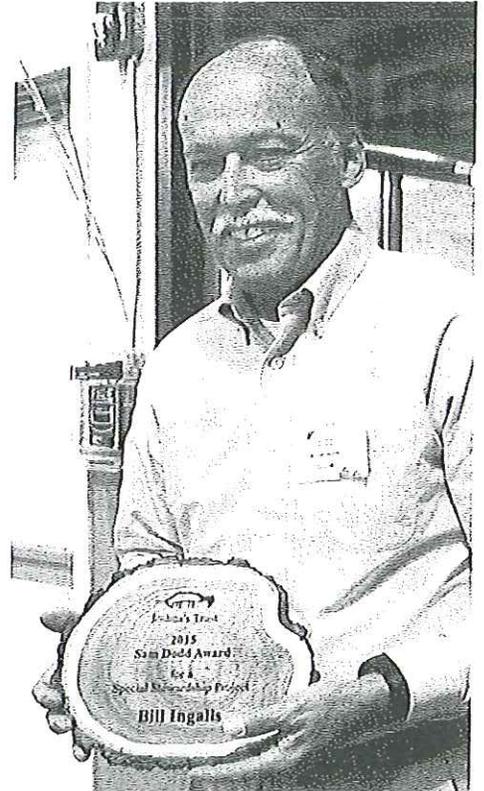
Three out-going Trustees – Bob Dubos of Chaplin, Chuck Vinsonhale of Mansfield and Eric Thomas of Coventry – were thanked for their service and three new Trustees were introduced: Gail Bruhn of Mansfield, Carl Lindquist of Chaplin and Dave Parry of Windham.

David Wagner, a past president of the Trust, received the individual Conservation Award in recognition of his work in New England on caterpillars. Dr. Wagner's book, *Caterpillars of Eastern North America*, is widely regarded as one of the most authoritative field guides on caterpillars. He has been at the forefront on preserving the habitat of native insects, and his books have been an important tool in educating the public about the importance of habitat preservation and the joys of discovering these small fascinating creatures.

The Conservation Award for a group went to the Friends of the Shetucket River Valley.

Their mission is to help other not-for-profit organizations and governments acquire and preserve open space through fund-raising and public awareness cam-

*Continued on Page 3*



Bill Ingalls accepts his Sam Dodd Award in recognition of his bridge building at three JT preserves.

## Franklin, small and rural, has its development pressures

Franklin is one of the smallest of the Trust's 14 towns, both in population and in land size. It is also a town that has seen increasing growth, tripling in size in the last half century to almost 2,000 people.

Historically, Franklin has been an agricultural town – and even today, agriculture is its "most extensive land use," according to the 2013 Plan of Conservation and Development. There are four large dairies, several large animal farms, and a number of community supported agricultural operators who participate in local farmers' markets.

In fact, Franklin ranks second in the state in the amount of acreage for farms which have sold their development rights through the Department of Agriculture.

Over 37 percent of the land in Franklin is open space, the largest parcel being that of the Franklin Wildlife Manage-

ment Area.

But there are growing commercial and development pressures on Franklin because of its proximity to several major roads and railroads that make it attractive to commercial and light industrial development.

Currently, there are two major efforts in the town to ensure that the growth does not negatively affect the town's open space. The Agriculture and Conservation Commission has recently been created to protect and preserve open space through inventorying the current land use and educating the citizens of Franklin.

The Friends of the Shetucket River Valley has also been spearheading a drive to preserve the land along this 20-mile river that winds through Franklin, Scotland and Sprague

*Continued on Page 2*



**Help Protect NE Connecticut's Open Spaces. Donate Today! (See back page.)**

## Joshua's Trust

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Past President: Fran Funk  
Vice President: Nancy Silander  
VP Land Acquisition: Warren Church  
VP Historic Properties:  
Secretary: Karen Zimmer  
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Conservation Coordinator: Ann Lewis

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The accreditation seal recognizes land conservation organizations that meet national standards for excellence, uphold the public trust and ensure that conservation efforts are permanent.

# At year 50, we look forward

Dear Members,

It's been a transformational year for the Trust, capped off with important New Year's resolutions by the JT Board to review and improve key aspects of the way the Trust is governed.

One particularly critical challenge the Board has committed to is creating a new Strategic Plan that identifies a focused vision of what the Trust will accomplish over the next five years.

This plan will not only identify our consensus of the goals most worthy of our time and energy, but will map out how we

## TRUST NOTES



By Doug Hughes  
*Joshua's Trust President*

achieve those goals and — importantly — how we measure our progress each step of the way. Many thanks to JT Vice President Nancy Silander for volunteering to lead our strategic planning efforts, and we all look forward to hearing and sharing your thoughts on this important process.

How fitting to begin our 50th year as a Trust not just by looking back but by looking forward!

Best wishes for the New Year,

—Doug

## Nearly 3,000 acres protected along the Shetucket

*Continued from Page One*

before emptying into the Quinebaug River in Norwich. Already, almost 3,000 acres which are in close proximity to or abut the river have been protected, creating a potential wildlife corridor along this trout and salmon river.

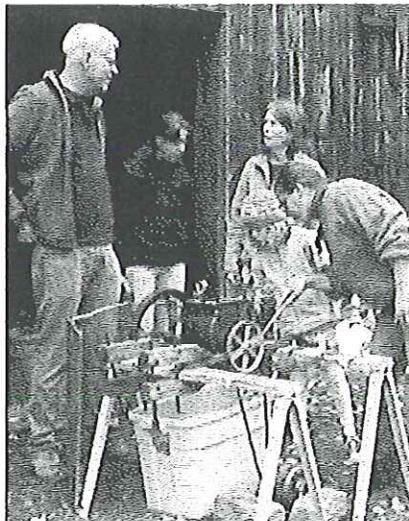
Efforts are now underway to add another 125 acres located in Franklin. The group has raised almost 85 percent of the needed funds, and Joshua's Trust has pledged

support as well, understanding the value of such a corridor.

The importance of open space in each of the towns the Trust serves impacts land use in the region as a whole, and Franklin is no exception.

If you are interested in learning more or to help the Friends of the Shetucket River Valley, please go to [their web site](http://www.shetucket.org/home.html) at [www.shetucket.org/home.html](http://www.shetucket.org/home.html).

## A pressing engagement at the Atwood Farm cider orchard



Thanks to Leslie Sweeney and her family, the Atwood Committee, and in particular Peggy Church and Angelika Hansen, for a successful cider pressing demonstration Oct. 25. Tasting the difference between newly pressed unpasteurized cider or pasteurized cider from a local orchard was a new experience for many attendees. Visitors also enjoyed the weaving house with its exhibits on 19<sup>th</sup> century home-produced textiles.

At right: Peggy Church



# Annual dinner rewards volunteer spirit

*Continued from Page 1*

paigns. They most recently helped to protect 230 acres bordering the Shetucket River, which was the former Watson Farm, now the Sprague Land Preserve.

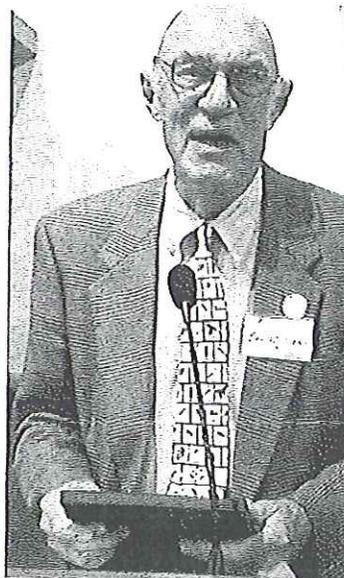
They are currently working on protecting the 111 acres adjoining Robinson property.

The Sam Dodd award for a special stewardship project went to the two "Bills" – Bill Ingalls and Bill Bland - for their bridge building – at Friedman Memorial Forest in Ashford, Uteley Hill Preserve in Columbia and Whetten

Woods in Mansfield.

Ann Dunnack received the Mighty Oak award, in "recognition of her long-standing and steady stewardship." She has been a steward of the Uteley Hill Preserve in Columbia for many years, as well as a regional coordinator, and is now chair of the stewardship committee.

The Presidential Citation Award, in recognition of service above and beyond to the Trust, went to Allison Burchell-Robinson, currently Treasurer, as well as a past president.



At the annual dinner, from left: Trust Secretary Karen Zimmer; Ben Williams accepting the Conservation Award for David Wagner; and Gary Griffin presenting Ann Dunnack her Mighty Oak award.

## Three new board members

Three new Trustees joined the board in October.

Gail Bruhn has lived in Mansfield most of her adult life and is a long-time Trust member. She is a retired senior financial executive with experience in insurance, banking and non-profits.

Carl Lindquist of Chaplin has been a steward of the Hubbard property for over 25 years. He is a retired ophthalmologist who loves the outdoors.

Dave Parry returned to Windham six years ago after serving as executive director of several Boy Scout Councils. He is most recently retired as Boy Scout Director of Development in Hartford.

## Eco-Forum continues Dec. 10 with talk on plants

The Trust's new Eco-Forum lecture series began in November and continues Dec. 10 when Elizabeth Farnsworth, the senior research ecologist with the New England Wild Flower Society in Framingham, Mass., will speak on "The state of plants" in New England.

On Jan. 14, Claire Rutledge will discuss "The Emerald Ash Borer," a highly invasive pest that is devastating ash forests across the East. The forum concludes on April 14, 2016, when Mitch Wagener presents "Climate change and its effects."

All talks are at the Buchanan Auditorium at the Mansfield Public Library on Route 89. The doors open at 6:45 pm on the given dates and the presentation starts at 7 pm. Programs last approximately an hour. The cost for Trust members is \$5, and for non-members, \$8 and preregistration is required – the forms can be found at [www.joshuastrust.org/eco-forum](http://www.joshuastrust.org/eco-forum).



Elizabeth Farnsworth

# Now's a great time to make a gift to the Trust

*Joshua's Trust depends on you, its members and neighbors in the community, to help finance activities which focus on our mission of land preservation in northeastern Connecticut. Your generosity today helps ensure the protection of the region's natural beauty and our children's heritage.*

Amount enclosed: \$ \_\_\_\_\_

- I am interested in exploring conservation options for my land.
- I have made provisions in my will for Joshua's Trust.
- I am interested in making a gift of securities to the Trust.

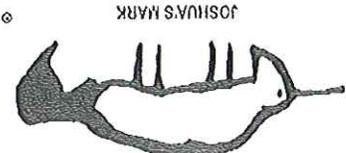
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