



MEETING NOTICE AND AGENDA

MANSFIELD CONSERVATION COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE RD ■ CONFERENCE ROOM B

WEDNESDAY AUGUST 17, 2016 ■ 7:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPPORTUNITY FOR PUBLIC COMMENT

4. MINUTES

- JULY 20, 2016 REGULAR MEETING

5. NEW BUSINESS

- W1564-2- STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL I.D. 15.21.3)
** ALL REPORTS FOR ITEM W1564-2 ARE AVAILABLE IN THE TOWN PLANNING OFFICE OR ON THE TOWN WEBSITE AT: [HTTP://WWW.MANSFIELDCT.GOV/CONTENT/1904/1932/14344.ASPX](http://www.mansfieldct.gov/content/1904/1932/14344.aspx) **
- ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING, FILE #907-43

6. CONTINUING BUSINESS

- ZONING REGULATIONS: PROPOSED APPROACH TO MULTI-FAMILY HOUSING REGULATION UPDATES
- CONSERVATION EASEMENT MONITORING-UPDATE FROM TOWN ATTORNEY
- UCONN AGRONOMY FARM IRRIGATION PROJECT
- OTHER

7. COMMUNICATIONS

- MINUTES
 - OPEN SPACE: 6/17/16
 - PZC: 6/20/16
 - IWA: 6/20/16

8. OTHER

9. FUTURE AGENDAS

10. ADJOURNMENT

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 20 July 2016
Conference B, Audrey P. Beck Building
(draft) MINUTES

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

1. The meeting was **called to order** at 7:34p by Chair Quentin Kessel. In the absence of two members, Alternate Mary Harper was entitled to participate fully in the business of the meeting.

2. The **draft minutes** of the 15 June 2016 meeting were approved as written.

3. **IWA referrals.** {Lehmann participated in the IWA Field Trip to these sites earlier on 20 July.}
a. **W1570 (Funk & Little, 30 Center St).** The applicant seeks a permit for work already done within the regulated area: installation of a new geothermal heating/cooling system behind the house and replacement of a water line to the house from a well-house at the edge of Echo Lake. According to Kaufman's memo of 11 July, an inspection of the site on 13 May (pursuant to a query from a neighbor) revealed "approximately 15 cubic yards of soil ... stockpiled approximately 40 feet from the edge of Echo Lake and disturbed soil approximately 20 feet from the edge of the lake," apparently without any silt fencing in place to contain erosion. After some discussion, the Commission unanimously agreed (**motion:** Kessel, Silander) to comment as follows:

The Commission is disappointed to learn that a project involving stockpiling 15 cubic yards of fill within 40 feet of Echo Lake and work within 20 feet of the lake, both without proper erosion controls, has been carried out without the required wetlands permit. The Commission urges the Town to explore options for penalties to discourage flouting wetlands regulations.

b. **W1571 (Loukas, 46 Jonathan La).** An 18x36 in-ground swimming pool is proposed at the edge of the development envelope behind the house. The site slopes slightly east of north and parallel to the back of the house; it would need some leveling. Wetlands lie to the east, 83 feet across a flat area from the proposed pool. The Commission unanimously agreed (**motion:** Silander, Harper) that no significant wetlands impact is to be expected from this project as long as standard erosion controls are employed during construction.

c. **W1572 (Bobb, 840 Wormwood Hill Rd).** The applicant proposes to control invasive water chestnut in Leander Pond by mechanical harvesting, repeated annually (as needed) for the life of the permit. Harvested material would be piled on shore behind hay bales at two locations to dewater and then be moved for composting. A permeable curtain at the pond's outlet would prevent plant fragments from migrating downstream. A similar application for water chestnut removal in the Ashford portion of Leander Pond is being made to the Ashford IWA by Dennis Heffley. Kaufman indicated that approval would be conditioned on a satisfactory protocol for cleaning equipment, lest water chestnut fragments from Leander Pond be transported elsewhere (or invasives from elsewhere introduced to Leander Pond). Silander & Meitzler suggested piling harvested material away from the shore for dewatering to avoid nutrient loading of the pond as it decays. After some discussion, the Commission agreed unanimously (**motion:** Silander, Lehmann) to (1) commend the landowners for their

coordinated effort to deal with this invasive aquatic plant in an environmentally sensitive way and to (2) recommend stockpiling harvested material farther from shore to minimize the risk of nutrients leaching into the pond.

d. **W1753 (Sotzing, 144 Hillyndale Rd).** The applicant proposes to install a hot tub on the W side of his house. The land there slopes gradually and then more steeply to Eagleville Brook, 110 ft away to the north. The application claims at C(1)(b) that “little ground should [have to] be regraded”, but no details about the installation are provided. {C(3) mentions using “concrete”; Kaufman’s 15 July memo says the tub will be installed “on top of an 11'x11' wooden deck platform”; the filled weight of the tub, not including occupants, is given as 4,508 lbs.} Nonetheless, the Commission decided unanimously (**motion:** Silander, Facchinetti) that no significant impact on wetlands is to be expected from this project, provided appropriate measures are taken to prevent erosion during and after construction.

e. **W1558 (Mehrens, 214 Wormwood Hill Rd).** The applicant asks for a modification of an existing wetlands permit: instead of a shed, a 24'x36' garage is proposed for a site now used for parking just off the driveway. The back of the garage would be close to a rough stone wall, beyond which lie wetlands; however, the land at the proposed garage site slopes slightly away from the wall towards Wormwood Hill Rd. The Commission agreed unanimously (**motion:** Kessel, Harper) that the proposed modification is unlikely to have a significant wetlands impact, provided standard measures are taken to keep sediment out of the wetland.

4. Storrs Center oak. An e-mail to John Carrington (sender not identified) claims that the Storrs Center oak is dying and suggests that the cause is lack of water. The Commission unanimously agreed (**motion:** Kessel, Silander) to ask Kaufman to contact the Tree Warden and, should the tree is found to be in danger, to initiate steps to save it.

5. Proposed approach to updating multi-family zoning regulations. The Town’s zoning regulations need to be updated to implement its new Plan of Conservation and Development (PoCD). A memo dated 01 June from Linda Painter to the PZC proposes (p.7) that (1) multi-family zoning regulations be revised to collapse the four current types of multi-family districts into one “Compact Residential” (CR) district and that (2) the definition of ‘family’ be revised to allow more than 3 unrelated individuals to occupy a unit in a CR development. Regulations governing such developments would be designed to further the objectives of the PoCD – see pp.7-10 for an outline. Kaufman urged Commission members to study the memo and to comment on the suggested approach; if accepted by the PZC, it will be the framework for revising the zoning regulations governing multi-family developments ranging from student apartments to assisted-living facilities.

6. Storrs Lodges. The wetlands application (W1564) for Storrs Lodges will be resubmitted on 01 August. The public hearing will be on 06 September – and probably continued to October or beyond. Kaufman suggested inviting the Town’s consultant on W1564 to attend the Commission’s September meeting, and it was agreed to do so. She noted that the IWA lacks statutory authority to deny a wetlands permit on the ground that development would negatively impact wetland plants or animals, except where the wetland’s “physical characteristics” are altered (e.g., by sedimentation). That the Storrs Lodges development would reduce populations of wood frogs and salamanders that utilize the vernal pool by eliminating habitat in the area surrounding it is not a relevant consideration for the IWA. This kind of argument should be made to the PZC. Harper is concerned that storm-water infiltration basins proposed for the development will not function properly, given the soils on the property. Kaufman encouraged

her to address such questions to the consultant.

7. Conservation easement monitoring. Kaufman will advertise gatherings of more than one Commission member to monitor conservation easements as “meetings” of the Commission, which members of the public may attend.

8. Adjourned at 9:26p. Next meeting: 7:30p, Wednesday, 17 August 2016 – unless there is insufficient business.

Scott Lehmann, Secretary, 22 July 2016.

NEW BUSINESS



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 20, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Hunting Lodge Road (Assessor's Parcel ID 15.21.3) (IWA File #1564-2)
Storrs Lodges LLC
Description of Work: construction of a 218-unit apartment complex
Map Date: 3/18/2016, revised through 6/10/2016

PROJECT OVERVIEW

The applicant has refiled the same application that was withdrawn on July 18, 2016 (File #W1564-2), to construct a 218 unit apartment complex known as the Lodges at Storrs, on a 45.9-acre parcel on the west side of Hunting Lodge Road, north of North Eagleville Road (Parcel ID 15.21.3). The prior application was withdrawn due to time constraints. Because there were numerous submittals from an intervenor, the public, and the applicant related to file #W1564 and the application has remained exactly the same, staff recommends that the following submittals be entered into the record as part of the current application (file #W1564-2):

Applicant Submittals

1. A letter dated February 28, 2016 from CT DEEP Regarding State Species of Concern
2. Plans Dated March 18, 2016, revised through June 10, 2016
3. A March 18, 2016 WETLANDS ASSESSMENT&IMPACT ANALYSIS: *SUMMARY OF FINDINGS*
4. An Engineering Design and Drainage Report (Both a Summary and Full Report available on website) Dated March 18, 2016
5. A March 30, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION
6. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WATER QUALITY INVESTIGATION*
7. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *FUNCTIONS & VALUES ASSESSMENT*
8. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WETLAND MITIGATION*
9. An April 6, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *REVIEW OF STORMWATER SYSTEM*
10. An April 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION
11. FA Hesketh's Responses to the GEI Consultants Revised dated 5/31/2016 and revised through 6/10/2016
12. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WATER QUALITY INVESTIGATION*
13. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *SOIL TESTING*
14. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION

15. A July 12, 2016 Letter from Attorney Fahey requesting the Public Hearing not be continued to 8/1/16.
16. Submitted on July 12, 2016 by the applicant's team: A February 12, 2011 Report from Michael Klemens Re: River Sound Development
17. A July 12, 2016 Memo from Attorney Sherwood re: Prudent and Feasible Alternative Analysis
18. A July 12, 2016 Memo from the Applicant's team re: Response to Intervention Petition Dated 5/16/16

Intervenor Submittals

1. A letter dated June 6, 2016 from the Law Offices of Keith Ainsworth on behalf of the Mansfield Environmental Trust and Beverly Sims
2. A letter from Michael W. Klemens dated June 6, 2016
3. A Vernal Pool Analysis Map of Storrs Lodges Prepared by Michael Klemens dated May 2016
4. Michael Klemens Curriculum Vitae, undated
5. A letter to Cheryl Chase, Director of the Inland Water Resources Division, CT DEEP from Michael Klemens dated September 10, 2013
6. A report from Connecticut Ecosystems LLC Entitled Wetlands Report Ponde Place, July 5, 2007
7. April 2009 Eastern Connecticut Environmental Review Team Report for Ponde Place
8. A 2002 MCA Technical Paper Series: No. 5 Best Development Practices Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States by Calhoun and Klemens

GEI, Consultants (IWA's Independent Consultant) Submittals

1. A Memo from Kimberly Bradley and John McGrane of GEI Consultants to Jennifer Kaufman dated May 12, 2016
2. A Memo from Kimberly Bradley and John McGrane of GEI Consultants to Jennifer Kaufman dated June 29, 2016

Staff Memos

1. March 29, 2016 memo from Jennifer Kaufman, Wetlands Agent
2. June 2, 2016 memo from Jennifer Kaufman, Wetlands Agent
3. June 13, 2016 memo from Jennifer Kaufman, Wetlands Agent
4. July 14, 2016 memo from Jennifer Kaufman, Wetlands Agent

Conservation Commission Minutes

1. April 20
2. May 18
3. June 15
4. July 20

Comments from the Public

1. A letter from Kathy and Brian Usher dated May 24, 2016
2. An email response to Kathy Usher from Linda Painter dated May 25, 2016

3. A letter from Susan and Michael Zito, 44 Westgate Lane dated July 9, 2016
4. A letter from Frank Noelker, 491 N. Eagleville Road, dated July 9, 2016
5. A letter from Laurie Sloan, 491 N. Eagleville Road, dated July 9, 2016
6. A letter from Robert & Jennie Talbot, 26 Southwood Road dated July 10, 2016
7. An email from Chris Simon, 17 Silver Falls dated July 12, 2016
8. A letter from Janet Jones, 49 Farrell Road, dated July 15, 2016
9. An email from Priscilla Douglas, 241 Wormwood Hill Road, dated July 16, 2016
10. A letter from Terry Webster, 23 Southwood Road, dated July 16, 2016
11. An email from Martin Mendoza-Botelho, 38 Meadowood Road, dated July 19, 2016

The property is currently entirely forested. Of the 45.9-acre parcel, 6.7 acres are wetlands. The site includes 1,439 linear feet of an unnamed tributary to Eagleville Brook. The eastern portion of the property drains to the Eagleville Brook. The western portion of the property drains to Cedar Swamp Brook. There is a vernal pool located on the western edge of the property. Approximately 9.4 acres of the project activity is proposed within the upland review area. On February 1, 2016, the Mansfield Inland Wetlands Agency approved a wetland map amendment (File # W1549) for this parcel based on field delineation of the wetlands by a Registered Soil Scientist, pursuant to section 15.0 of the Mansfield Inland Wetlands and Watercourses Regulations (the Regulations). This wetland map amendment did not include a functions and values analysis of the wetlands. It was a determination of the wetland boundary only.

Construction will take place within close proximity to the vernal pool located on the western portion of the property. The proposed development would result in the loss of 4,402 square feet (0.1 acres) of wetlands related to the construction of the main driveway crossing. Because the proposed project may have a significant impact on wetlands, a public hearing is warranted pursuant to section 9.0 of the Regulations. So that all parties can plan accordingly, staff recommends determining the public hearing in advance. I recommend scheduling the public hearing on September 6, 2016. If the public hearing needs to be continued, I recommend it be continued to October 6, 2016, the Agency's next regularly scheduled meeting. If further time is needed and the applicant grants an extension, it is recommended that the public hearing be continued to the Agency's November meeting.

When the previous application was received at your April meeting, the IWA engaged the services GEI Consultants to assist with the review of the application pursuant to 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. Because the application has not changed, and GEI Consultants has invested a good deal of time in review of the project, staff recommends that the Agency, continue the services of GEI Consultants to assist in the review of the application materials.

Finally, the applicant has requested that the fee for resubmission, minus legal notice fees, be waived by the Agency for good cause.

Section 19.6 of the Regulations states:

19.6 waiver. *The applicant may petition the agency to waive, reduce or allow delayed payment of the fee. Such petitions shall be in writing and shall state fully the facts and circumstances the agency should consider in its determination under this subsection. The agency may waive all or part of the application fee if the agency determines that:*

- A. *The activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee.*
- B. *The amount of the application fee is clearly excessive in relation to the cost to the town for reviewing and processing the application.*
- C. *The applicant has shown good cause.*

The agency shall state upon its record the basis for all actions under this subsection.

This application is a continuation of the previously submitted application. Staff has already completed extensive review that will not need to be redone. Resubmittal of this application allows the Agency additional time to review materials and hear comments from the public. Therefore, staff recommends that the petition to waive the application fees, minus the legal notice fees, should be granted. Legal fees should be billed directly to the applicant.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.

APPLICATION FEES AND NOTIFICATIONS

- The applicant has paid the required application fee. (Petition for Waiver)
- 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.

PROPOSED RECEIPT MOTION

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

Receipt Motion

_____ MOVES, _____ seconds to:

1. Receive the application submitted by Storrs Lodges LLC (IWA File #1564-2) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 218-unit apartment complex on property owned by the applicants and located at Hunting Lodge Road (Assessor's Parcel ID 15.21.3) as shown on plans dated 3/18/2016, revised through 6/10/2016 and as described in application submissions, and to refer said application to the Conservation Commission for review and comment.
2. Authorize staff to engage the services of GEI Consultants to provide independent review of the application. 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.
3. Schedule a public hearing on September 6, 2016. If the public hearing needs to be continued, it will be continued to October 6, 2016, the Agency's next regularly scheduled meeting.
4. Waive the application fee pursuant to section 19.6 of Mansfield's Inland Wetlands and Watercourses, waive the application fee minus all legal notice fees, which will be billed directly to the applicant.

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

FOR OFFICE USE ONLY
File #
W W1567-2
Fee Paid YS
Official Date of Receipt 7-20-16

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 Storrs Lodges, LLC
Mailing Address 30 Dorset Crossing, Suite 600
Simsbury, CT Zip 06070
Phone 860 217-1700 Email tony@thekeystonecompanies.com

Title and Brief Description of Project

Construction of 218-Unit Student Apartment Complex

Location of Project Hunting Lodge Road Parcel ID 15.21.3

Intended Start Date Spring 2017

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

Name Ponde Place, LLC
Mailing Address Same as Applicant
 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) Optionee

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.

See attached sheet.

Part F - Map/Site Plan (all applications) See Plans dated 03/10/2016.

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. **(See guidelines at end of application)**

2) Applicant's map date and date of last revision 03/18/2016

3) Zone Classification RAR 90 with zone change to new design district

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

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

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

- 1) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. **Postal receipts of your notice to abutters must accompany your application.** To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

Part I - Additional Notices, if necessary

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

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

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

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes 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

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

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

Certification

I hereby certify that:

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

Storrs Lodges, LLC

P. Anthony Giorgio
Signature P. Anthony Giorgio
Its: *member*

July 18, 2016
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.

Storrs Lodges, LLC

P. Anthony Giorgio
Signature P. Anthony Giorgio
Its: *member*

July 18, 2016
Date

Part C—Project Description:

- 1) The project includes the construction of 47 two-story residential buildings with 218 dwelling units providing housing a total of 692 UCONN students along with a Community Center Building and outdoor recreational areas. . There will be two 24 foot wide access driveways proposed. The main access drive to the development will be from Hunting Lodge Road. The second access drive from Northwood Road will be for limited emergency access and campus bus circulation. On-site parking will be constructed for 619 vehicles.

Site work will be completed using conventional construction equipment and techniques. Little or no blasting or rock excavation is anticipated to construct the project based on soil characteristics on the property. Construction will take place over an 18-24 month period. The proposed storm drainage system incorporates Best Management Practices (BMP) and LID design techniques as described in the CTDEP stormwater regulations. The drainage system for the project discharges to the on-site wetland and watercourses. The project will be served by public water and sanitary sewer. A comprehensive Soil and Erosion Plan has been developed for the project and will be implemented throughout the duration of the construction of the development until all areas are fully stabilized. The project will submit a registration for the CTDEEP General Permit associated with site construction activities prior to the start of any construction.

Every effort has been made to maintain a substantial buffer from the wetland and watercourse resources identified on the site. The proposed wetland crossing for the main driveway out to Hunting Lodge Road will be accomplished using a precast concrete arch bridge so there are minimal impacts to the wetlands at this location. There are no other direct impacts to wetlands on the property.

- a. The site contains approximately 6.7 acres (291,172 s.f.) of flagged wetlands. The only direct impact is the loss of 4,402 s.f. of wetlands related to the construction of the main driveway crossing. There are 1,439 l.f. of watercourses on the property. There will be no direct impact to watercourses.
- b. There are approximately 24.1 acres of 150 foot Upland Review Area on the property. The project includes building construction and site improvements within approximately 9.4 acres of the Upland Review Area

Part E –Alternatives

- a. Given the topographical features of the property and practical access limitations to existing public roadways, any development on this property would include access roads and public utility connections following basically the layout included in the proposed project. There are no other alternate road locations on the property. The property is currently zoned for residential use development under the RAR-90 zone. If the property were developed as a

single family development, it would require carving up the site into 2-acre lots with a minimum 200 feet of frontage along a public road. Developing the site in this manner would mean portions of wetlands and watercourses would fall within these lots subjecting them to the long-term impacts resulting from the use of the land in a conventional residential environment. The monitoring and enforcement of potential activities and impacts on these resources becomes difficult when they occur on individually owned residential properties.

- b. Development of this property under a master planned development concept as proposed allows development to occur in selected upland areas and essentially sets aside the wetland and watercourse resources with appropriate buffers from the development in undisturbed portions of the property.
- c. The one wetland crossing required to gain proper and safe roadway access to Hunting Lodge Road occurs at a location that has been used for such access for many years. The existing remains of this crossing need to be upgraded to current design standards providing for a minimum 24-foot wide paved roadway. Crossing the wetlands using conventional culverts was evaluated as a possible more cost effective alternate to the proposed precast arch bridge crossing. Due to the sensitive nature of the crossing location, a conventional culvert and fill installation was deemed to not be the most prudent alternative.
- d. The applicant believes that the proposed project which restricts direct impacts to wetland and watercourse resources to a small area at the crossing for the main driveway to Hunting Lodge Road as the most prudent and feasible development alternative for the property.

PROPOSED AMENDMENT TO ZONING REGULATIONS REGARDING A TEMPORARY AND LIMITED MORATORIUM ON APPLICATIONS RELATED TO MULTI-FAMILY HOUSING

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ■ AUGUST 1, 2016

OVERVIEW

The proposed changes:

- Establish a temporary and limited moratorium on multi-family housing development to allow the Commission time to update the Zoning Regulations related to multi-family housing in accordance with recommendations contained in the Mansfield Tomorrow Plan of Conservation and Development.

PROPOSED AMENDMENT

AMENDMENT TO ARTICLE THREE

REVISE ARTICLE THREE OF THE ZONING REGULATIONS TO ADD A NEW SUBSECTION A AND TO RE-LETTER EXISTING SUBSECTIONS A THROUGH L AS B THROUGH M. THE NEW ARTICLE THREE, SUBSECTION A SHALL READ AS FOLLOWS:

A. TEMPORARY AND LIMITED MORATORIUM ON MULTI-FAMILY HOUSING APPLICATIONS

1. Statement of Purpose.

This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Map and Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

The Mansfield Tomorrow Plan of Conservation and Development (POCD) recommends numerous changes to the Zoning and Subdivision Regulations to achieve the goals established in the Plan. Since the POCD became effective in October 2015, the Commission has been working on updates to various regulations. As described in the proposed approach to updating multi-family housing regulations dated May 25, 2016, proposed revisions related to multi-family housing will need to address numerous recommendations contained in the POCD and are expected to include the development of new design guidelines and sustainability requirements.

To ensure that new multi-family housing is consistent with the vision and goals established by the

POCD, this temporary and limited-term moratorium has been adopted to provide the time necessary to meet statutory responsibilities and protect and promote the public's health, safety and general welfare.

2. Applicability.

During this temporary and limited-term moratorium, the Commission will not receive any of the following applications for review and action:

- a. Petitions to amend the Zoning Map to establish or expand a Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), or Pleasant Valley Residence/Agriculture (PVRA) zone.
- b. Petitions to amend the Zoning Regulations to permit multi-family dwellings in any zone where they are not currently permitted or to establish a new zone which would include multi-family dwellings.
- c. Petitions to amend the Zoning Regulations related to multi-family housing development in the Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I).
- d. Special Permit applications to expand nonconforming multi-family housing developments in the Rural Agriculture Residence (RAR-90), Residence 20 (R-20), Design Multiple Residence (DMR) and Planned Business 3 (PB-3) zones.
- e. Special Permit applications to establish or expand multi-family housing in the Design Multiple Residence (DMR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I) zones.

3. Effective Date/Term.

This temporary and limited-term moratorium shall become effective on Monday, September 12, 2016 or upon subsequent publication of the notice of adoption and shall remain in effect for a period of nine (9) months.

DRAFT MOTION

MOVE that a public hearing be scheduled for Tuesday, September 6, 2016 to hear comments on the proposed amendment to the Zoning Regulations dated August 1, 2016 related to adoption of a temporary and limited moratorium on the development of multi-family housing. The draft regulations shall be referred to the Town Attorney, Town Council, CRCOG, SECOG, NECOG and adjacent municipalities for review and comment.

COMMUNICATIONS

Open Space Preservation Committee
Tuesday, July 19, 2016
DRAFT Minutes
Mansfield Town Hall, Council Chamber
7:00p.m.

1. Call to order

The meeting was called to order at 7:10 pm.

2. Attendance

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

Others present: Alison Hilding (Southwood Rd, Mansfield; spokesperson for Mansfield Environmental Trust, LLC)

3. Review of Minutes

Minutes of the June 2016 meeting were approved.

4. Opportunity for Public Comment

Alison Hilding came to express her support and encouragement for the OSPC to consider a privately-owned parcel for preservation by the town. The property is in the Eagleville Brook watershed and abuts the Brook for approximately 1000 feet. In her opinion, open space is lacking in the NW portion of town. Additionally, the Brook has a history of impairment, and so conservation efforts in the Brook's watershed should be a high priority (email correspondence with DEEP staff on this subject was shared with OSPC members and Jennifer Kaufman). The town's criteria for open space acquisition, updated in the new Plan of Conservation & Development, and the process that begins an evaluation for acquisition were also discussed.

5. Old Business

Permanently Protect Open Space – At the August meeting, a draft version of an agenda item summary will be reviewed and discussed. Once finalized, this summary will be given to the Town Council and Town Manager.

6. New Business

Draft Approach to Multi-Family Zoning – OSPC members received draft zoning regulations (in packet) and "Proposed Process for Rewrite of Mansfield Zoning and Subdivision Regulations" (handout). The latter describes the process by which changes to regulations will be proposed and made; in general, due to the scope of potential revisions it is suggested that initial discussions will focus on topics rather than reviewing draft text of specific regulations.

Of note in the draft regulations in the packet are the Challenges/Issues on pages 2-3, the last of which recognizes that "While regulations require a certain amount of open space per unit, there is no guidance provided as to the types of open space or how open space should be integrated into the design."

Different parts of the draft mention neighborhoods, both existing ones and those created by new developments. This led to a discussion about larger developments' influence on neighborhoods (both types) and the design and planning processes prior to construction. All members in attendance agreed that the some sort of neighborhood visioning strategy is needed. This could apply to all of Mansfield but would be especially important for those areas identified in the Future Land Use Map as Compact/Residential. The objectives of such a strategy would be to establish

a specific guiding vision for a neighborhood or group of neighborhoods; examples are Meadowbrook Lane and Hunting Lodge Rd.

7. Executive Session

The committee voted to go into Executive Session at 8:26 and to come out of Executive Session at 9:25. Recommendations made at this time will be forwarded to the Town Manager.

8. Communications

Minutes

- Conservation Commission
- PZC
- IWA

9. Adjournment

The meeting was adjourned at 9:27.



MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, AUGUST 1, 2016 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, C. Ausburger, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward
MEMBERS ABSENT: B. Chandy, S. Westa
ALTERNATES PRESENT: P. Aho, T. Berthelot
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

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

APPROVAL OF MINUTES:

A. JULY 18, 2016 – REGULAR MEETING

Aho MOVED, Ryan seconded, to approve the 07-18-2016 minutes as corrected. MOTION PASSED UNANIMOUSLY. Hall noted that he listened to the recording of the meeting.

B. JULY 20, 2016 – FIELD TRIP NOTES

Noted.

ZONING AGENT'S REPORT:

Janell Mullen, Assistant Planner/Zoning Enforcement Officer, noted that Citation hearings are scheduled and she will provide an update at the next meeting.

PUBLIC HEARING:

A. SPECIAL PERMIT APPLICATION, EFFICIENCY UNIT, D. HEMPEL, 11 SUMMIT ROAD (FILE 1342)

Chairman Goodwin opened the Public Hearing at 7:04 p.m. Members present were Goodwin, Ausburger, Hall, Lewis, Rawn, Ryan, Ward and alternates Aho and Berthelot both of whom were appointed to act. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 7/19/16 and 7/27/16 noted in addition to application materials, a 7/21/16 memo from Janell Mullen, Assistant Planner/ZEO and a 7/25/16 memo from T. Quick, Windham Water Works, both of which were distributed to all members of the Commission.

David Hempel noted for the record that the house will be owner occupied; it is intended to be rented by a professional and, in the future, possibly used for aging parents.

The Chairman noted there were no comments or questions from the public or Commission. Rawn MOVED, Ryan seconded, to close the Public Hearing at 7:06 p.m. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

A. SPECIAL PERMIT APPLICATION, EFFICIENCY UNIT, D. HEMPEL, 11 SUMMIT ROAD (FILE 1342)

Ryan MOVED, Ward seconded, to approve the July 8, 2016 application of David Hempel (File #1342) to allow an efficiency dwelling unit at 11 Summit Road in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at a Public Hearing on August 1, 2016.

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

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

1. This approval has been granted for a one-bedroom efficiency in association with a single-family home having up to four additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2018.
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

B. AMENDMENTS TO ZONING REGULATIONS RELATED TO STORMWATER MANAGEMENT, WATER SERVICE CONNECTIONS, ALCOHOL, AND LIVE MUSIC; AND AMENDMENTS TO ZONING REGULATIONS AND MAP TO CREATE A WATER PIPELINE OVERLAY DISTRICT (FILE 907-41)

Rawn MOVED, Hall seconded, to approve, subject to revisions noted below, amendments to the Zoning Regulations and Map dated April 28, 2016 (File #907-41) to amend regulations in Articles Four, Seven, Ten and Eleven related to alcohol and live/amplified music uses; to add a new section on stormwater management regulations to Article Six; and to amend Articles Two, Six and Ten and the Official Zoning Map to establish a Water Pipeline Overlay Zone and regulations for new water service connections. The subject Zoning Regulation and Map amendments were presented at Public Hearing on June 20 and July 18, 2016, and filed prior to the hearing with the Mansfield Town Clerk. A copy of the subject regulations shall be attached to the Minutes of this meeting and these amendments shall be effective as of September 1, 2016.

In approving the amendments to the Zoning Regulations and Map, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the CRCOG and SECOG Regional Planning Commissions, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. Based on this testimony, the proposed amendments shall be revised to incorporate the following changes:

- o Revise proposed Article Ten, Section V.5 to read as follows: "Easements and Water Main Extensions. Extension of water service to properties located outside of the Water Pipeline Overlay Zone through an easement or right-of-way on property located within the Water Pipeline Overlay Zone shall be permitted only in those instances where there is not a source of potable water otherwise available to service that parcel or the parcel located outside the Overlay Zone and is designated as Compact Residential, Mixed Use Center or Institutional on the POCD Future Land Use Map."

- Delete proposed definition of brewpub from Article Four.
- Revise proposed Article Seven, Section D.7.g to read as follows: “The sale of Alcoholic liquor shall be permitted as accessory to the following uses provided the Liquor permit type is authorized pursuant to Chapter 101 of the Mansfield Code of Ordinances and the following primary use is permitted in said zone or district:
 - Retail
 - Restaurant
 - Hotel
 - Place of Assembly/Banquet Hall
 - Commercial recreation facility
 - Brewpub/Restaurant
 - Brewery
 - Farm Winery”
- Delete references to “brewpubs” in the permitted use sections of Articles Seven and Ten for various zones. (Note: this revision only applies to the specific “brewpub” use, not “brewpub/restaurant uses which remain as proposed in the 4/28/16 draft.)
- Revise Article Seven, Section N.3 to remove Brewery uses from the list of uses allowed in the PB-3 zone (Four Corners area) with Special Permit approval
- Include the names of major roadways on the Zoning Map.

In accordance with the approval criteria identified in Article Thirteen, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments as modified by this approval motion:

1. The amendments are consistent with the Mansfield Tomorrow Plan of Conservation & Development and implement Goals 2.6, 4.2, 6.5, 8.1 and 9.2.
2. The amendments promote the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield’s Zoning Regulations.
3. The amendments are considered acceptably worded and suitably coordinated with related zoning provisions.
4. The revisions will promote the public’s health, safety, property values and general welfare.
5. The amendment to the Zoning Map to establish a Water Pipeline Overlay Zone has comprehensively considered the size and physical characteristics of the subject area and the effect of the proposal on land uses in the surrounding area.

Furthermore, the revisions reflect the Commission’s goals of protecting natural resources and balancing reasonable development opportunities (primarily due to the proximity of public sewer and water services) with the desire to protect the rural character of the community. MOTION PASSED UNANIMOUSLY. MOTION PASSED UNANIMOUSLY.

C. ZONING REGULATION REVISIONS – MULTI-FAMILY HOUSING

Linda Painter, Director of Planning and Development reviewed her memos. Members discussed potential revisions to the Multi-Family Housing regulations and the possible inclusion of Compact Residential regulations. The consensus of the Commission was to not revise the definition of family at this time, but to move forward at Regulatory Review to draft proposed revisions to regulations pertaining to multi-family housing and new regulations to address compact residential development, in accordance with suggested

revisions/additiona in Painter's memos.

**Hall MOVED, Ward seconded, to add ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING, to the agenda under New Business.

NEW BUSINESS:

A. CANCELLATION OF AUGUST 15, 2016 MEETING

Ward MOVED, Hall seconded, to cancel the August 15, 2016 meeting of the Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

B. NOVEMBER MEETING SCHEDULE

Goodwin MOVED, Hall seconded, to change the regular meetings of the Mansfield Planning and Zoning Commission in the month of November to Wednesday, November 2nd and Wednesday, November 16, 2016. MOTION PASSED UNANIMOUSLY.

C. PLIMPTON SUBDIVISION BOND (FILE 1298)

Ward MOVED, Ryan MOVE to call the Bond (Number 601021690) issued by Liberty Mutual: The Ohio Casualty Insurance Company on February 1, 2012 to complete subdivision improvements related to the driveway for Lot 4 required as part of the Plimpton Land Subdivision (PZC File 1298) in accordance with Bond Agreement dated February 1, 2012. This action is being taken in response to the subdivider's verbal indication that he has no intention of completing the required improvements. MOTION PASSED UNANIMOUSLY.

D. ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING

Hall MOVED, Lewis seconded, that a public hearing be scheduled for Tuesday, September 6, 2016, to hear comments on the proposed amendment to the Zoning Regulations dated August 1, 2016 related to adoption of a temporary and limited moratorium on the development of multi-family housing. The draft regulations shall be referred to the Town Attorney, Town Council, CRCOG, SECOG, NECOG and adjacent municipalities for review and comment. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

Linda Painter, Director of Planning and Development reviewed her Director's Report and also noted items distributed this evening, particularly the memo from Mobilitie, LLC, regarding the two locations in Mansfield it proposes to install communication poles. Painter noted that she contacted the Siting Council to discuss this communication, as it has jurisdiction over the siting of communication poles/towers.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

The Chair declared the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



MINUTES

MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, AUGUST 1, 2016 ■ SPECIAL MEETING

MEMBERS PRESENT: J. Goodwin, C. Ausburger, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward
MEMBERS ABSENT: B. Chandy, S. Westa
ALTERNATES PRESENT: P. Aho, T. Berthelot
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed Aho and Berthelot to act.

APPROVAL OF MINUTES:

A. JULY 18, 2016 – REGULAR MEETING

Rawn MOVED, Ryan seconded, to approve the 07-18-2016 minutes as presented. MOTION PASSED UNANIMOUSLY. Hall noted for the record that he listened to the recording.

B. JULY 20, 2016- FIELD TRIP NOTES

Noted.

COMMUNICATIONS:

The Conservation Commission draft minutes and the Wetlands Agent Report were both noted.

OLD BUSINESS:

A. W1558-2 - K.MEHRENS, 214 WORMWOOD HILL ROAD, GARAGE

Rawn MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to K. Mehrens (File W1558-2) to construct a 24 by 32 foot 2-car garage on property owned by the applicant and located at 214 Wormwood Hill Road as shown on plans dated 6/20/2016 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. All excess soil shall be either removed from the site or spread at least 50 feet from the edge of wetlands.
3. This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

B. W1570 – FUNK AND LITTLE, 30 CENTRE STREET, GEOTHERMAL WELLS AND SITE WORK

Chairman Goodwin recused herself and Vice-Chair Ryan was appointed to act as Chair for this item. Rawn noted for the record that the “after the fact” permits are becoming more frequent and a monetary penalty must be adopted and added to the fee schedule to address these situations.

Rawn MOVED, Ward seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Funk and Little (File W1570) for installation of 3 geothermal wells and replacement of a waterline on property owned by Matthew Hamill and located at 30

Centre Street as shown on plans dated 6/30/2015, revised through 6/7/2016 and as described in application submissions. This action is based on a finding that no significant impact on the wetlands and watercourses occurred.

MOTION PASSED with all in favor except Goodwin who recused herself.

C. W1571 – C. LOUKAS, 46 JONATHAN LANE, INGROUND POOL

Ryan MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to C. Loukas (File W1571) for installation of an 18 by 36 foot in-ground pool surrounded by a 6 foot deck on property owned by the applicant and located at 46 Jonathan Lane as shown on plans dated 2/22/2016 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. All excess soil shall be stockpiled at least 50 feet from the edge of wetlands, and any soil remaining on site after construction shall be distributed at least 50 feet from the edge of wetlands.
3. This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

D. W1572 – R. BOBB, 840 WORMWOOD HILL ROAD, AQUATICS MANAGEMENT

Aho MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to R. Bobb (File W1572) for mechanical harvesting of Water Chestnut (*Trapa natans*) on property owned by the applicant and located at 840 Wormwood Hill Road as shown on plans dated 7/7/2016 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls, as described in the application, shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The spoils from the harvesting will be stockpiled and distributed only when fully composted; and
3. To prevent the introduction of new or additional nuisance species to the subject site or another site, all equipment used shall be power washed with a bleach solution and inspected for vegetation, seedlings or nutlings before and after the harvesting of the water chestnut occurs on the subject site.

This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

E. W1573 – G. SOTZING, 144 HILLYNDALE ROAD, ABOVE GROUND HOT TUB

Ryan MOVED, Ward seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to G. Sotzing (File W1573) for installation of a hot tub on property owned by the applicant and located at 144 Hillyndale Road as shown on plans dated 7/14/2016 and as described in application submissions.

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

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

This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

A. W1574- 122-124 THORNBUSH ROAD LLC., 122-124 THORNBUSH ROAD, SITE WORK

Ausburger MOVED, Rawn seconded, to receive the application submitted by 122-124 Thornbush Road, LLC (IWA File W 1574) under the Wetlands and Watercourses Regulations of the Town of Mansfield for site work on property located at 122-124 Thornbush Road as shown on a map dated 7/25/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

B. W1564-2 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

All Reports are available on the Town of Mansfield Website at:

<http://www.mansfieldct.gov/content/1904/1932/14344.aspx>

Ward MOVED, Hall seconded, to:

1. Receive the application submitted by Storrs Lodges LLC (IWA File #1564-2) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 218-unit apartment complex on property owned by the applicants and located at Hunting Lodge Road (Assessor's Parcel ID 15.21.3) as shown on plans dated 3/18/2016, revised through 6/10/2016 and as described in application submissions, and to refer said application to the staff and Conservation Commission for review and comment.
2. Authorize staff to engage the services of GEI Consultants to provide independent review of the application. 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.
3. Schedule a public hearing on September 6, 2016. If the public hearing needs to be continued, it will be continued to October 6, 2016, the Agency's next regularly scheduled meeting.

MOTION PASSED UNANIMOUSLY.

C. NOVEMBER MEETING SCHEDULE

Goodwin MOVED, Hall seconded, to change the November 7, 2016 Regular meeting of the Inland Wetlands Agency to Wednesday, November 2, 2016. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

A 3pm Field Trip was set for 8/10/16.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

The Chair declared the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Vera S. Ward, Secretary