



MEETING NOTICE AND AGENDA

MANSFIELD CONSERVATION COMMISSION

Mansfield Community Center Conference Room

WEDNESDAY SEPTEMBER 21, 2016 ■ 7:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPPORTUNITY FOR PUBLIC COMMENT

4. MINUTES

- AUGUST 17, 2016 REGULAR MEETING

5. NEW BUSINESS

- W1575- WILLARD J. STEARNS & SONS, INC., BROWNS & COVENTRY ROAD, 9 LOT SUBDIVISION AND PZC REFERRAL-MOUNTAIN VIEW ACRES 9-LOT SUBDIVISION PZC FILE #1343
** 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) **
- W1576- C. & J. RUSSEY-MILNE., 494 WORMWOOD HILL ROAD, 24' X 24' ADDITION
- W1577-M. BENZIE, 1029 STORRS ROAD, SEPTIC SYSTEM AND LEECH FIELD

6. CONTINUING 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 REGULATIONS
- CONSERVATION EASEMENT MONITORING
- UCONN AGRONOMY FARM IRRIGATION PROJECT
- OTHER

7. COMMUNICATIONS

- AGENTS MONTHLY BUSINESS REPORT
- MINUTES
 - OPEN SPACE: 8/17/16
 - PZC: 9/6/16
 - IWA: 9/6/16

8. OTHER

9. FUTURE AGENDAS

10. ADJOURNMENT

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 August 2016
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Neil Facchinetti, Mary Harper (Alt.), Quentin Kessel, Scott Lehmann, Grant Meitzler, John Silander, Michael Soares. *Members absent:* Aline Booth (Alt.), Robert Dahn. *Others present:* Ken Feathers, Jim Morrow, Vicky Wetherell (briefly) {Open Space Preservation Committee}; Tom Fahey, Tony Giorgio, Dave Ziaks {Storrs Lodges}; Alison Hilding.

1. The meeting was **called to order** at 7:30p by Chair Quentin Kessel. In the absence of one member, Alternate Mary Harper was entitled to participate fully in the business of the meeting.

2. The **draft minutes** of the 20 July 2016 meeting were approved as written.

3. **IWA referrals: W1564-2 (Storrs Lodges, Hunting Lodge Rd).** W1564 was resubmitted as W1564-2 on 01 August. A public hearing will be held on 06 September and will almost certainly be continued to October and perhaps beyond. Questions:

- The Field Trip on 11 August was interrupted by a thunderstorm, and Kessel asked if Commission members might visit the property on their own. Tony Giorgio replied that he'd prefer to schedule a visit so that any questions could be addressed on site; Kessel will ask Jennifer Kaufman to make the arrangements.
- In a memo dated 12 August 2016 to GEI Consultants (the Town's consultant on W1564), copies of which were distributed at the meeting, Harper seeks assurance that the proposed storm-water management system would be adequate, given the low permeability of soils where many of the infiltration basins are to be sited. She suggested that standpipe monitoring be conducted through the high groundwater season (February through April) to be reasonably confident that soils are capable of absorbing runoff and that infiltration basins will not be overtopped. Mr. Giorgio asked that Harper's memo be made available through Kaufman, so that her concerns can be addressed.
- In response to a question from Kessel, the Commission was informed that roadways would be 24 feet wide, not including a sidewalk on one side and snow-shelves.
- Silander wondered whether the parcel might contain archeological sites. Harper, who did an archeological survey of similar state land west of Northwood Apartments, thought this was unlikely.

{At 8:20p a special concurrent meeting of the Open Space Preservation Committee was called to order by Jim Morrow to discuss the next item.}

4. **Proposed moratorium on multi-family housing.** The PZC is considering a moratorium on applications for multi-family housing so that it has time to write new regulations informed by the goals of the new Plan of Conservation & Development. {A draft motion dated 01 August to amend the zoning regulations to effect this moratorium was included in the packet.} If approved, the moratorium would not affect applications accepted before it goes into effect (in particular, the Storrs Lodges application). After some discussion, a statement drafted by Jim Morrow (with slight revisions) in support of the moratorium was approved unanimously (**motion:** Kessel, Soares):

The town zoning regulations are under review to align the regulations with the new Plan

of Conservation and Development. Because of the changes in the new POCD, it is expected this review will lead to the adoption of significantly revised regulations. As a consequence, the Town now lacks a regulatory framework that reflects current and future land use goals. This situation prevents Town staff, commissions, and committees from properly evaluating and commenting on development proposals, to ensure they address the town's future goals as expressed in the new POCD. The Open Space Preservation Committee and Conservation Commission support the proposed moratorium until the new zoning regulations are adopted.

5. Adjourned at 8:52p. Next meeting: 7:30p, Wednesday, 21 September 2016.

Scott Lehmann, Secretary, 22 August 2016.

NEW BUSINESS



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 30, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Street Address (File W1575)
Willard J. Stearns and Sons, Inc.
Description of Work: 9-lot subdivision-Mountain View Acres
Map Date: 12/15/2015

PROJECT OVERVIEW

The applicants propose to subdivide an approximately 36-acre parcel located on the corner of Coventry and Browns Road into 9 lots for single family homes. There will be approximately 80,000 square feet of disturbance in the upland review area and approximately 4,800 square feet of disturbance associated with a wetland crossing for a driveway to access a lot on the western portion of the parcel. The lots will be served by subsurface sewage disposal systems and private wells. The site is mainly wooded but the land along Coventry Road was logged within the last 10 years. The site drains primarily from Coventry Road to the south where surface flow is collected in a wetland that drains from the west to the east under Browns Road through an 18 inch culvert located in the southwestern portion of the parcel.

Because the applicants are proposing direct impacts to the wetlands, I recommend that the Agency hold a public hearing pursuant to section 9.0 of the regulations.

- 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.
- 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.

RECEIPT MOTION

_____ MOVE to receive the application submitted by Willard J. Stearns and Sons, Inc. (IWA File 1575) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 9-lot subdivision on property located at 522 Browns Road as shown on a map dated 12/15/2015 and as described in application submissions, to refer said application to staff and the Conservation Commission for review and comments, and to schedule a public hearing on November 2, 2016.

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

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

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

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

There will be one proposed wetland crossing associated with the development of the nine lots. The proposed driveway for lot #1 will cross the wetland in the same location as an existing crossing. Site work will be performed by an excavator during a dry time of the year.

Abutting the wetlands, within the 150' regulated area, typical development associated with single family lots is proposed such as clearing and construction of houses, driveways and septic systems.

- 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

The proposed wetland crossing will disturb 4,800 s.f. of wetlands though much of it was disturbed previously due to logging activities.

The 150' upland review area will have 80,000 s.f. of disturbance.

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

Clean fill for the proposed driveways and select sand for leaching systems.

- a) include **type** of material used as fill or to be excavated Processed and bank run gravel.
- b) include **volume** of material to be filled or excavated Remove 70 c.y. of topsoil at driveway crossing and provide 140 c.y. of fill.

- 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).

Siltfence will be used downgrade of site disturbance and around stockpile areas. In general, the site is relatively flat which helps minimize the risk of erosion.

Part D - Site Description

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

The site generally has a uniform flat slope. The parcel is wooded except for the field on lot #9, though it has been logged.

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.

Other alternatives would require a longer wetland crossing and not utilize an existing crossing.

Part F - Map/Site Plan (all applications)

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

2) Applicant's map date and date of last revision 12-15-2015, revised 01-27-2016

3) Zone Classification RAR-90

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

Part K - Additional Information from the Applicant

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

Part L - Filing Fee

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

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

Certification

I hereby certify that:

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



Signature *PAUL J. BROWN, PRESIDENT*

8/10/16

Date

Authorization to Enter Property

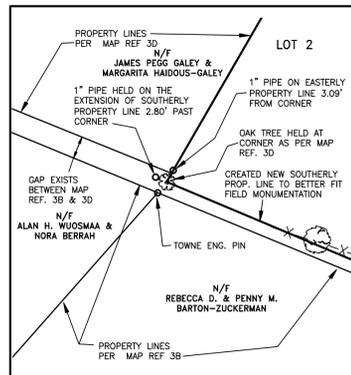
The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.



Signature *PAUL J. BROWN, PRESIDENT*

8/10/16

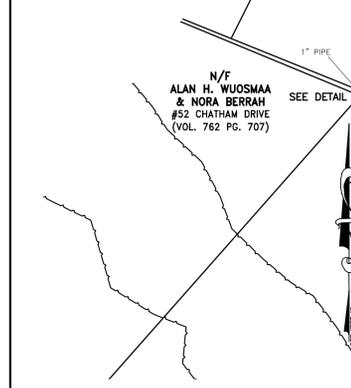
Date



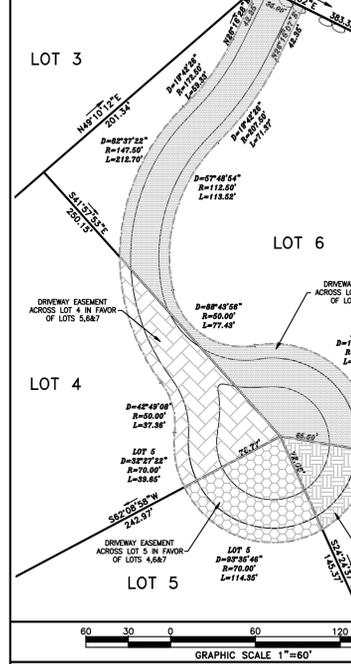
CORNER DETAIL 1"=20'

BUILDABLE AREA:

LOT #1	44,000+S.F.
LOT #2	40,000+S.F.
LOT #3	40,800+S.F.
LOT #4	43,000+S.F.
LOT #5	40,100+S.F.
LOT #6	56,000+S.F.
LOT #7	43,000+S.F.
LOT #8	42,800+S.F.
LOT #9	40,000+S.F.



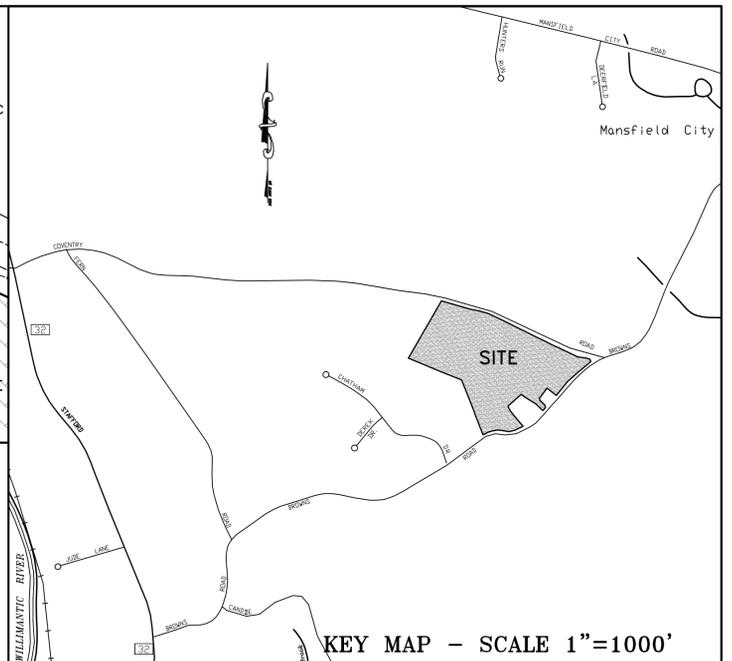
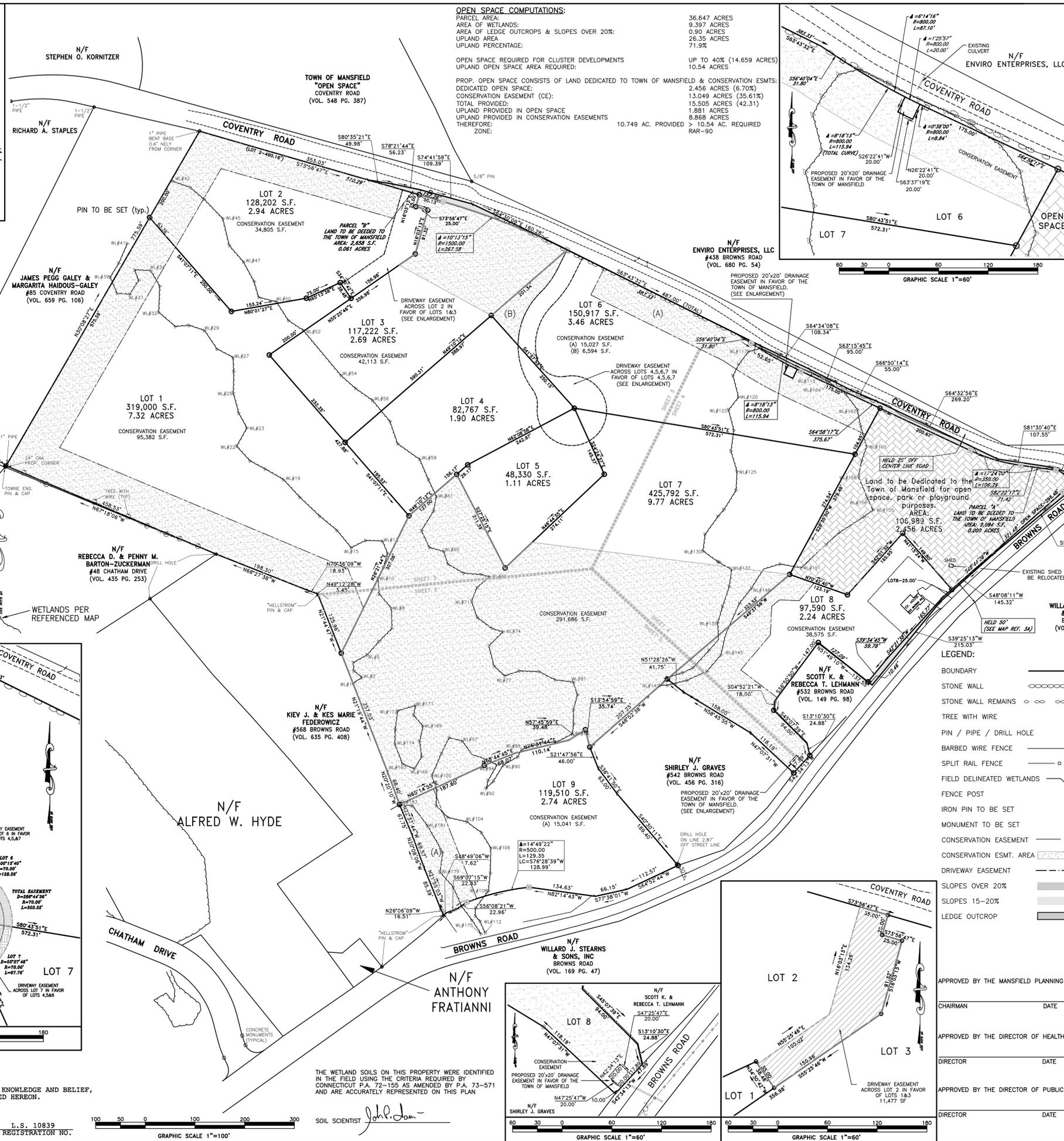
CORNER DETAIL 1"=20'



GRAPHIC SCALE 1"=60'

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

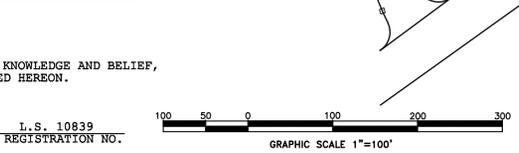
Kenneth K. Peterson
KENNETH K. PETERSON
1. S. 10839
REGISTRATION NO.



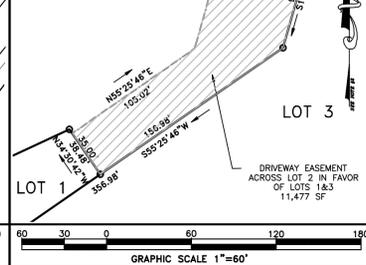
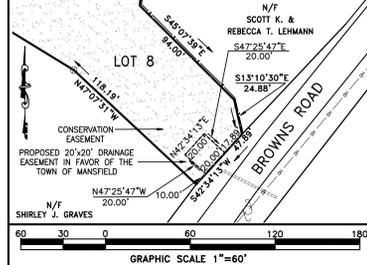
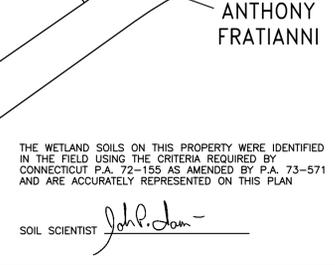
KEY MAP - SCALE 1"=1000'

- NOTES:**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A SUBDIVISION PLAN, AND IS A FIRST SURVEY OF THE PERIMETER BOUNDARY AND AN ORIGINAL SURVEY OF THE PROPOSED LOT LINES CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - BEARINGS DEPICTED ON THIS PLAN ARE BASED UPON NAD 83/87 (CONNECTICUT STATE PLANE COORDINATES) BASED ON COORDINATES FROM MAP REFERENCE 3A.
 - MAP REFERENCES:
 - A. "PROPERTY SURVEY CERTAIN PROPERTY OF WILLARD J. STEARNS & SONS, INC IDENTIFIED AS FARM 1, FARM 2 AND FARM 3 BROWNS RD., STEARNS RD., MANSFIELD CITY RD., PLEASANT VALLEY RD. MANSFIELD, CONNECTICUT DATED 9-11-2014 SCALE: 1"=200' BY: F.A. HESKETH & ASSOCIATES, INC
 - B. "BOUNDARY SURVEY FOR SUBDIVISION ENTITLED CHATHAM HILL BROWNS ROAD MANSFIELD, CONNECTICUT OWNER & SUBDIVIDER MICHAEL DILAJ TRUSTEE SCALE: 1"=100' DATED 1-1-98 REV. 6-15-98 BY: DATUM ENG.
 - C. "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR KIEV FEDEROWICZ PROPOSED HOUSE ADDITION & PROPOSED BARN/STUDIO 568 BROWNS ROAD MANSFIELD CONNECTICUT SCALE: 1"=30' DATED 4-9-13 REV. THROUGH 1-28-15 BY: ROB HELLSTROM LAND SURVEYING LLC
 - D. "CORRECTIONAL MAP LAND OF DANIEL B AND ANN L. COSTELLO AND PATRICIA E. AND JAMES V. LETA SITUATED ON THE SOUTHERLY LINE OF COVENTRY ROAD IN THE TOWN OF MANSFIELD, THE COUNTY OF TOLLAND AND THE STATE OF CONNECTICUT" SCALE 1"=40' DATED 8-14-65 BY: JOHN R. GRIFFIN
 - E. "PROPERTY OF RUSSELL W. & PHYLLIS MARTIN COVENTRY ROAD, BROWNS ROAD MANSFIELD CONNECTICUT SCALE: 1"=100' DATED 2-7-88 BY: KARHU & PRONOVOST ASSOCIATES, INC.
 - F. "SUBDIVISION PLAN SMITH FARMS PREPARED FOR: REJA ACQUISITION CORP. COVENTRY ROAD MANSFIELD, CONNECTICUT" SCALE: 1"=100' DATED: FEB. 2003 REV. THROUGH 4-20-04 BY: MESSIER & ASSOCIATES, INC.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 - WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY SOIL SCIENTIST JOHN IANNI.
 - SITE AND ADJUTING PARCELS ARE IN RAR-90 ZONE.
 - PARCEL IS LOCATED IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, PER FIRM FLOOD INSURANCE RATE MAP TOWN OF MANSFIELD, CONNECTICUT TOLLAND COUNTY PANEL 15 OF 20 COMMUNITY-PANEL NUMBER 090129 0015C EFFECTIVE DATE: JANUARY 2, 1981.
 - PARCEL IS NOT LOCATED WITHIN AN AQUIFER AREA BASED ON "SURFACES AND GROUNDWATER RESOURCES" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
 - PARCEL IS NOT LOCATED WITHIN AN ARCHAEOLOGICAL AREA BASED ON "ARCHAEOLOGICAL ASSESSMENT" MAP BY PLAN OF CONSERVATION AND DEVELOPMENT APRIL 2006.
 - PARCEL IS NOT LOCATED IN AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT NATURAL COMMUNITIES BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION NATURAL DIVERSITY DATA BASE AREA MAP FOR MANSFIELD, CT DATED DECEMBER 2014.
 - SPEED LIMIT ON BROWNS ROAD (COLLECTOR RD) IS 30 MPH AND 25 MPH ALONG COVENTRY ROAD (NEIGHBORHOOD ROAD).
 - THE PROPOSED TREELINES ARE CONCEPTUAL AND MAY BE MODIFIED BY THE DEVELOPER. CLEARING LIMITS ARE NOT SHOWN FOR THE FOOTING DRAIN DISCHARGES.

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION		CHAIRMAN		DATE
APPROVED BY THE DIRECTOR OF HEALTH		DIRECTOR		DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS		DIRECTOR		DATE
BOUNDARY PLAN				
MOUNTAIN VIEW ACRES				
#522 BROWNS ROAD				
& COVENTRY ROAD				
MANSFIELD, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
REVISIONS		DATE		
01-27-2016				
BY	SCALE	DATE	SHEET NO.	MAP NO.
B.D.C.	1"=100' OR AS SHOWN	12-15-2015	2 OF 7	105905



GRAPHIC SCALE 1"=100'



THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

N/F REBECCA D. & PENNY M. BARTON-ZUCKERMAN #48 CHATHAM DRIVE (VOL. 435 PG. 253)

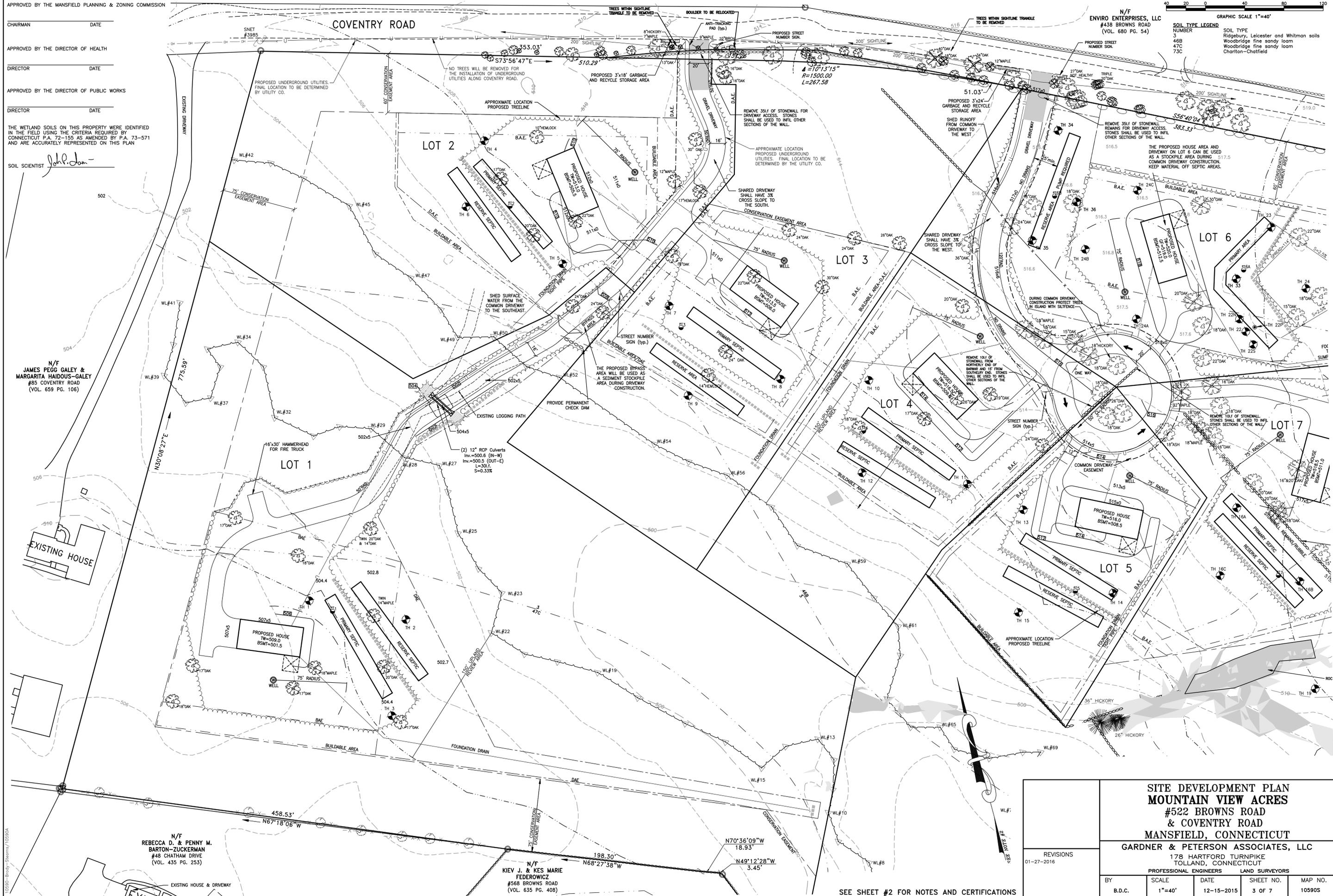
N/F KIEV J. & KES MARIE FEDEROWICZ #568 BROWNS ROAD (VOL. 635 PG. 408)

N/F JAMES PEGG GALEY & MARGARITA HAIKOUS-GALEY #85 COVENTRY ROAD (VOL. 659 PG. 106)

N/F ENVIRO ENTERPRISES, LLC #438 BROWNS ROAD (VOL. 680 PG. 54)

SOIL TYPE LEGEND
NUMBER
46B
47C
73C
SOIL TYPE
Ridgebury, Leicester and Whitman soils
Woodbridge fine sandy loam
Woodbridge fine sandy loam
Charlton-Chatfield

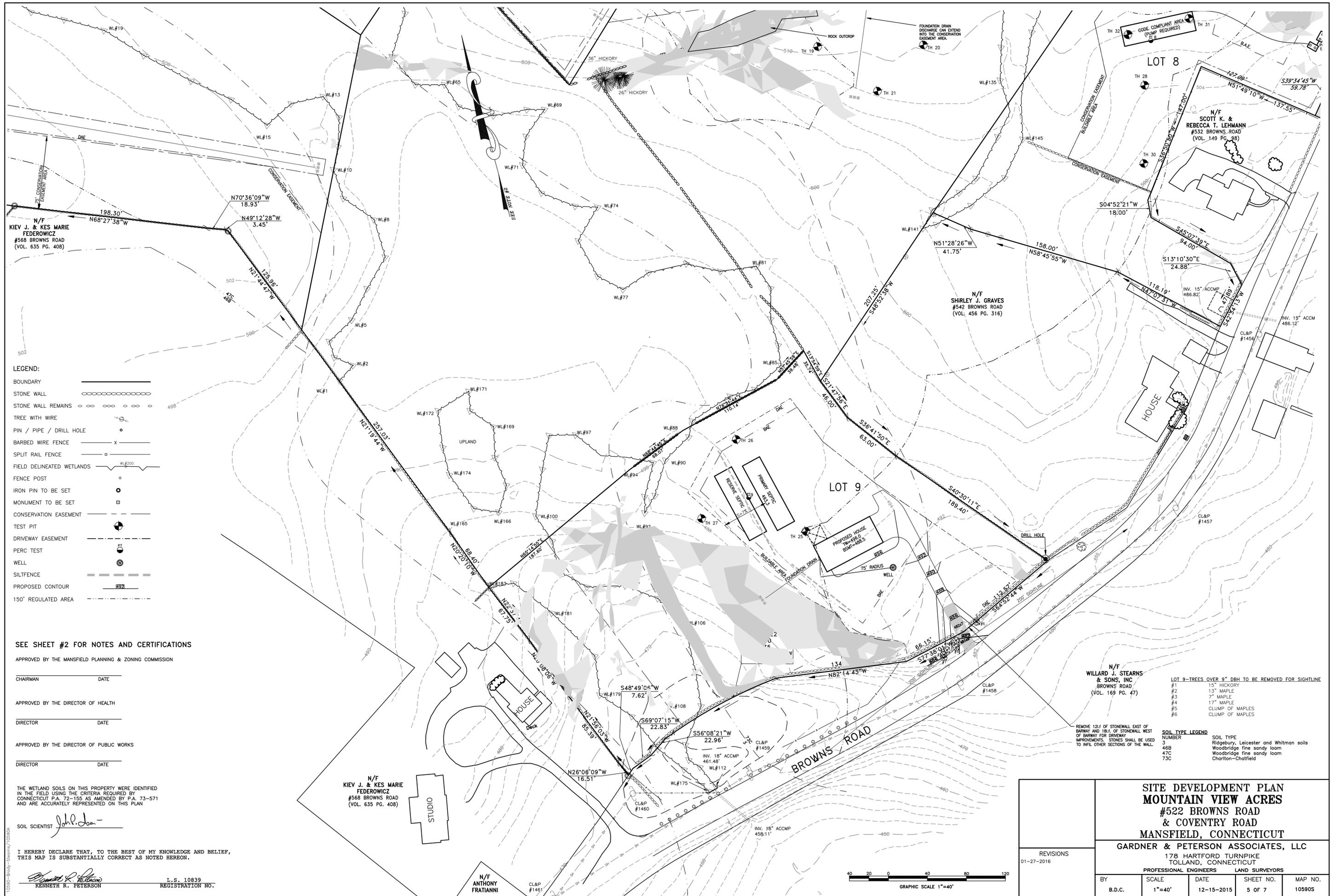
GRAPHIC SCALE 1"=40'



SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

<p>SITE DEVELOPMENT PLAN MOUNTAIN VIEW ACRES #522 BROWNS ROAD & COVENTRY ROAD MANSFIELD, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT</p>				
REVISIONS 01-27-2016	SCALE 1"=40'	DATE 12-15-2015	SHEET NO. 3 OF 7	MAP NO. 105905
BY B.D.C.				





- LEGEND:**
- BOUNDARY ———
 - STONE WALL ———
 - STONE WALL REMAINS ———
 - TREE WITH WIRE ———
 - PIN / PIPE / DRILL HOLE ●
 - BARBED WIRE FENCE ———
 - SPLIT RAIL FENCE ———
 - FIELD DELINEATED WETLANDS ———
 - FENCE POST ○
 - IRON PIN TO BE SET ○
 - MONUMENT TO BE SET □
 - CONSERVATION EASEMENT ———
 - TEST PIT ⊕
 - DRIVEWAY EASEMENT ———
 - PERC TEST ⊕
 - WELL ⊕
 - SILTFENCE ———
 - PROPOSED CONTOUR ———
 - 150' REGULATED AREA ———

SEE SHEET #2 FOR NOTES AND CERTIFICATIONS

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST *John Jan*

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Peterson
KENNETH R. PETERSON L.S. 10839
REGISTRATION NO.

- LOT 9-TREES OVER 8" DBH TO BE REMOVED FOR SIGHTLINE
- #1 15" HICKORY
 - #2 13" MAPLE
 - #3 7" MAPLE
 - #4 17" MAPLE
 - #5 CLUMP OF MAPLES
 - #6 CLUMP OF MAPLES

- SOIL TYPE LEGEND**
- | NUMBER | SOIL TYPE |
|--------|--|
| 3 | Ridgebury, Leicester and Whitman soils |
| 46B | Woodbridge fine sandy loam |
| 47C | Woodbridge fine sandy loam |
| 75C | Chariton-Chatfield |

REMOVE 12L OF STONEMASS EAST OF BARWAY AND 18L OF STONEMASS WEST OF BARWAY FOR DRIVEWAY IMPROVEMENTS. STONES SHALL BE USED TO INFILL OTHER SECTIONS OF THE WALL.

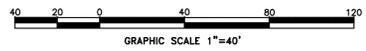
**SITE DEVELOPMENT PLAN
MOUNTAIN VIEW ACRES
#522 BROWNS ROAD
& COVENTRY ROAD
MANSFIELD, CONNECTICUT**

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS 01-27-2016		SCALE 1"=40'	DATE 12-15-2015	SHEET NO. 5 OF 7	MAP NO. 105905
BY B.D.C.	SCALE 1"=40'	DATE 12-15-2015	SHEET NO. 5 OF 7	MAP NO. 105905	



MINIMUM LEACHING SYSTEM SPREAD (MLSS)

HYDRAULIC FACTOR (HF) X FLOW FACTOR (FF) X PERCOLATION FACTOR (PF)

MLSS = HF X FF X PF SAMPLE

HYDRAULIC FACTOR (HF)

TO DEPTH	HYDRAULIC GRADIENT (% OF SLOPE)									
	<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-8	8.1-10	10.1-15	>15	
<17.9	SEE	NOTE	#1							
18-22	72	62	54	48	42	34	30	28	26	
22-26	66	56	48	42	34	30	28	26	24	
26-30	56	49	42	34	30	28	26	24	20	
30-36	48	42	34	30	28	26	24	20	18	
36-42	42	36	30	28	26	24	20	18	16	
42-48	36	32	28	26	24	20	18	16	14	
48-60	30	28	24	22	20	18	16	14	10	
>60	MLSS NEED NOT BE CONSIDERED									

#1-CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

FLOW FACTOR (FF) = DESIGN FLOW / 300 SO: 3 BEDROOMS = 450 / 300 = 1.5

4 BEDROOMS = 600 / 300 = 2.0

PERCOLATION FACTOR (PF) LESS THAN 5 MIN/IN = 1.0

5.1 - 10	= 1.2
10.1 - 20	= 1.5
20.1 - 30	= 2.0
30.1 - 45	= 3.0
45.1 - 60	= 5.0

MLSS CALCULATIONS

LOT 1
Avg. Depth to restrictive layer: 22.3"
Hydraulic Gradient: 2.1-3%
HF= 48
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 48 x 2.0 x 1.2 = 116

LOT 2
Avg. Depth to restrictive layer: 25.6"
Hydraulic Gradient: 2.1-3%
HF= 48
4 Bedrooms, FF= 2.0
Perc Rate 1-5 min/in.
PF= 1.0
MLSS= 48 x 2.0 x 1.0 = 96

LOT 3
Avg. Depth to restrictive layer: 25.3"
Hydraulic Gradient: 3.1-4%
HF= 42
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 42 x 2.0 x 1.2 = 101

LOT 4
Avg. Depth to restrictive layer: 25"
Hydraulic Gradient: 4.1-6%
HF= 34
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 34 x 2.0 x 1.2 = 82

LOT 5
Avg. Depth to restrictive layer: 22.3"
Hydraulic Gradient: 4.1-6%
HF= 34
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 34 x 2.0 x 1.2 = 82

LOT 6
Avg. Depth to restrictive layer: 26.16"
(TH's 22,22N,22S,23,24,33)
Hydraulic Gradient: 2.1-3%
HF= 60
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 60 x 2.0 x 1.2 = 101

LOT 7
Avg. Depth to restrictive layer: 26"
Hydraulic Gradient: 1.1-2%
HF= 56
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 56 x 2.0 x 1.2 = 135

LOT 8-Existing House
Avg. Depth to restrictive layer: 26"
Hydraulic Gradient: 6.1-8%
HF= 60
3 Bedrooms, FF= 1.5
Perc Rate 1-5 min/in.
PF= 1.0
MLSS= 30 x 1.5 x 1.0 = 45

LOT 9
Avg. Depth to restrictive layer: 25.3"
Hydraulic Gradient: 6.1-8%
HF= 30
4 Bedrooms, FF= 2.0
Perc Rate 5.1-10 min/in.
PF= 1.2
MLSS= 30 x 2.0 x 1.2 = 72

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 3, 2015

TH 1
0-8" Topsoil
8-30" Orange Brown Fine Sandy Loom
30-80" Compact Glacial Till
Mottling @ 27"
Roots to 30"
No groundwater
No ledge

TH 2
0-5" Topsoil
5-18" Orange Brown Fine Sandy Loom
18-78" Compact Glacial Till
Mottling @ 18"
Roots to 18"
No groundwater
No ledge

TH 3
0-5" Topsoil
4-22" Orange Brown Fine Sandy Loom
22-80" Compact Glacial Till
Mottling @ 22"
Roots to 22"
No groundwater
No ledge

TH 4
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 5
0-4" Topsoil
4-24" Orange Brown Fine Sandy Loom
24-81" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 6
0-3" Topsoil
3-27" Orange Brown Fine Sandy Loom
27-78" Compact Glacial Till
Mottling @ 27"
Roots to 27"
No groundwater
No ledge

TH 7
0-7" Topsoil
7-30" Orange Brown Fine Sandy Loom
30-81" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 8
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 9
0-5" Topsoil
5-20" Orange Brown Fine Sandy Loom
20-77" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 10
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-85" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 11
0-4" Topsoil
4-20" Orange Brown Fine Sandy Loom
20-72" Compact Glacial Till
Mottling @ 20"
Roots to 20"
No groundwater
No ledge

TH 12
0-5" Topsoil
5-29" Orange Brown Fine Sandy Loom
29-77" Compact Glacial Till
Mottling @ 29"
Roots to 29"
No groundwater
No ledge

TH 13
0-5" Topsoil
5-19" Orange Brown Fine Sandy Loom
19-70" Compact Glacial Till
Mottling @ 19"
Roots to 19"
No groundwater
No ledge

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 3, 2015

TH 14
0-4" Topsoil
4-25" Orange Brown Fine Sandy Loom
25-80" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 15
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-78" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 16
0-5" Topsoil
5-40" Orange Brown Fine Sandy Loom
40-65" Compact Glacial Till
Mottling @ 40"
Roots to 40"
No groundwater
No ledge

TH 16A
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-80" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 16B
0-4" Topsoil
4-24" Orange Brown Fine Sandy Loom
24-81" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 16C
0-5" Topsoil
5-31" Orange Brown Fine Sandy Loom
31-84" Compact Glacial Till
Mottling @ 31"
Roots to 31"
No groundwater
No ledge

TH 17-not dug

TH 18
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-90" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 19
0-5" Topsoil
5-26" Orange Brown Fine Sandy Loom
26-50" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 20
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-90" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 21
0-5" Topsoil
5-31" Orange Brown Fine Sandy Loom
31-64" Compact Glacial Till
Mottling @ 31"
Roots to 31"
No groundwater
No ledge

TH 22
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-43" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 23
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 3, 2015

TH 22N
0-7" Topsoil
7-30" Orange Brown Fine Sandy Loom
30-93" Compact Glacial Till
Mottling @ 36"
Roots to 29"
Restrictive @ 30"
No groundwater
No ledge

TH 22A
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-78" Compact Glacial Till
Mottling @ 24"
Roots to 25"
No groundwater
No ledge

TH 24B
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-89" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 24C
0-6" Topsoil
6-21" Orange Brown Fine Sandy Loom
21-76" Compact Glacial Till
Mottling @ 21"
Roots to 24"
No groundwater
No ledge

TH 25
0-7" Topsoil
7-25" Orange Brown Fine Sandy Loom
25-90" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 26
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-81" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 27
0-5" Topsoil
5-25" Orange Brown Fine Sandy Loom
25-77" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 28
Ledge @ 24"
TH 29-not dug

TH 30
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-84" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 31
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-50" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 33
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 34
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

Soil Testing Results

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
and Highland Soils
Date Tested: September 3, 2015

TH 22N
0-7" Topsoil
7-30" Orange Brown Fine Sandy Loom
30-93" Compact Glacial Till
Mottling @ 36"
Roots to 29"
Restrictive @ 30"
No groundwater
No ledge

TH 22A
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-78" Compact Glacial Till
Mottling @ 24"
Roots to 25"
No groundwater
No ledge

TH 24B
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-89" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 24C
0-6" Topsoil
6-21" Orange Brown Fine Sandy Loom
21-76" Compact Glacial Till
Mottling @ 21"
Roots to 24"
No groundwater
No ledge

TH 25
0-7" Topsoil
7-25" Orange Brown Fine Sandy Loom
25-90" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 26
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-81" Compact Glacial Till
Mottling @ 26"
Roots to 26"
No groundwater
No ledge

TH 27
0-5" Topsoil
5-25" Orange Brown Fine Sandy Loom
25-77" Compact Glacial Till
Mottling @ 25"
Roots to 25"
No groundwater
No ledge

TH 28
Ledge @ 24"
TH 29-not dug

TH 30
0-5" Topsoil
5-30" Orange Brown Fine Sandy Loom
30-84" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 31
0-7" Topsoil
7-26" Orange Brown Fine Sandy Loom
26-50" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 32
0-6" Topsoil
6-30" Orange Brown Fine Sandy Loom
30-64" Compact Glacial Till
Mottling @ 30"
Roots to 30"
No groundwater
No ledge

TH 33
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

TH 34
0-5" Topsoil
5-24" Orange Brown Fine Sandy Loom
24-84" Compact Glacial Till
Mottling @ 24"
Roots to 24"
No groundwater
No ledge

Percolation Tests

Observed By: Eastern Highlands Health District
Others Present: Gardner & Peterson Associates, LLC
Heavy Rain on September 30, 2015

Perc #1
Presoaked 9/21/15 at 2:47
Presoaked 9/22/15 at 12:40
Depth=20"
Mark Down 0"
TIME DEPTH
1:21 8"
1:31 11 1/2"
1:41 14 1/2"
1:51 15 3/4"
2:01 16 3/4"
2:11 17 3/4"
2:16 18 1/2"
2:21 Dry
Rate: 10 min/in

Perc #2
Presoaked 9/21/15 at 2:33
Presoaked 9/22/15 at 10:49
Depth=20"
Mark Down 0"
TIME DEPTH
1:18 8"
1:27 13"
1:37 16 1/2"
1:47 19 1/2"
Dry
Rate: 1-5 min/in

Perc #3
Presoaked 9/21/15 at 3:07
Presoaked 9/22/15 at 10:46
Depth=20"
Mark Down 0"
TIME DEPTH
1:15 8"
1:25 11 1/2"
1:35 13 1/2"
1:45 15 1/2"
1:55 16 3/4"
2:05 18"
Dry
Rate: 5.1-10 min/in

Perc #4
Presoaked 9/21/15 at 3:30
Presoaked 9/22/15 at 10:43
Depth=18"
Mark Down 2"
TIME DEPTH
11:55 3 1/2"
12:05 6"
12:15 7 1/2"
12:25 9"
12:35 10"
12:45 11"
12:55 12"
1:05 13"
Rate: 10 min/in

Perc #5
Presoaked 9/21/15 at 3:45
Presoaked 9/22/15 at 10:40
Depth=18"
Mark Down 1 1/2"
TIME DEPTH
11:40 4 1/2"
11:50 8 1/2"
12:00 10 1/2"
12:10 13"
12:20 14"
Rate: 5.1-10 min/in

Perc #6A
Presoaked 10/01/15 at 8:48
Depth=18"
Mark Down 0"
TIME DEPTH
10:50 6"
11:00 9 1/2"
11:10 11 1/2"
11:20 13 1/2"
11:30 14 1/2"
11:40 15 3/4"
Rate: 5.1-10 min/in

Perc #6B
Presoaked 10/01/15 at 8:30
Depth=17"
Mark Down 0"
TIME DEPTH
10:53 5"
11:03 10"
11:13 13"
11:18 13 3/4"
11:23 14 3/4"
11:28 15 3/4"
11:33 16 1/2"
11:38 DRY
Rate: 5.1-10 min/in

Perc #7
Presoaked 10/01/15 at 10:10
Depth=19"
Mark Down 2"
TIME DEPTH
11:45 3 1/2"
11:50 7"
11:55 9 1/2"
12:00 10 1/2"
12:05 11 1/2"
12:10 12 1/2"
12:15 13"
12:20 13 1/2"
12:25 14"
12:30 14 1/2"
12:35 DRY
Rate: 10 min/in

Perc #8
Presoaked 10/01/15 at 10:44
Depth=19"
Mark Down 1"
TIME DEPTH
12:08 6"
12:13 10"
12:18 12"
12:23 13 1/2"
12:28 15"
12:33 16 1/2"
12:38 18" DRY
Rate: 1-5 min/in

Perc #9
Presoaked 9/21/15 at 4:20
Presoaked 9/22/15 at 10:24
Depth=19"
Mark Down 0"
TIME DEPTH
10:56 7 1/2"
11:06 10"
11:02 11 1/2"
11:05 12 1/2"
11:08 13 3/4"
11:11 14 3/4"
11:14 15 3/4"
11:17 16 1/2"
11:20 16 3/4"
11:23 17 1/2"
11:26 18"
Dry
Rate: 5.1-10 min/in

GENERAL EROSION AND SEDIMENT CONTROL NOTES

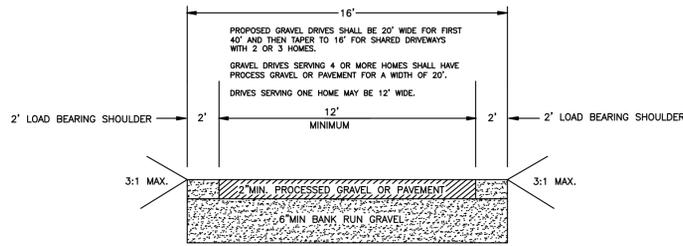
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SURFACE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUDGY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETED, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTRIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE EXCEPT WHERE EITHER A CULTRIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.). CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

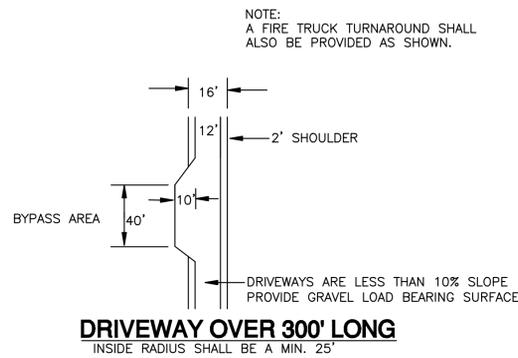
WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
PROJECT NAME: MOUNTAIN VIEW ACRES LOCATION: BROWN & COVENTRY ROADS PROJECT DESCRIPTION: RESIDENTIAL SUBDIVISION PARCEL AREA: 36.6 ACRES RESPONSIBLE PERSONNEL: MR. PAUL BRODY			
SUBDIVIDER IS REQUIRED TO CONSTRUCT COMMON DRIVEWAYS. LAND SURVEYOR SHALL FLAG LIMIT OF CLEARING. CUT TREES. INSTALL EROSION CONTROLS. REMOVE STUMPS. STRIP TOPSOIL AND STOCKPILE. CONSTRUCT COMMON DRIVEWAY. FINAL GRADE AND SEED ALL DISTURBED AREAS.			
PERMIT PLAN SHALL BE PREPARED FOR DEVELOPMENT OF EACH LOT FOR LOT OWNER/BUILDER.			

PROJECT DATES:
DATE OF CONSTRUCTION START PER APPROVAL TIMELINES
DATE OF CONSTRUCTION COMPLETION PER APPROVAL TIMELINES

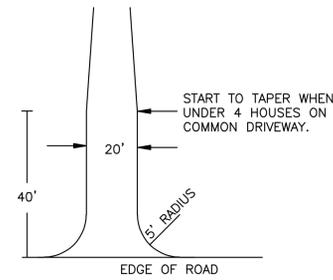
EROSION



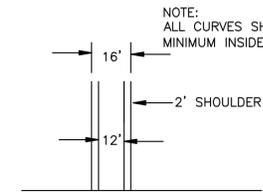
TYPICAL SHARED DRIVEWAY SECTION



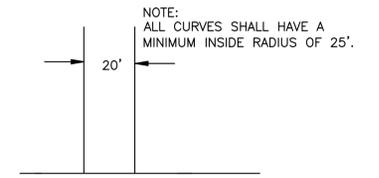
DRIVEWAY OVER 300' LONG



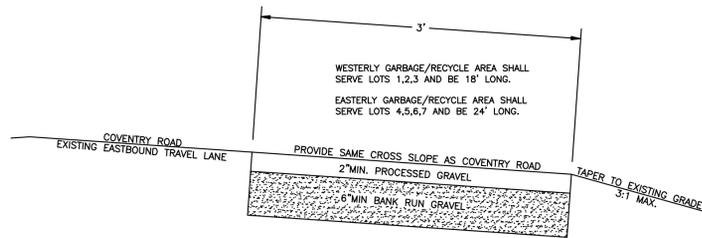
SHARED DRIVEWAY INTERSECTS COVENTRY ROAD



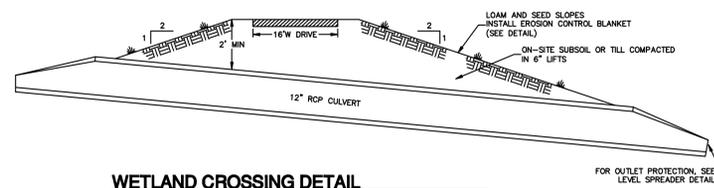
SHARED DRIVEWAY DETAIL WHEN SERVING 2 or 3 HOUSES



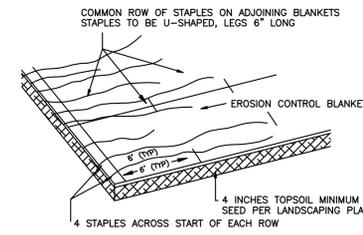
SHARED DRIVEWAY DETAIL WHEN SERVING 4 or MORE HOUSES



TYPICAL GARBAGE/RECYCLE AREA SECTION

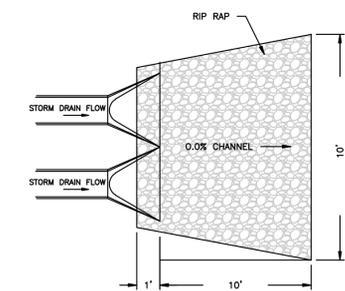
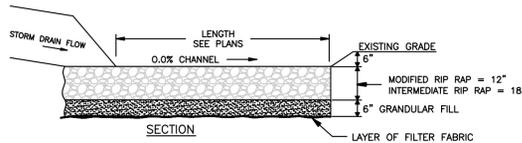


WETLAND CROSSING DETAIL



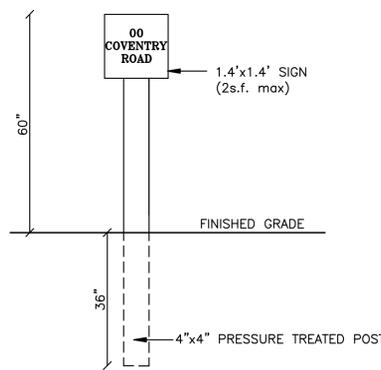
NOTES:
1. APPLY ON SLOPES 2:1 OR GREATER, BUT LESS THAN 3:1.
2. EROSION CONTROL BLANKET TO BE NORTH AMERICAN GREEN S 150 DOUBLE NET STRAW BLANKET OR EQUAL.
3. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BLANKET



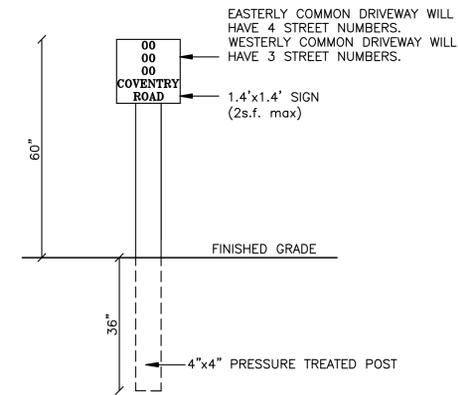
NOTES:
1. WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.
2. SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0.0% CHANNEL.
3. LIP TO BE CONSTRUCTED LEVEL AT 0.0% GRADE TO INSURE UNIFORM SPREADING OF STORM WATER RUNOFF.

LEVEL SPREADER DETAIL



STREET NUMBER SIGN AT INTERSECTION OF COMMON & SINGLE FAMILY DRIVEWAY

N.T.S.



STREET NUMBER SIGN AT COVENTRY ROAD

N.T.S.

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE DIRECTOR OF HEALTH

DIRECTOR _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DIRECTOR _____ DATE _____

CONSTRUCTION DETAILS				
MOUNTAIN VIEW ACRES				
#522 BROWNS ROAD				
& COVENTRY ROAD				
MANSFIELD, CONNECTICUT				
GARDNER & PETERSON ASSOCIATES, LLC				
178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT				
PROFESSIONAL ENGINEERS		LAND SURVEYORS		
REVISIONS 01-27-2016	BY B.D.C.	SCALE N.T.S.	DATE 12-15-2015	SHEET NO. 7 OF 7
				MAP NO. 105905

MOUNTAIN VIEW ACRES

**522 Browns Road &
Coventry Road
Mansfield, Connecticut**

STORMWATER MANAGEMENT REPORT

July 1, 2016

PREPARED FOR: Willard J. Stearns & Sons, Inc.
50 Stearns Road
Mansfield, Connecticut

PREPARED BY: Gardner & Peterson Associates, LLC
178 Hartford Turnpike
Tolland, CT 06084

Mountain View Acres

Summary:

This project proposes to subdivide approximately 36 acres of land located in the RAR-90 Zone on the south side of Coventry Road and west side of Browns Road into nine building lots. The lots will be served by subsurface sewage disposal systems and private wells while protecting over 7.5 acres of land with conservation easements and dedicating nearly 2.5 acres to the Town of Mansfield.

Existing Conditions:

The site contains one house that fronts on Browns Road which will be located on Lot #8 of the subdivision. The site is mainly wooded, though the land along Coventry Road was logged within the past ten years. The site primarily drains from Coventry Road to the south where surface flow is collected in a wetland which drains from west to east and under Browns Road through an 18" culvert which is at the bottom of the watershed analyzed in this report. The soils in the upland areas are primarily a Woodbridge Fine Sandy Loam per the Natural Resources Conservation Service, Web Soil Survey.

Based on the Flood Insurance Rate Map (FIRM) the site is located in Flood Zone C, area of minimal flooding. Test pits were excavated on site with the Eastern Highlands Health Department to determine septic suitability. Suitable areas were found on all lots and restrictive soil layers average approximately 24" below grade.

In addition, the site is not located in an aquifer area based on "Surfaces and Groundwater Resources" map by plan of conservation and development, April 2006 and the parcel is not located within an archaeological area based on "Archaeological Assessment" map by plan of conservation and development April 2006.

Stormwater Management:

Based on reviews by various town committees and town staff the applicant has been advised to provide an Open Space Subdivision to avoid a traditional layout and minimize the number of curb cuts. Common driveways are provided and stormwater runoff will sheet flow from disturbed areas in the direction it is headed today. This report includes the design of a cross culvert to convey the limited flow under the proposed driveway on Lot #1 and an overall site analysis to evaluate pre-development and post-development flows.

Hydraflow Hydrographs Extension was used to determine the peak flows mentioned above. The twin 12" culverts under the proposed driveway on Lot 1 has been designed to convey the flow from a 10 year storm. When comparing the existing and proposed flow rates from the overall site, there is no change in the watershed area or

travel time. Due to the proposed improvements, the runoff coefficient will increase which results in a small increase in the flow rate off site from 47.3cfs to 52.5 cfs for a 25 year storm frequency. The runoff will shed through an undisturbed, vegetated buffer over relatively flat slopes before reaching the wetland corridor. The wetland corridor consists of a flat area that will provide flood storage and potential reduction the rate of runoff and a defined channel for water conveyance at the easterly end of the wetland.

Erosion & Sediment Control:

The erosion & sediment control plan for this site consists of the use of soil stockpile areas, silt fence and/or hay bales down gradient of all disturbed areas and seeding schedules. An undisturbed vegetated area down gradient of the proposed developed areas will also remain. An anti-tracking pad will be installed at both entrances to the site though it may be unnecessary due the existing and proposed gravel surfaces.

Mark A. Peterson, P.E. 20905

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

1 - Ex. Watershed



3 - Prop. Watershed



5 - Subwatershed to proposed culvert



Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	Rational	-----	-----	27.10	-----	-----	40.12	47.28	-----	-----	Ex. Watershed
3	Rational	-----	-----	30.11	-----	-----	44.58	52.53	-----	-----	Prop. Watershed
5	Rational	-----	-----	4.063	-----	-----	5.970	7.035	-----	-----	Subwatershed to proposed culvert

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	27.10	1	34	55,280	-----	-----	-----	Ex. Watershed
3	Rational	30.11	1	34	61,422	-----	-----	-----	Prop. Watershed
5	Rational	4.063	1	28	6,825	-----	-----	-----	Subwatershed to proposed culvert
Flow off Site.gpw					Return Period: 2 Year			Friday, Aug 26, 2016	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Aug 26, 2016

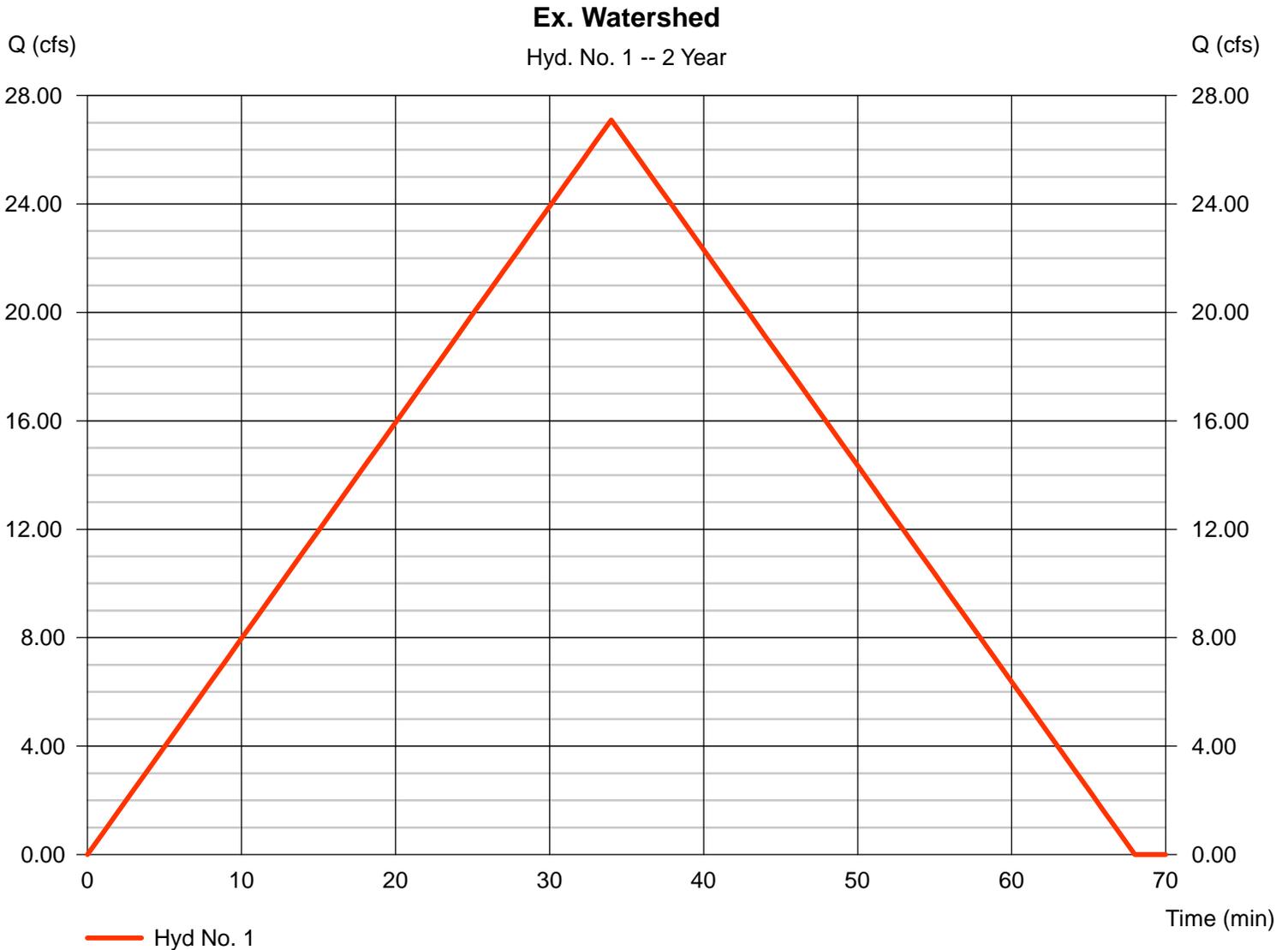
Hyd. No. 1

Ex. Watershed

Hydrograph type = Rational
 Storm frequency = 2 yrs
 Time interval = 1 min
 Drainage area = 57.200 ac
 Intensity = 1.755 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 27.10 cfs
 Time to peak = 34 min
 Hyd. volume = 55,280 cuft
 Runoff coeff. = 0.27*
 Tc by User = 34.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = [(0.420 x 0.90) + (0.920 x 0.85) + (2.200 x 0.40) + (53.660 x 0.25)] / 57.200



Hydrograph Report

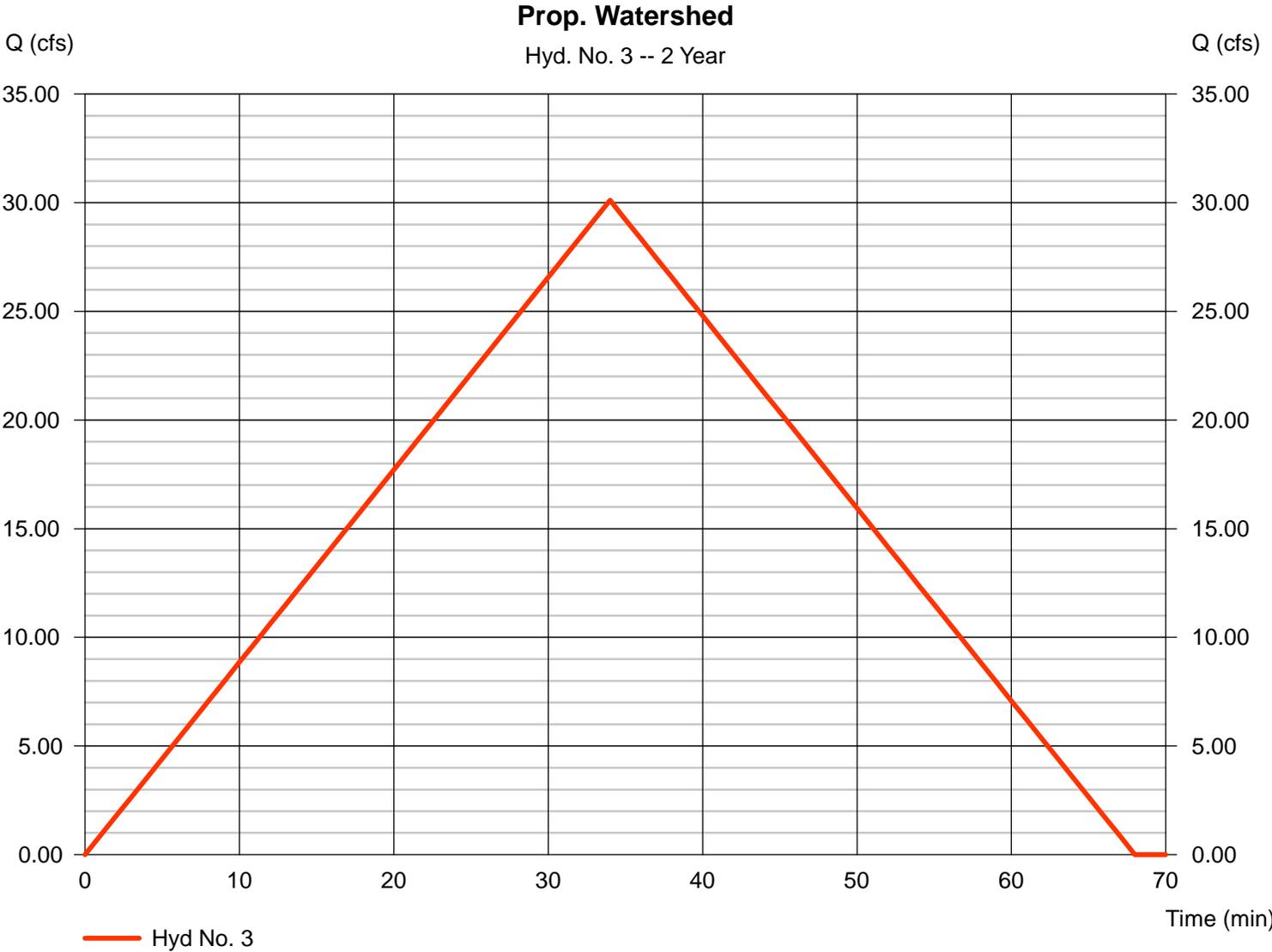
Hyd. No. 3

Prop. Watershed

Hydrograph type = Rational
Storm frequency = 2 yrs
Time interval = 1 min
Drainage area = 57.200 ac
Intensity = 1.755 in/hr
IDF Curve = CT-DOT.IDF

Peak discharge = 30.11 cfs
Time to peak = 34 min
Hyd. volume = 61,422 cuft
Runoff coeff. = 0.3*
Tc by User = 34.00 min
Asc/Rec limb fact = 1/1

* Composite (Area/C) = [(0.850 x 0.90) + (1.880 x 0.85) + (6.330 x 0.40) + (48.140 x 0.25)] / 57.200



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	Rational	40.12	1	34	81,844	-----	-----	-----	Ex. Watershed	
3	Rational	44.58	1	34	90,938	-----	-----	-----	Prop. Watershed	
5	Rational	5.970	1	28	10,030	-----	-----	-----	Subwatershed to proposed culvert	
Flow off Site.gpw					Return Period: 10 Year			Friday, Aug 26, 2016		

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Aug 26, 2016

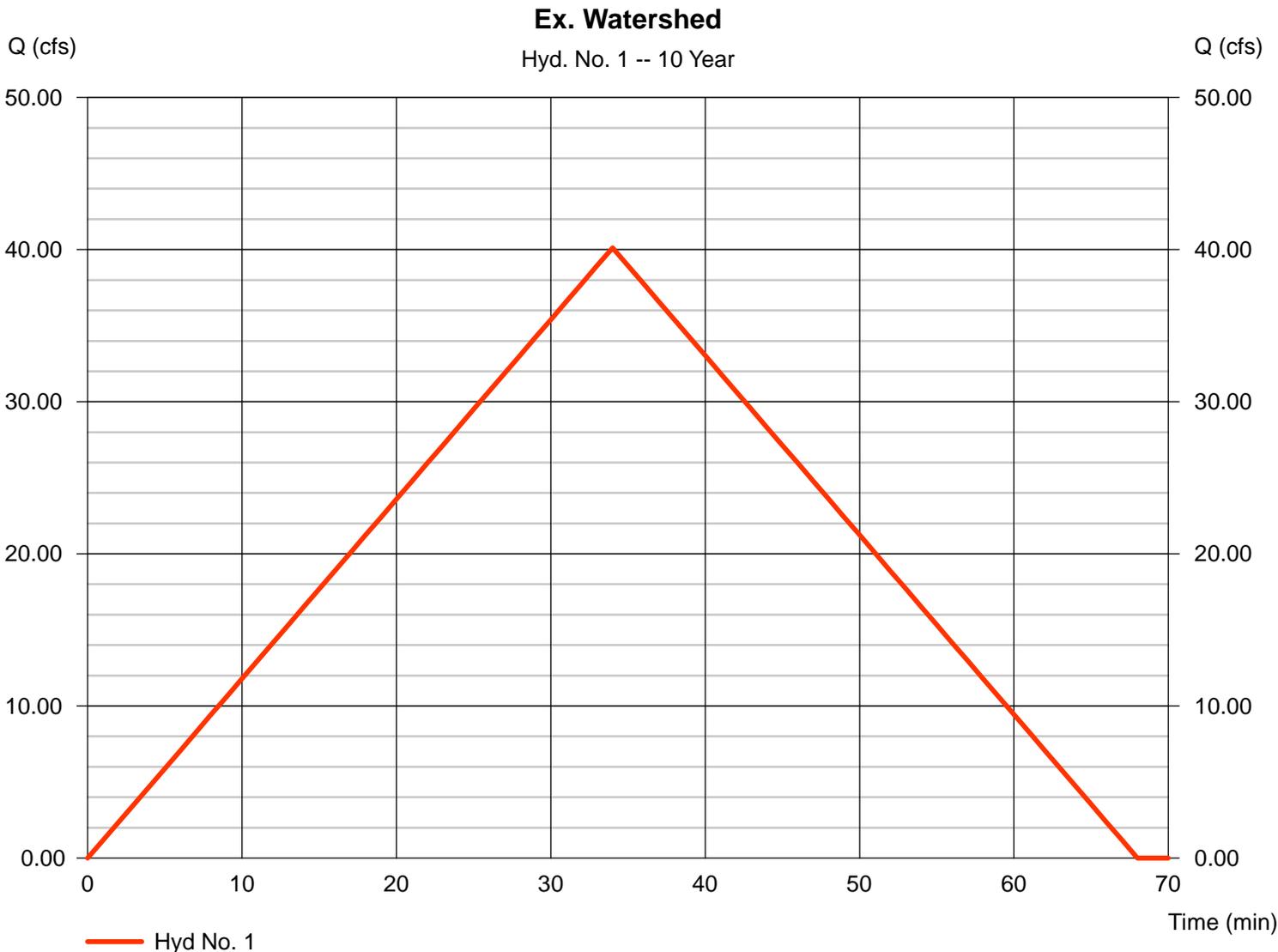
Hyd. No. 1

Ex. Watershed

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Time interval = 1 min
 Drainage area = 57.200 ac
 Intensity = 2.598 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 40.12 cfs
 Time to peak = 34 min
 Hyd. volume = 81,844 cuft
 Runoff coeff. = 0.27*
 Tc by User = 34.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = [(0.420 x 0.90) + (0.920 x 0.85) + (2.200 x 0.40) + (53.660 x 0.25)] / 57.200



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Aug 26, 2016

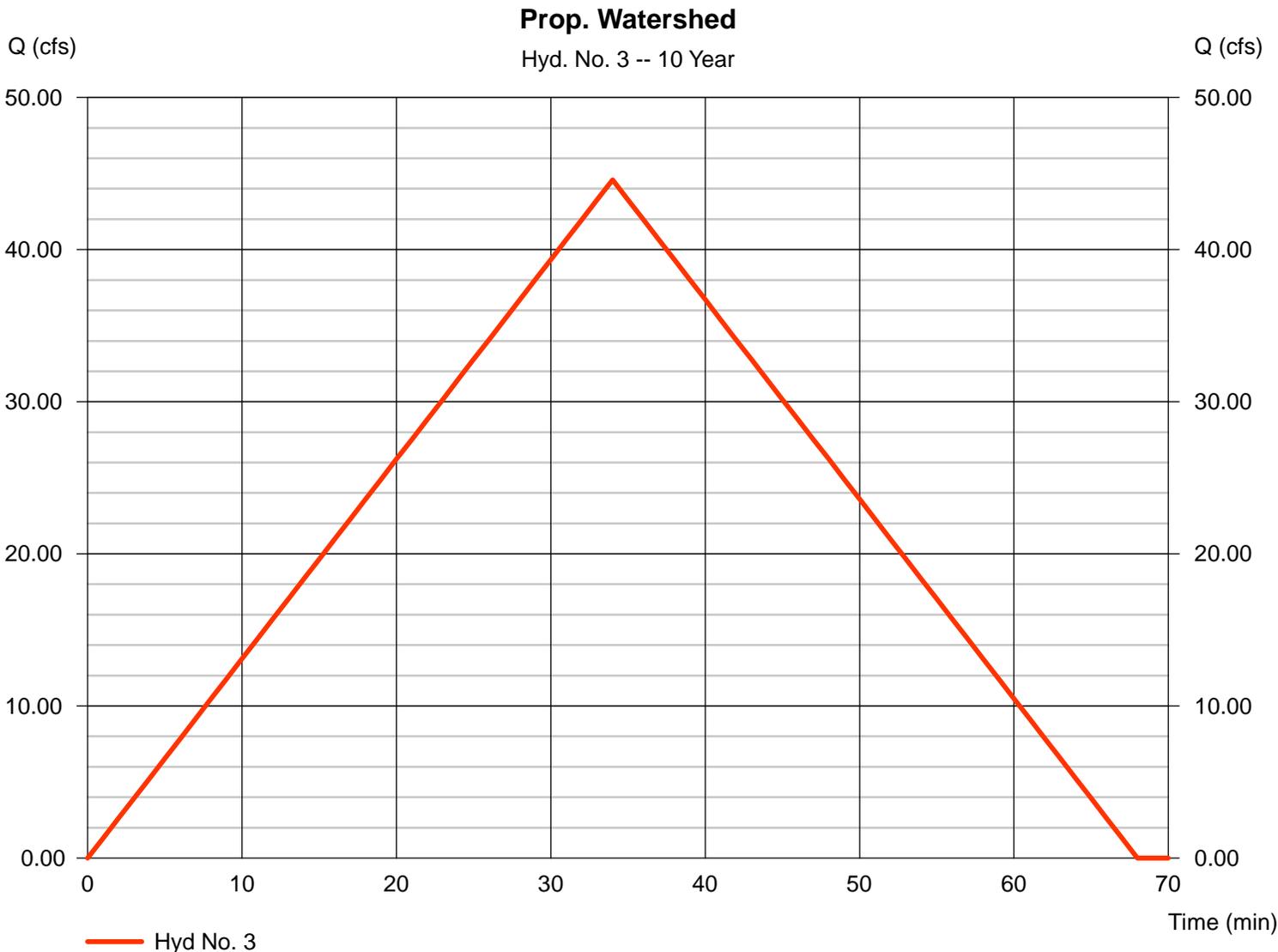
Hyd. No. 3

Prop. Watershed

Hydrograph type = Rational
Storm frequency = 10 yrs
Time interval = 1 min
Drainage area = 57.200 ac
Intensity = 2.598 in/hr
IDF Curve = CT-DOT.IDF

Peak discharge = 44.58 cfs
Time to peak = 34 min
Hyd. volume = 90,938 cuft
Runoff coeff. = 0.3*
Tc by User = 34.00 min
Asc/Rec limb fact = 1/1

* Composite (Area/C) = [(0.850 x 0.90) + (1.880 x 0.85) + (6.330 x 0.40) + (48.140 x 0.25)] / 57.200



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	Rational	47.28	1	34	96,445	-----	-----	-----	Ex. Watershed	
3	Rational	52.53	1	34	107,161	-----	-----	-----	Prop. Watershed	
5	Rational	7.035	1	28	11,818	-----	-----	-----	Subwatershed to proposed culvert	
Flow off Site.gpw					Return Period: 25 Year			Friday, Aug 26, 2016		

Hydrograph Report

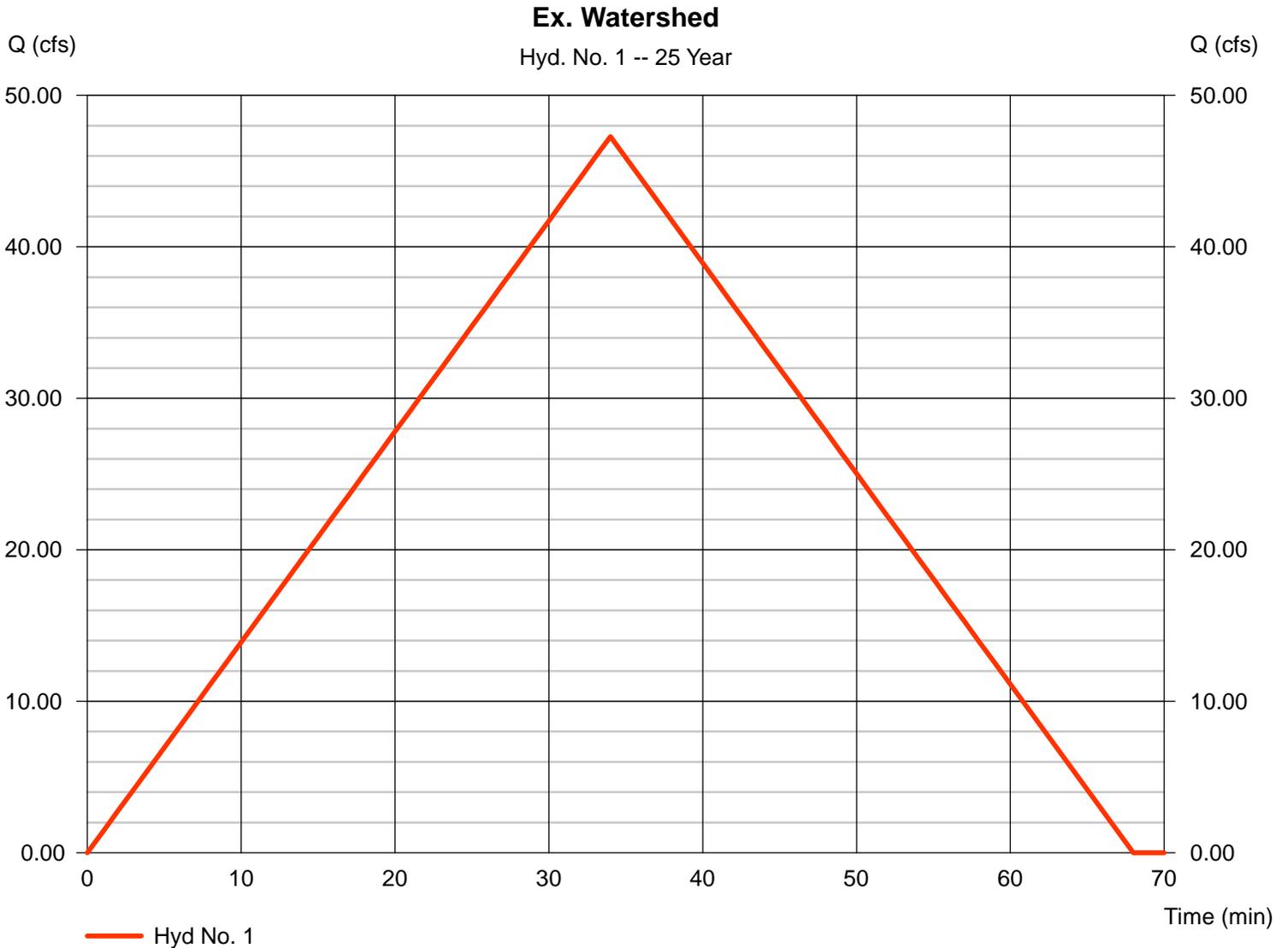
Hyd. No. 1

Ex. Watershed

Hydrograph type = Rational
Storm frequency = 25 yrs
Time interval = 1 min
Drainage area = 57.200 ac
Intensity = 3.061 in/hr
IDF Curve = CT-DOT.IDF

Peak discharge = 47.28 cfs
Time to peak = 34 min
Hyd. volume = 96,445 cuft
Runoff coeff. = 0.27*
Tc by User = 34.00 min
Asc/Rec limb fact = 1/1

* Composite (Area/C) = [(0.420 x 0.90) + (0.920 x 0.85) + (2.200 x 0.40) + (53.660 x 0.25)] / 57.200



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Aug 26, 2016

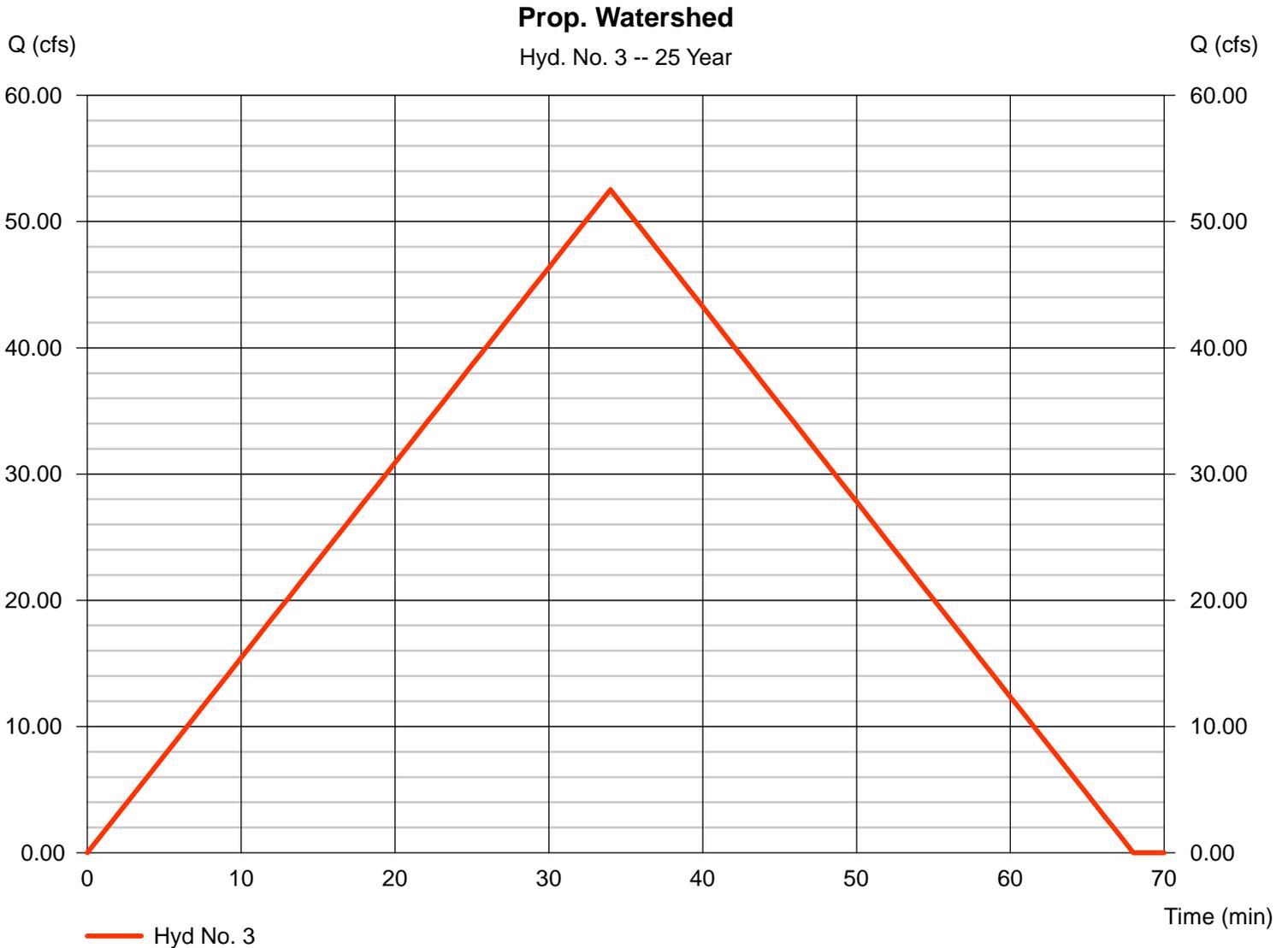
Hyd. No. 3

Prop. Watershed

Hydrograph type = Rational
 Storm frequency = 25 yrs
 Time interval = 1 min
 Drainage area = 57.200 ac
 Intensity = 3.061 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 52.53 cfs
 Time to peak = 34 min
 Hyd. volume = 107,161 cuft
 Runoff coeff. = 0.3*
 Tc by User = 34.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = [(0.850 x 0.90) + (1.880 x 0.85) + (6.330 x 0.40) + (48.140 x 0.25)] / 57.200



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Friday, Aug 26, 2016

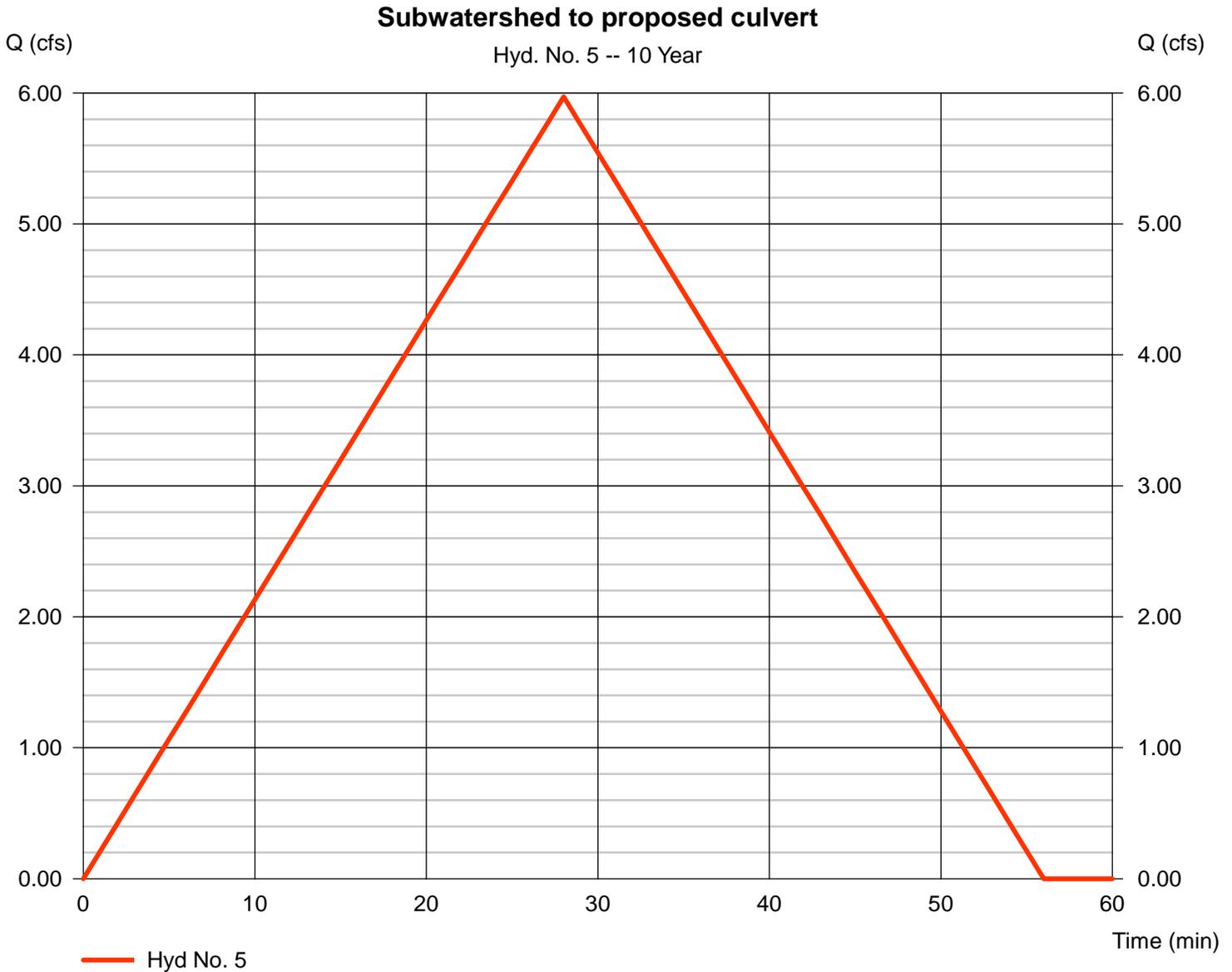
Hyd. No. 5

Subwatershed to proposed culvert

Hydrograph type = Rational
 Storm frequency = 10 yrs
 Time interval = 1 min
 Drainage area = 5.120 ac
 Intensity = 2.915 in/hr
 IDF Curve = CT-DOT.IDF

Peak discharge = 5.970 cfs
 Time to peak = 28 min
 Hyd. volume = 10,030 cuft
 Runoff coeff. = 0.4*
 Tc by TR55 = 28.00 min
 Asc/Rec limb fact = 1/1

* Composite (Area/C) = [(0.300 x 0.75) + (0.060 x 0.90) + (1.000 x 0.24) + (3.760 x 0.40)] / 5.120



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No. 5

Subwatershed to proposed culvert

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.400	0.011	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.20	0.00	0.00	
Land slope (%)	= 3.00	0.00	0.00	
Travel Time (min)	= 18.26	+ 0.00	+ 0.00	= 18.26
Shallow Concentrated Flow				
Flow length (ft)	= 460.00	360.00	0.00	
Watercourse slope (%)	= 1.70	0.40	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	= 2.10	1.02	0.00	
Travel Time (min)	= 3.64	+ 5.88	+ 0.00	= 9.52
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				28.00 min

Culvert Report

Cir Culvert

Invert Elev Dn (ft) = 500.50
Pipe Length (ft) = 30.00
Slope (%) = 0.33
Invert Elev Up (ft) = 500.60
Rise (in) = 12.0
Shape = Cir
Span (in) = 12.0
No. Barrels = 2
n-Value = 0.013
Inlet Edge = Projecting
Coeff. K,M,c,Y,k = 0.0045, 2, 0.0317, 0.69, 0.5

Embankment

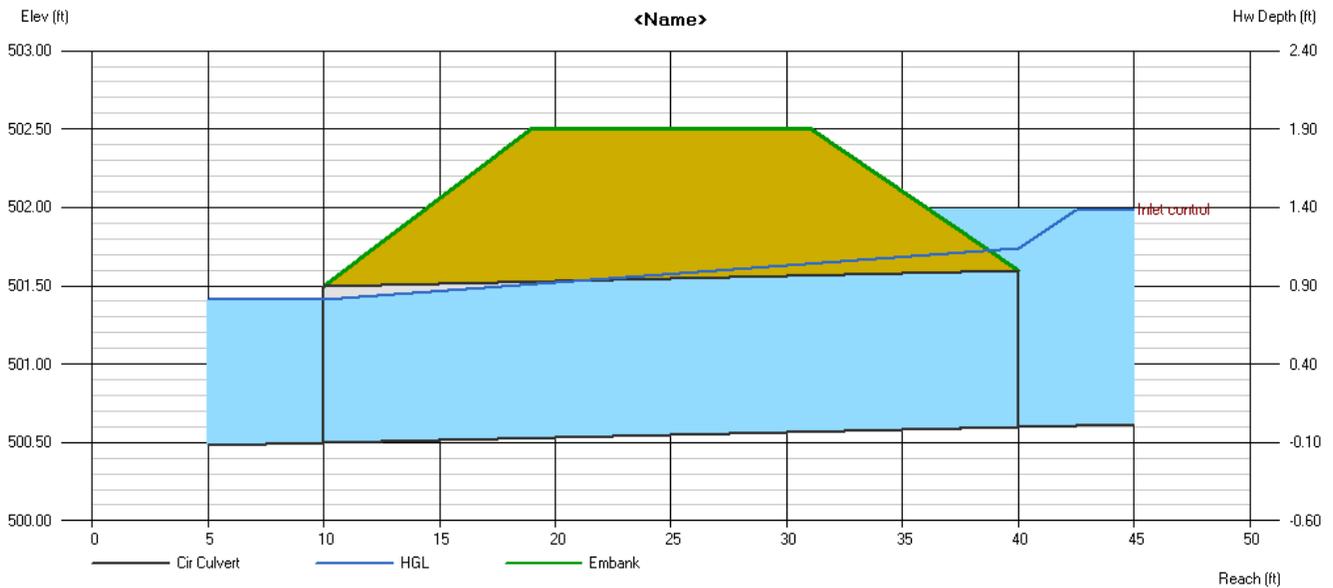
Top Elevation (ft) = 502.50
Top Width (ft) = 12.00
Crest Width (ft) = 110.00

Calculations

Qmin (cfs) = 7.36
Qmax (cfs) = 7.36
Tailwater Elev (ft) = $(dc+D)/2$

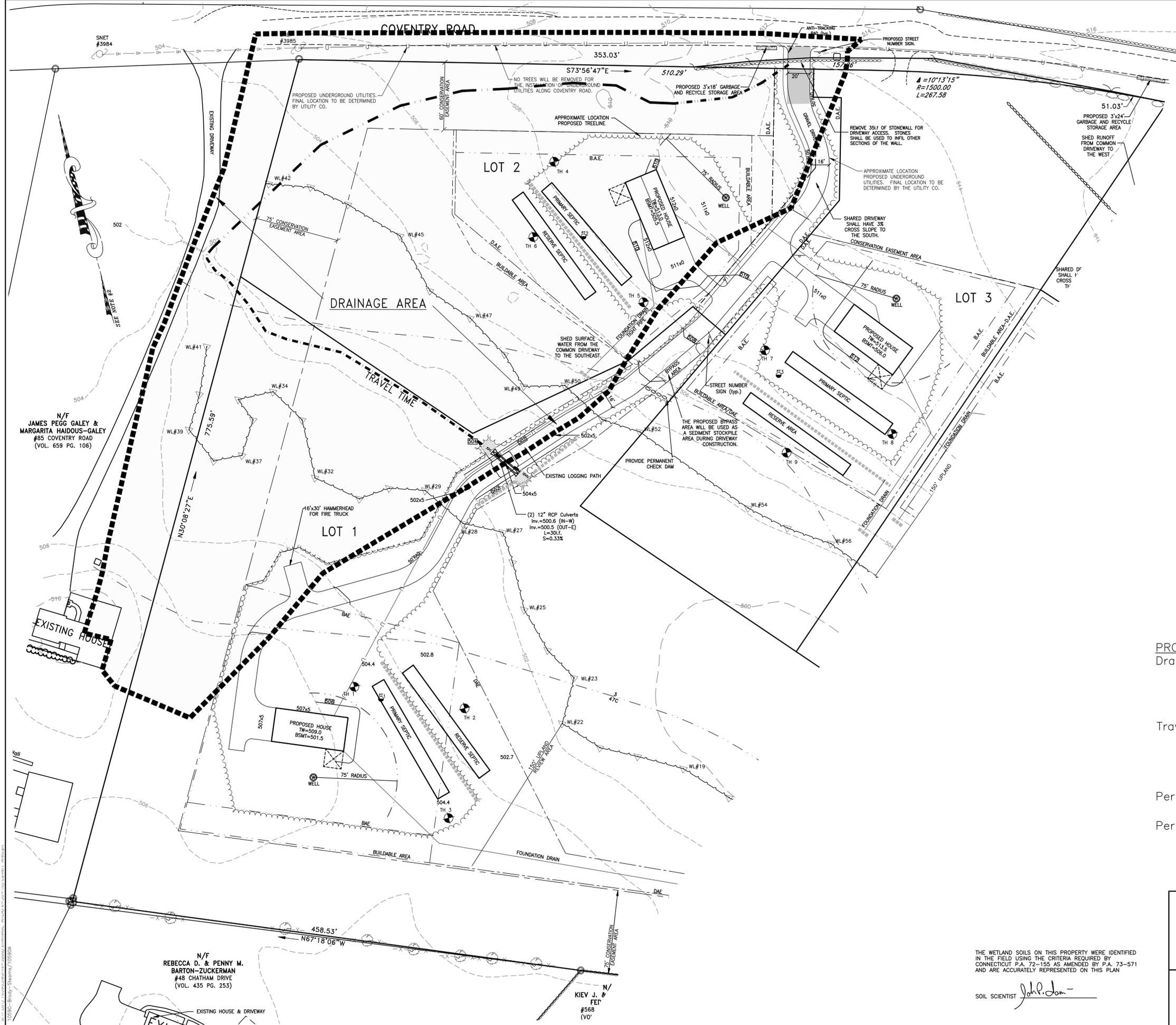
Highlighted

Qtotal (cfs) = 7.36
Qpipe (cfs) = 7.36
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 4.90
Veloc Up (ft/s) = 4.69
HGL Dn (ft) = 501.41
HGL Up (ft) = 501.74
Hw Elev (ft) = 501.98
Hw/D (ft) = 1.38
Flow Regime = Inlet Control



SOIL TYPE LEGEND

NUMBER	SOIL TYPE
3	Ridgebury, Leicester and Whitman soils
46B	Woodbridge fine sandy loam
47C	Woodbridge fine sandy loam
73C	Charlton-Chatfield



N/F
 JAMES PEGG GALEY &
 MARGARITA HAIDOUS-GALEY
 #85 COVENTRY ROAD
 (VOL. 659 PG. 106)

N/F
 REBECCA D. & PENNY M.
 BARTON-ZUCKERMAN
 #48 CHATHAM DRIVE
 (VOL. 435 PG. 253)

N/
 KIEV J. &
 FET
 #568
 (VO)

PROPOSED CULVERT CROSSING - LOT 1

Drainage Area:	5.12 acres
gravel	0.30 acres
impervious	0.06 acres
woods	3.76 acres
grass	1.00 acres
Travel Time:	
overland	100' @ 3%
shallow concentrated	460' @ 1.7%
shallow concentrated	360' @ 0.4%

Per Hydraflow Hydragraph Extension - $Q_{10} = 5.97\text{cfs}$
 (see output)
 Per Hydraflow Express Extension: Provide (2) 12" culverts
 (see output)

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED
 IN THE FIELD USING THE CRITERIA REQUIRED BY
 CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571
 AND ARE ACCURATELY REPRESENTED ON THIS PLAN

SOIL SCIENTIST *John Dan*

CULVERT DRAINAGE AREA MAP

PREPARED FOR MOUNTAIN VIEW ESTATES #522 BROWNS ROAD & COVENTRY ROAD MANSFIELD, CONNECTICUT GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS				
REVISIONS				
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	6-30-2016	1 OF 1	10590D



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 31, 2016
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 494 Wormwood Hill Road (File W1576)
C. and J. Russer-Milne
Description of Work: Addition
Map Date: 8/30/2016

PROJECT OVERVIEW

- 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.

The applicants propose to construct a 24 by 24 foot garage/workshop addition approximately 43 feet from the edge of a stream located on the north side of the property. The existing driveway will be widened and graded to access the garage. Approximately 900 square feet will be disturbed in the upland review area and no more than 200 cubic yards of material will be excavated for the garage foundation.

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

_____ MOVE to receive the application submitted by C and J Russer-Milne (IWA File 1576) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a garage/work shop and associated site work on property located at 494 Wormwood Hill Rd.as shown on

a map dated 8/30/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

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 # W1576
W
Fee Paid \$185-
Official Date of Receipt 8-30-16

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 CRISTY & JESSICA ROSSER-MILNE
Mailing Address 494 Wormwood Hill Rd.
MANSFIELD Zip 06250
Phone 802 552 8112 Email CRISSERMILNE@GMAIL.COM

Title and Brief Description of Project

Attached 24'x24' Addition - Two FLOORS plus WALKOUT BSMT LEVEL. GARAGE
1st FLOOR, WORK AREA SECOND FLOOR, TRACTOR STORAGE & SUPPLIES IN BSMT.

Location of Project 494 WORMWOOD HILL RD. MANSFIELD CT.
Intended Start Date OCTOBER 2016

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

Name SAME
Mailing Address _____
Zip _____
Phone _____ Email _____

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

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

a) in the wetland/watercourse NONE

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

b) EXCAVATION OF AREA ADJACENT TO NORTH END OF EXIST. HOUSE FOR 24'x24' ADDITION W/ EITHER OR NEAR FULL BSMT (DEPENDS ON WHAT IS FOUND DURING EXCAVATION). EXISTING DRIVEWAY WILL BE WIDENED. IT WILL REMAIN UNPAVED. AREA AROUND FOUNDATION AND DRIVEWAY TO BE REGRADED AS NEEDED. TWO LARGE HARDWOODS NEAR ROAD WILL BE TAKEN DOWN. ONLY HEAVY EQUIPMENT WILL BE MACHINERY USED TO EXCAVATE FOUNDATION HOLE.

DRAINAGE WILL BE TO EAST AWAY FROM STREAM.

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

a) in the wetland/watercourse NONE

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

b) NO MORE THAN 200 yds³

3) Describe the type of materials you are using for the project: CONCRETE, ENGINEERED LUMBER, FIBERGLASS ROOFING SHINGLES, LIQUID MEMBRANE FOUND. WATERPROOFING

a) include **type** of material used as fill or to be excavated SAND AROUND FOUND. W CRUSH STONE

b) include **volume** of material to be filled or excavated NO MORE THAN 200 yds³ ON TOP.

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).

SEDIMENTATION FENCE BETWEEN PROJECT AND STREAM FROM ROAD TO DOWNGRADE (DOWNSLOPE) OF PROJECT

Part D - Site Description

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

PITCHES FROM ROAD TO POND 170' EAST OF ROAD. AREA ADJACENT TO HOUSE LESS THAN 10° SLOPE, FOLLOWING BY QUICK DROP IN ELEVATION, FOLLOWED BY FLAT AREA AROUND POND.

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.

YES. Addition on south side of house - REJECTED - too close to well
& destroys PRIME GARDENING AREA.
UN ATTACHED bldg 25' from house - MORE IMPACT.

Part F - Map/Site Plan (all applications)

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

- 2) Applicant's map date and date of last revision Aug 30 2016
3) Zone Classification RAR 90
4) Is your property in a flood zone? Yes No Don't Know

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

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

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

Part I - Additional Notices, if necessary

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

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

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

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes No ___ Don't Know

- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes No ___ Don't Know

- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

Part K - Additional Information from the Applicant

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

Part L - Filing Fee

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

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

Certification

I hereby certify that:

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



Signature

30 Aug 16

Date

Authorization to Enter Property

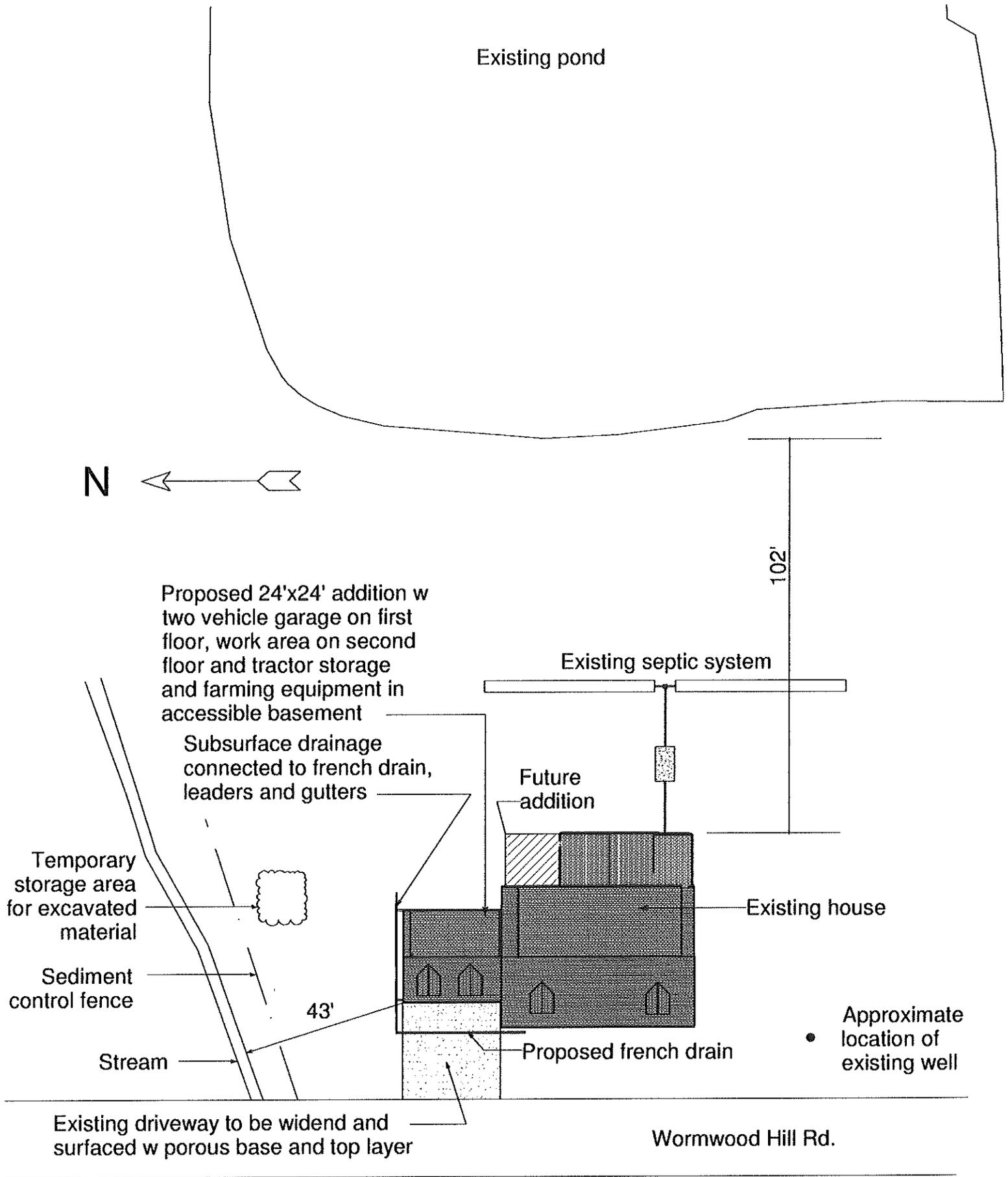
The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.



Signature

30 Aug 16

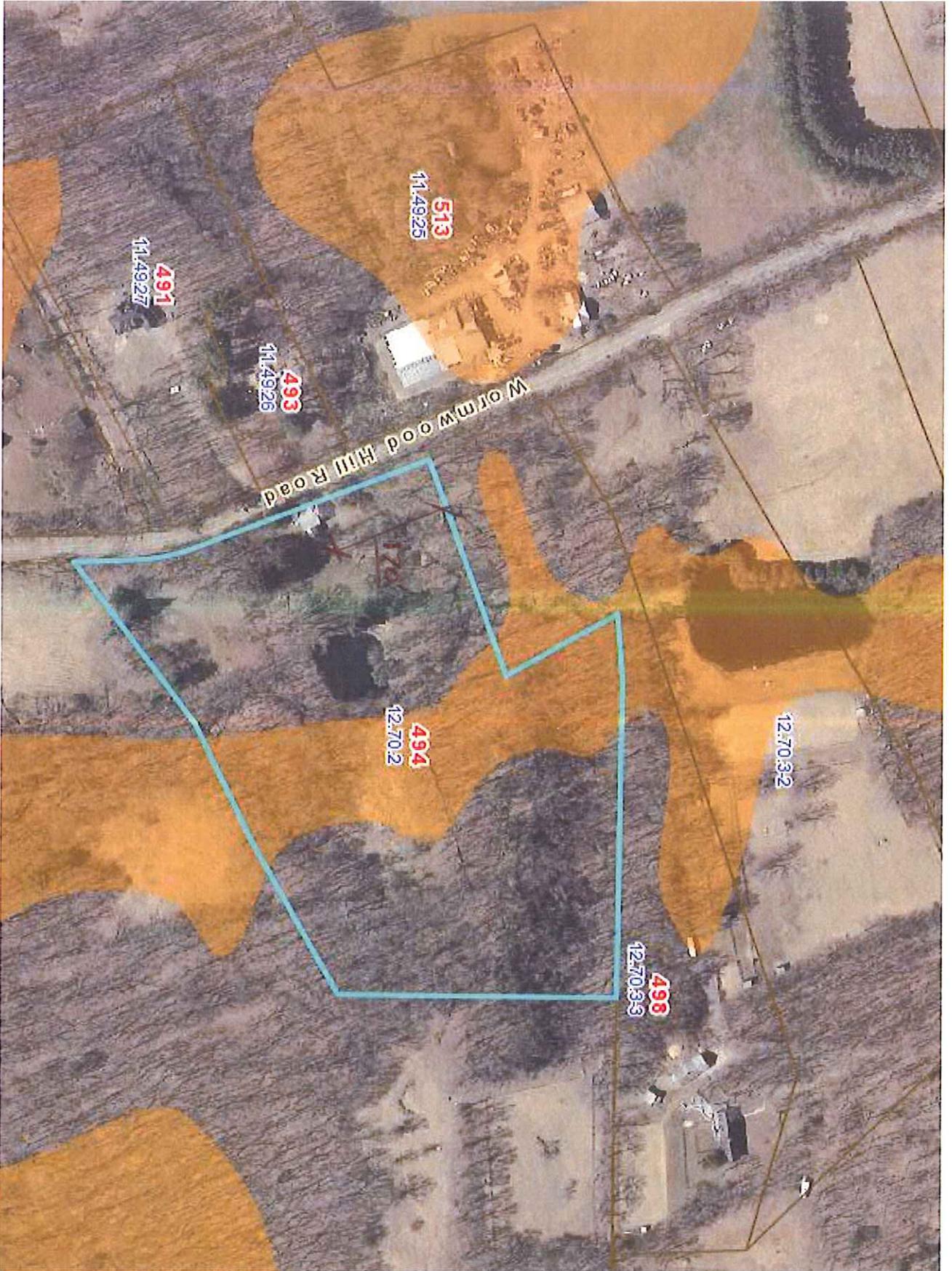
Date



SITE PLAN
 PROPOSED ADDITION TO RUSSEY-MILNE RESIDENCE
 494 WORMWOOD HILL RD.

Scale: 1"=32"

Aug. 30.2016



513
114925

491
114927

493
114926

W of M Wood Hill Road

494
12702

127032

498
127033



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 31, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 1029 Storrs Rd (File W1577)
M. Benzie
Description of Work: Installation of a Septic System
Map Date: 7/19/2016, revised through 8/31/2016

PROJECT OVERVIEW

- 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.

The applicants propose to install a new onsite sewage treatment system to accommodate the addition of a restaurant at 1029 Storrs Rd. The applicants have completed test pits and the only suitable location for the new system is on the western edge of the property, approximately 30 feet from the edge wetlands. Approximately 2800 square feet in the upland review area will be disturbed for the installation of the system and approximately 50 cubic yard of material will be removed and replaced with septic sand and clean fill. The site will be stabilized upon installation of the system. Silt fence will be installed down gradient of the activity.

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

_____ MOVE to receive the application submitted by M. Benzie (IWA File W1577) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of new onsite sewage treatment system on property located at 1029 Storrs Road as shown on a map dated 7/19/2016, revised through 8/31/2016, and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

**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 _____
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 Matthew Benzie

Mailing Address 147 Bassetts Bridge Road

Mansfield Center, CT Zip 06250

Phone 860-377-0194 Email benziem@rocketmail.com

Title and Brief Description of Project

SPRING HILL CAFE: CHANGE OF USE, IN AN EXISTING

BUILDING, FOR THE CONSTRUCTION OF A RESTAURANT WITH A NEW
SEPTIC LEECHING FIELD.

Location of Project 1029 STORRS ROAD

Intended Start Date October, 2016

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

Name Michael McDonald

Mailing Address P.O. Box 371

Mansfield Center, CT Zip 06250

Phone 860-559-1227 Email stixnstonesct@yahoo.com

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) Rental for cafe

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

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

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

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

The project will include the installation of a new leeching system located a minimum of 30 feet from the wetlands in the upland area.

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

There will be no disturbance in the wetlands.
The upland disturbance will be approximately 2800 SF with 50 CY of material removed.

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

The Mantis leeching system including septic sand, clean fill and topsoil will be installed.

- a) include **type** of material used as fill or to be excavated sand & topsoil
- b) include **volume** of material to be filled or excavated Approximately 50 CY of existing material will be removed.

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

SILT FENCE WILL BE INSTALLED, AS SHOWN ON THE PLAN PRIOR TO DISTURBANCE.

Part D - Site Description

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

The existing building and parking area area fairly flat
draining to the west, away from the road to a steeper hill
and then to a flatter wetland area below.

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.

Test pits closer to the building were not suitable for
a leeching system.

Part F - Map/Site Plan (all applications)

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

2) Applicant's map date and date of last revision 7/19/2016 Rev 8/31/2016

3) Zone Classification RAR-90

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

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

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

1) Attach list of abutters, name, and address

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

Part I - Additional Notices, if necessary

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

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

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Part J - Other Impacts To Adjoining Towns, if applicable

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- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

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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.)*

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Certification

I hereby certify that:

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- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Signature

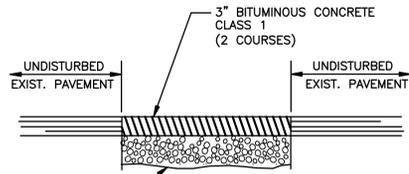
Date

Authorization to Enter Property

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.

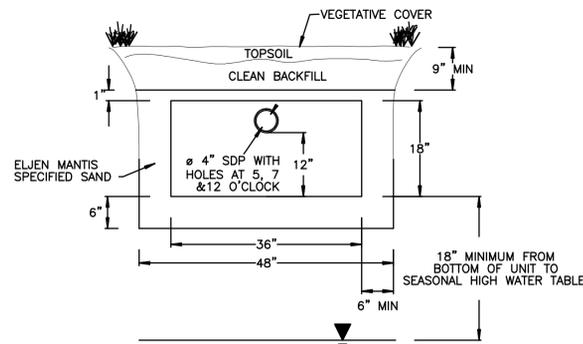
Signature

Date



PERMANENT PAVEMENT

NOT TO SCALE



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

TYPICAL ELJEN MANTIS 536-8 SECTION

NOT TO SCALE

LEGEND:

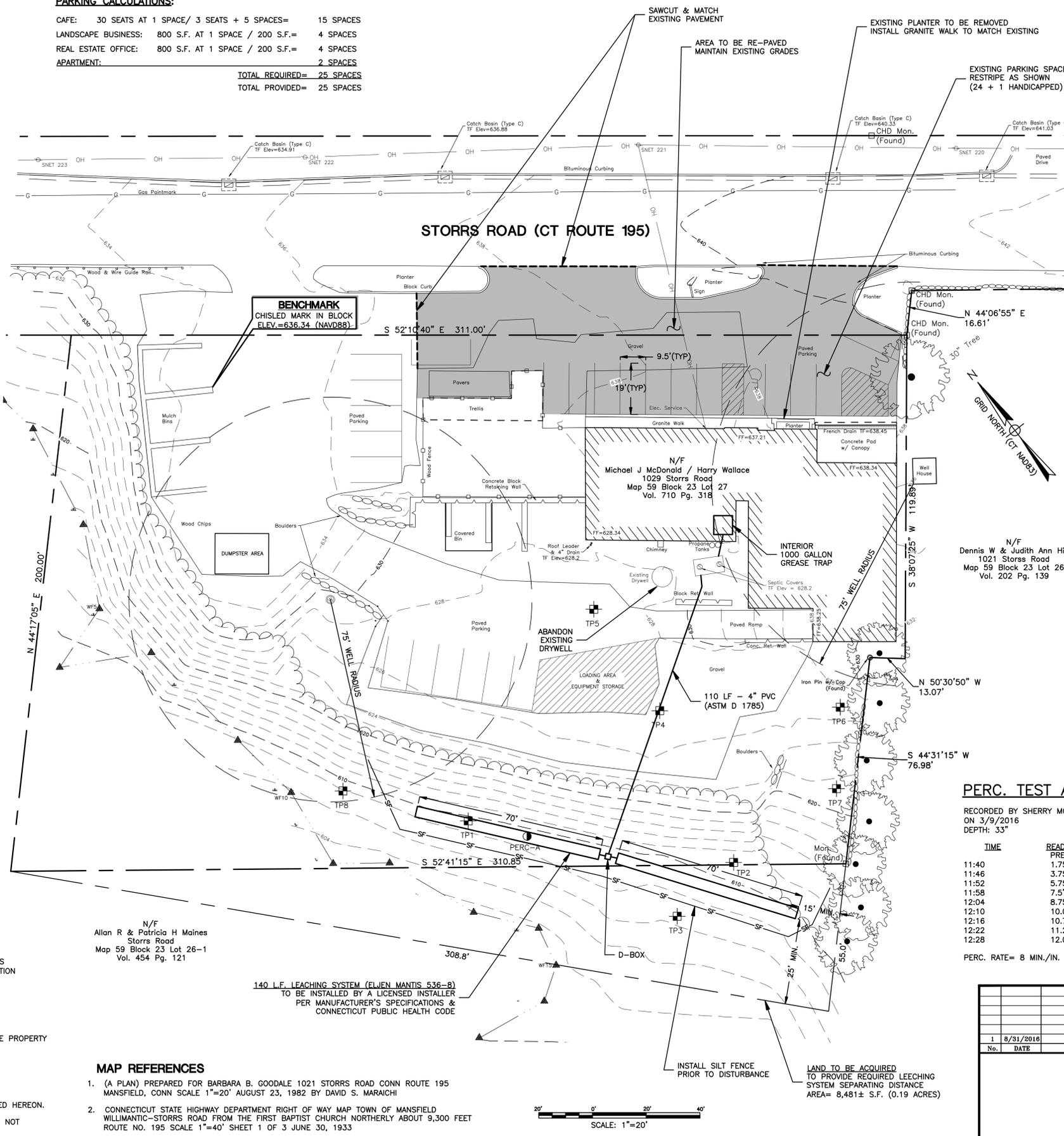
- PROPERTY LINE
- DRAINAGE
- G GAS
- OH OVERHEAD WIRE
- 21- CONTOUR
- GUIDERAIL
- RETAINING WALL
- WOODED AREA
- STONE WALL
- ☐ CATCH BASIN
- IRON PIN, IRON PIPE
- ☐ MERESTONE, CONNECTICUT HIGHWAY DEPARTMENT MONUMENT, MONUMENT
- ☐ TREE
- ☐ SWAMP OR WET AREA
- ☐ SEPTIC COVER
- N/F NOW OR FORMALLY
- Vol. Pg. DEED VOLUME & PAGE
- ☐ WETLAND FLAG
- ☐ UTILITY POLE

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - A. TYPE OF SURVEY: PROPERTY AND TOPOGRAPHIC SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - C. HORIZONTAL ACCURACY: CLASS A-2
 - VERTICAL ACCURACY: V-2
 - TOPOGRAPHIC ACCURACY: T-2
 - D. INTENT: TO DEPICT THE BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHY OF THE PROPERTY
- LATEST DATE OF FIELD WORK: 07-05-16
- SUBJECT PROPERTY IS DEPICTED AS LOT 27 OF ASSESSOR'S MAP 59, BLOCK 23.
- VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS.
- NO UNDERGROUND UTILITIES, OTHER THAN DRAINAGE PIPES AND STRUCTURES, ARE DEPICTED HEREON.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS, OTHER THAN WETLANDS DELINEATION, WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

PARKING CALCULATIONS:

CAFE: 30 SEATS AT 1 SPACE / 3 SEATS + 5 SPACES = 15 SPACES
 LANDSCAPE BUSINESS: 800 S.F. AT 1 SPACE / 200 S.F. = 4 SPACES
 REAL ESTATE OFFICE: 800 S.F. AT 1 SPACE / 200 S.F. = 4 SPACES
 APARTMENT: 2 SPACES
TOTAL REQUIRED = 25 SPACES
TOTAL PROVIDED = 25 SPACES



TEST PIT LOGS

OBSERVED BY: SHERRY MCGANN, SANITARIAN
3/8/2016

- TP-1
TOTAL DEPTH - 86"
LEDGE - NONE
MOTTLES - 31"
WATER - NONE
0-18" TOPSOIL
18-31" OB FINE SANDY LOAM W/GRAVEL
31-83" MOTTLED GREY SANDY LOAM TILL
83-86" GROUNDWATER
- TP-2
TOTAL DEPTH - 64"
LEDGE - NONE
MOTTLES - 25"
WATER - 41"
0-14" TOPSOIL
14-25" OB FINE SANDY LOAM W/GRAVEL
25-54" MOTTLED GREY SANDY LOAM TILL
54-64" GROUNDWATER
- TP-3
TOTAL DEPTH - 72"
LEDGE - NONE
MOTTLES - 28"
WATER - 47"
0-18" TOPSOIL
18-28" OB FINE SANDY LOAM W/GRAVEL
28-63" MOTTLED GREY SANDY LOAM TILL
63-72" GROUNDWATER
- TP-4
TOTAL DEPTH - 80"
LEDGE - NONE
MOTTLES - NONE
WATER - NONE
0-57" DISTURBED MIXED GRAVEL FILL / ASPHALT
57-80" GREY/BR. LOAMY FILL
*UNSATURABLE
- TP-5
TOTAL DEPTH - 74"
LEDGE - NONE
MOTTLES - NONE
WATER - NONE
0-23" DISTURBED MIXED GRAVEL FILL
23-74" GREY/TN LOAMY FILL
*UNSATURABLE
- TP-6
TOTAL DEPTH - 87"
LEDGE - NONE
MOTTLES - 57"
WATER - NONE
0-44" FILL
44-50" ORIGINAL TOPSOIL
50-57" FINE SANDY LOAM
57-87" MOTTLED GREY LOAMY TILL
*UNSATURABLE
- TP-7
TOTAL DEPTH - 75"
LEDGE - NONE
MOTTLES - 56"
WATER - NONE
0-36" FILL
36-44" BURIED TOPSOIL
44-56" OB SANDY LOAM
56-75" MOTTLED GREY/BR LOAMY TILL
- TP-8
TOTAL DEPTH - 80"
LEDGE - NONE
MOTTLES - 61"
WATER - NONE
0-23" FILL
23-38" ORIGINAL TOPSOIL
38-61" OB FINE SANDY LOAM
61-80" MOTTLED GREY SANDY LOAM TILL

OBSERVED BY: SHERRY MCGANN, SANITARIAN & JEFF POLHEMUS, CHIEF SANITARIAN
3/8/2016

- TP-4
TOTAL DEPTH - 80"
LEDGE - NONE
MOTTLES - NONE
WATER - NONE
0-57" DISTURBED MIXED GRAVEL FILL / ASPHALT
57-80" GREY/BR. LOAMY FILL
*UNSATURABLE
- TP-5
TOTAL DEPTH - 74"
LEDGE - NONE
MOTTLES - NONE
WATER - NONE
0-23" DISTURBED MIXED GRAVEL FILL
23-74" GREY/TN LOAMY FILL
*UNSATURABLE
- TP-6
TOTAL DEPTH - 87"
LEDGE - NONE
MOTTLES - 57"
WATER - NONE
0-44" FILL
44-50" ORIGINAL TOPSOIL
50-57" FINE SANDY LOAM
57-87" MOTTLED GREY LOAMY TILL
*UNSATURABLE
- TP-7
TOTAL DEPTH - 75"
LEDGE - NONE
MOTTLES - 56"
WATER - NONE
0-36" FILL
36-44" BURIED TOPSOIL
44-56" OB SANDY LOAM
56-75" MOTTLED GREY/BR LOAMY TILL
- TP-8
TOTAL DEPTH - 80"
LEDGE - NONE
MOTTLES - 61"
WATER - NONE
0-23" FILL
23-38" ORIGINAL TOPSOIL
38-61" OB FINE SANDY LOAM
61-80" MOTTLED GREY SANDY LOAM TILL

SEPTIC SYSTEM REPAIR

REPAIR SYSTEM: COMMERCIAL MIXED USE BUILDING W FOOD SERVICE
 DESIGN FLOW 1660 GPD
 PERCOLATION RATE: 8.0 MIN./INCH
 MAX DEPTH INTO EX. GRADE: 7 INCHES
 EFFECTIVE LEACHING AREA REQUIRED= 1500 SF
 SLOPE= 4.6%
 MLSS= HFxFFxPF= 20x5.53x1.2= 133 FT
 USING: ELJEN MANTIS 536-8
 EFFECTIVE LEACHING AREA OF TRENCH= 11.0 SF/LF
 LENGTH OF TRENCH REQUIRED=(1500 SF)/(11.0 SF/LF)= 137 LF
 USE ONE ROW OF 140'
 LEACHING AREA PROVIDED= 1540 SF
 *1,000 GALLON GREASE TRAP REQUIRED FOR CAFE

PERC. TEST A

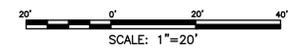
RECORDED BY SHERRY MCGANN, SANITARIAN
ON 3/9/2016
DEPTH: 33"

TIME	READING PRESOAK
11:40	1.75"
11:46	3.75"
11:52	5.75"
11:58	7.5"
12:04	8.75"
12:10	10.0"
12:16	10.75"
12:22	11.25"
12:28	12.0"

PERC. RATE= 8 MIN./IN.

MAP REFERENCES

- (A PLAN) PREPARED FOR BARBARA B. GOODALE 1021 STORRS ROAD CONN ROUTE 195 MANSFIELD, CONN SCALE 1"=20' AUGUST 23, 1982 BY DAVID S. MARAICHI
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF MANSFIELD WILLMANTIC-STORRS ROAD FROM THE FIRST BAPTIST CHURCH NORTHERLY ABOUT 9,300 FEET ROUTE NO. 195 SCALE 1"=40' SHEET 1 OF 3 JUNE 30, 1933



CLA Engineers, Inc.
 CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360
 (860) 886-1966 Fax (860) 886-9165

Project No. CLA-5708
 Proj. Engineer B.R.L.
 Date: 7/19/2016
 Sheet No. 1

MATTHEW BENZIE
SPRING HILL CAFE
 1029 STORRS ROAD, MANSFIELD, CT
 SITE PLAN

OLD BUSINESS



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 31, 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 Conservation Commission has not had the opportunity formally comment on this application. Therefore, I recommend that the Agency keep the public hearing open until the next regularly scheduled meeting on October 6, 2016. The following submittals have been received as of August 31, 2016 and should be incorporated in to the public record for the public hearing held September 6, 2016.

Applicant Submittals

1. Application
 - 1A. Application Resubmittal July 19, 2016
2. A letter dated February 28, 2016 from CT DEEP Regarding State Species of Concern
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 and 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 8/1/2016
16. July 12, 2016 Response to Intervention and a February 12, 2011 Report from Michael Klemens

17. A July 12, 2016 Memo from Attorney Sherwood re: Prudent and Feasible Alternative Analysis
18. Revised Plans - June 10, 2016
19. Wetland License issued to Pond Place LLC for Phase I well drilling and testing (File W1428).
20. August 29, 2016 response to 8/12/2016 letter from Mary Harper.
21. Application for Wetland Boundary Amendment.

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
5. August 17

Intervenor Submittals

1. August 19, 2016 Verified Petition to Intervene re: W1564-2
2. August 23, 2016 Letter from the Law Offices of Keith Ainsworth
3. A letter from Michael Klemens dated June 6, 2016
4. A Vernal Pool Analysis Map of Storrs Lodges Prepared by Michael Klemens dated May 2016
5. Michael Klemens Curriculum Vitae, undated
6. A letter to Cheryl Chase, Director of the Inland Water Resources Division, CT DEEP from Michael Klemens dated September 10, 2013
7. A Report from Connecticut Ecosystems LLC Entitles Wetlands Report Ponde Place, July 5, 2007
8. 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

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
12. An email from Cynthia Hirschorn, 63 Davis Road, dated July 27, 2016
13. A letter from Mary Harper, 129 East Road, dated August 12, 2016 (Mary is a member of the Conservation Commission but submitted this as a resident)

COMMUNICATIONS



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 30, 2016
To: Inland Wetlands Agency
From: Jennifer S. Kaufman, AICP, Environmental Planner/Inland Wetlands Agent
Subject: Monthly Business Report

AGENT APPROVALS

- **A10- Boardman, 330 Wormwood Hill Road-** Construction of 10 x12 foot shed, over 75 feet from the edge of wetlands.
- **A11- Simonu, 96 Middle Turnpike-** Construction of a 40 by 48 foot attached garage, over 75 feet from the edge of wetlands.

Open Space Preservation Committee

Wednesday August 17, 2016

Special meeting upon Completion of Conservation Commission Meeting

Members Present: Jim Morrow (chair), Ken Feathers, Quentin Kessel, and Michael Soares. The members of the Conservation Commissions were present.

- The Meeting was called to order at 8:20 pm
- The minutes of the July 2016 meeting were approved.
- The text of a statement on Moratorium Multi-family Housing PZC file #907-43 was moved by Q. Kessel and seconded by M. Soares and amended by S. Lehmann and K. Feathers.

The town zoning regulations are under review to align the regulations with the new Plan of Conservation and Development. Because of the changes in the new POCD, it is expected this review will lead to the adoption of significantly revised regulations. As a consequence, the Town now lacks a regulatory framework that reflects current and future land use goals. This situation prevents Town staff, commissions, and committees from properly evaluating and commenting on development proposals, to ensure they address the town's future goals as expressed in the new POCD.. The Open Space Preservation Committee and Conservation Commission supports the proposed moratorium until the new zoning regulations are adopted.

- **Adjournment:** The meeting was adjourned at 8:50 pm



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

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

TUESDAY, SEPTEMBER 6, 2016 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, C. Ausburger, B. Chandy, G. Lewis (6:32 p.m.), K. Rawn, B. Ryan, V. Ward, S. Westa
MEMBERS ABSENT: R. Hall
ALTERNATES PRESENT: P. Aho, T. Berthelot, 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 6:31 p.m. and appointed Aho to act.

APPROVAL OF MINUTES:

A. AUGUST 1, 2016 – REGULAR MEETING

Ryan MOVED, Rawn seconded, to approve the 08-01-2016 minutes. MOTION PASSED with all in favor except Westa who disqualified herself. Chandy noted that she listened to the recording of the meeting.

ZONING AGENT'S REPORT:

Janell Mullen, Assistant Planner/Zoning Enforcement Officer, updated the members of the outcome of the Citation hearings.

PUBLIC HEARING:

ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING, FILE #907-43

Chairman Goodwin opened the Public Hearing at 6:32 p.m. Members present were Goodwin, Ausburger, Chandy, Lewis, Rawn, Ryan, Ward, Westa and alternates Aho, Berthelot and Fratoni. Aho was appointed to act. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 8/23/16 and 8/31/16 and noted the following communications received and distributed to members of the Commission: an 8/31/16 memo from L. Painter, Director of Planning and Development; an August 30, 2016 from Town Attorney Deneen; an August 17, 2016 letter from the Mansfield Nonprofit Housing Development Corporation (attached to an August 23rd email from Kathy Ward); August 17, 2016 Draft Minutes from Conservation Commission; August 17, 2016 Draft Minutes from the Open Space Preservation Committee; an August 25, 2016 letter from Ros Hall, PZC Member; an undated letter from Michael Taylor; an August 24, 2016 letter from the Capitol Region Council of Governments; an August 11, 2016 letter from the Southeastern Connecticut Council of Governments both of which were read into the record and 9/1/16 draft minutes of the Economic Development Commission.

Attorney Susan Hays of Updike, Kelly & Spellacy spoke on behalf of her client Wilmorite of Rochester NY; which has been working on a proposal to develop student focused housing on King Hill Road. She requested an exemption to the moratorium, proposing that PB-3 and PB-4 zones be exempt from the moratorium.

Attorney Ben Wiles, Updike, Kelly & Spellacy, member of the Economic Development Commission and Mansfield Advocates for Children spoke as an Attorney on behalf of Wilmorite and not as a member of these entities. Wiles suggested that allowing multi-family housing development will offer options to the students and would lessen the impact on neighborhoods and single family houses, thereby allowing the neighborhoods to re-stabilize.

Attorney Dorian Famiglietti, on behalf of the Mansfield Non-Profit Housing Development Corporation, was present with Kathy Ward, President of the Mansfield Non-Profit Housing Development Corporation and Rebecca Fields, Executive Director of Mansfield Housing Authority. Attorney Famiglietti stated their opposition to the moratorium, citing the impact it would have on their planned affordable housing project. She requested that the Commission consider an exemption for developments that contain a 30% or more affordable housing clause. Kathy Ward reviewed the work they have done over the last two years in preparation for this project. Rebecca Fields spoke in favor of an exemption to any project that has an affordable housing dedication.

Jim Morrow, Chair of the Open Space Preservation Commission, read into the record the statement from the 08-17-16 draft minutes in favor of the moratorium.

Alison Hilding, 17 Southwood Road, is opposed to exemptions to the moratorium, would like public participation during the regulation revision process, asked that the PZC consider environmental impacts when revising the regulations and requested that summer public hearings be avoided to maximize attendance.

Ric Hossack, Middle Turnpike, is opposed to the moratorium with exemptions.

Roger Roberge, 32 Woodland Road, is in favor of an increase in affordable housing.

Jeffrey Resetco, EDR, requested an exemption to the moratorium since EDR's partner has been collaboratively working on a multi-family housing project for over 12 years.

David Freudmann, 22 Eastwood Road, doesn't feel that affordable housing has anything to do with the discussion about a moratorium. He feels it's unfair to halt development that is currently in the planning stages.

Patricia Tuite, 205 Separatist Road, spoke in favor of the moratorium, noting it is necessary to have the time to update the regulations to reflect the direction of the Plan of Conservation and Development.

Chairman Goodwin noted no further questions or comments from the public or Commission. Rawn MOVED, Ausburger seconded, to close the Public Hearing at 7:23p.m. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

A. ZONING REGULATION REVISIONS – MORATORIUM MULTI-FAMILY HOUSING

Rawn MOVED, Ward seconded, to approve, subject to the revisions noted below, amendments to Article Three of the Mansfield Zoning Regulations dated August 1, 2016 (File #907-43) to establish a nine-month temporary and limited moratorium on applications related to the development of multi-family housing. The subject Zoning Regulation amendments were presented at Public Hearing on

September 6, 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 12, 2016 or upon publication of the notice of this action.

In approving the amendments to the Zoning Regulations, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the CROG and SECOG Regional Planning Commissions, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. Based on this testimony, Section A.2 of the proposed amendments shall be revised to read as follows:

- "2. Applicability. During this temporary and limited moratorium, the Commission will not receive, accept, consider or act on 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 (PRD) 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 any zone.
 - d. Special Permit applications to expand non-conforming multi-family housing developments in any zone.
 - e. Special Permit applications to establish or expand multi-family housing in any zone."

The Commission makes the following findings in approval of these amendments as modified by this approval motion:

1. These amendments are adopted pursuant to the provisions and authority granted by Section 8-2 of the Connecticut General Statutes, which grant the PZC the following:
 - The authority to regulate the location and use of buildings, structures and land for trade, industry residence or other purposes;
 - The mandate to promote the health and general welfare; prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other requirements.
 - The mandate to give reasonable consideration as to the character of a zoning district and its peculiar suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.
2. The amendments promote the purposes of Zoning Regulations identified in Article One of Mansfield's Zoning Regulations by encouraging the most appropriate use of land, protecting and enhancing the value of properties and protecting and enhancing natural and scenic resources.
3. The proposed amendments will help to implement Goals 2.6, 3.4, 4.2, 5.6, 7.1, 7.2, 7.3, 7.4, 8.1, 8.2 and 9.5 of the Mansfield Tomorrow Plan of Conservation and Development (POCD) by

providing the Commission with the time necessary to update the Zoning Regulations related to multi-family housing in accordance with the recommendations identified in the POCD.

4. The nine-month term of the moratorium is considered reasonable in light of the extensive nature of the changes to Zoning Regulations recommended by the POCD that relate to multi-family housing. Furthermore, the scope of the moratorium is limited to applications related to multi-family housing and does not prevent other types of residential or commercial development during the term of the moratorium.
5. The amendments are considered acceptably worded and suitably coordinated with related zoning provisions.

MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

- A. REQUEST TO RELEASE ESCROW FUNDS FOR PHASE IV C, FREEDOM GREEN, FILE #636-4
Ryan MOVED, Chandy seconded, to authorize the release of \$22,000 of the escrow funds to Beaudoin Brothers, LLC at this time. Furthermore, the Chair is authorized to release the remaining (\$17,500) escrow funds once the deficiencies related to the Construction Agreement have been addressed to the satisfaction of the Town Staff. MOTION PASSED UNANIMOUSLY.
- B. WILLARD J. STEARNS & SONS, INC., STEARNS & COVENTRY ROAD, 9 LOT SUBDIVISION, FILE #1343
Ryan MOVED, Westa seconded, to receive the Subdivision application (File #1343) submitted by Willard J. Stearns & Sons, Inc., for a 9-lot subdivision, on property located at the southwest corner of Coventry Road and Browns Road, as shown on plans dated 12/15/15 with a revision date of 01/27/16, and as described in other application submissions, and to refer said application to the Fire Marshal, Assistant Town Engineer, Conservation Commission, and Eastern Highlands Health District, for review and comments and to set a Public Hearing for November 2, 2016. MOTION PASSED UNANIMOUSLY.
- C. 8-24 REFERRAL-MANSFIELD MIDDLE SCHOOL GYM RENOVATIONS
Ward MOVED, Ryan seconded, RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Renovations to the Mansfield Middle School gymnasium and related locker rooms and bathrooms, contemplated to include, but not limited to, replacement of the roof, the large and small gymnasium floor, the large dividing door, the bleachers, all exterior gymnasium doors and the score boards, renovations and potential consolidation of the locker rooms, renovations of bathrooms, installation of air conditioning, an on-demand domestic hot water system and a new sound system, relocation of electrical panels, and reconfiguration of the gymnasium equipment storage area;

provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws,

regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

Resolution PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

Linda Painter, Director of Planning and Development noted many communities across the State have concerns regarding recent communications received from Mobilite regarding communication towers planned for communities, including Mansfield. Staff will update the Commission and the Town Council as more information is provided.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

A Field Trip was set for 9/14/16 for 3p.m. The Chair declared the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



DRAFT MINUTES

MANSFIELD INLAND WETLANDS AGENCY

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

TUESDAY, SEPTEMBER 6, 2016 ■ SPECIAL MEETING

- MEMBERS PRESENT:** J. Goodwin, C. Ausburger, B. Chandy, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa
- MEMBERS ABSENT:** R. Hall
- ALTERNATES PRESENT:** P. Aho, T. Berthelot, K. Fratoni (left at 8:45 p.m.)
- STAFF PRESENT:** Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 8:00 p.m. and appointed Aho to act.

APPROVAL OF MINUTES:

A. AUGUST 1, 2016 – REGULAR MEETING

Ryan MOVED, Rawn seconded, to approve the 08-01-2016 minutes as presented. MOTION PASSED with all in favor except Westa who disqualified herself. Chandy noted for the record that she listened to the recording.

B. AUGUST 11, 2016- FIELD TRIP NOTES

Noted.

COMMUNICATIONS:

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

NEW BUSINESS:

A. W1575- WILLARD J. STEARNS & SONS, INC., BROWNS & COVENTRY ROAD, 9 LOT SUBDIVISION

Westa MOVED, Ryan seconded, to receive the application submitted by Willard J. Stearns and Sons, Inc. (IWA File 1575) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 9-lot subdivision on property located at 522 Browns Road as shown on a map dated 12/15/2015 and as described in application submissions, to refer said application to staff and the Conservation Commission for review and comments, and to schedule a public hearing on November 2, 2016. MOTION PASSED UNANIMOUSLY. Ward noted for the record that she will recuse herself when this application is heard.

B. W1576- C. & J. RUSSEY-MILNE., 494 WORMWOOD HILL ROAD, 24' X 24' ADDITION

Chandy MOVED, Ryan seconded, to receive the application submitted by C and J Russey-Milne (IWA File 1576) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a garage/work shop and associated site work on property located at 494 Wormwood Hill Rd. as shown on a map dated 8/30/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED with all in favor except Rawn who recused himself.

C. W1577-M. BENZIE, 1029 STORRS ROAD, SEPTIC SYSTEM AND LEECH FIELD

Chandy MOVED, Ausburger seconded, to receive the application submitted by M. Benzie (IWA File W1577) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of new onsite sewage treatment system on property located at 1029 Storrs Road as shown on a map dated 7/19/2016,

revised through 8/31/2016, and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY. Goodwin noted for the record that she will recuse herself when this application is heard.

D. J7- T. WOLLEN, 205 PLEASANT VALLEY ROAD, CONSTRUCTION OF A 20' X 30' BARN

Lewis MOVED, Ward seconded, to approve a Jurisdictional Ruling finding that the construction of a 20 foot by 30 foot barn used exclusively for farming (IWA File # J-7) on property owned by T. Wollen, located at 205 Pleasant Valley Road as shown on a map dated 8/24/2016 and as described in the associated attachments is permitted as of right pursuant to Section 4.1 of the Mansfield Inland Wetlands and Watercourses Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

A 3pm Field Trip was set for 9/14/16.

COMMUNICATIONS AND BILLS:

Noted.

PUBLIC HEARINGS:

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

Chairman Goodwin opened the Public Hearing at 8:09 p.m. Members present were Goodwin, Ausburger, Chandy, Lewis, Rawn, Ryan, Ward, Westa and alternates Aho, Berthelot and Fratoni (until 8:45 p.m.). Aho was appointed to act. Jennifer Kaufman, Inland Wetlands Agent read the Legal Notice as it appeared in The Chronicle on 8/23/16 and 8/31/16 and noted her 8/31/16 memo that listed all of the communications received and distributed to members of the Agency thus far. In addition to those listed in the memo, distributed this evening were a 7/14/16 letter from K. Green; an 8/16/16 letter from W. Hirsch; and a 9/6/16 letter from State Representative Gregory Haddad.

Chairman Goodwin stated that the hearing will commence with an approximate 2- hour presentation from the applicant's team. Given the length of the presentation and the hour the hearing is commencing, upon conclusion of the presentation, if there is time this evening, public comment will be heard from anyone who will be unable to attend the 10/6/16 continued Public Hearing. Goodwin added that the meeting will be adjourned no later than 11 p.m. and continued to the Thursday, October 6th meeting. On October 6, it is expected that the Agency will question the applicant and/or request input from the Agency's expert, then the intervenors will make their presentation, as well any other members of the public who may wish to offer comment.

Attorney David Sherwood, representing the applicant, distributed a 9/6/16 letter from himself, and a copy of 2/4/16 approval from the IWA for a map amendment and a map. He reviewed the project proposal and then introduced Guy Hesketh of F.A. Hesketh & Associates. Mr. Hesketh presented his resume to the Agency and made a presentation describing the overall project. Attorney Sherwood then introduced George Logan of REMA Ecological Services. Mr. Logan submitted his resume, the resume of his associate, Sigrun Gadwa, who worked with him on the project, a list of dates and times they visited the site and made a presentation concerning the wetlands.

Upon conclusion of the presentations, Chairman Goodwin opened the floor to Public Comment.

Charles Vidich, resident of Ashford, spoke at length about the detrimental effects that a proposal of this scale will have on the wetlands, water quality, and the surrounding neighborhood. He suggested that a prudent and feasible alternative would be a smaller scaled development. He also suggested that parking for at least each resident should be part of the plan. He would like to see a more extensive operational maintenance plan to ensure the stormwater controls are adequate. He requested that along with the physical disturbance to the wetlands, the chemical disturbance be evaluated, and that staff look more closely at the functions and values assessment and the wetland mitigation/restoration plan.

Brian Usher, 44 Meadowood Road, (spoke on behalf of himself, Kathy, Elizabeth and Ann Usher) stated that his property abuts the proposed project, that area residents already have a substantial problem because of the high water table. He noted his concerns about the effect this development will have on their property since they are downhill from it and questioned who will be responsible for fixing the problems the neighborhood will have as a direct result of the development, noting the high likelihood of failing septic systems and flooding leech fields. In his opinion, the development is too large, too close to the neighborhoods, and it will have a dangerous effect on the neighborhood and environment.

Alison Hilding, 17 Southwood Road, submitted folders (to each Agency member) of letters from the public.

At 10:57 p.m., Aho MOVED, Westa seconded, to adjourn the public hearing to Thursday, October 6, 2016. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

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

- B. W1564-2 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)
Item Tabled pending 10/6/16 continued public hearing

ADJOURNMENT:

The Chair declared the meeting adjourned at 10:57 p.m.

Respectfully submitted,

Vera S. Ward, Secretary