

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, May 4, 2009
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, B. Pociask, B. Ryan
Members absent: P. Kochenburger, P. Plante,
Alternates present: M. Beal, G. Lewis, L. Lombard
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m. Alternates Beal and Lewis were appointed to act in Kochenburger's and Plante's absence, and Lombard to act when needed.

Minutes:

4-6-09 - Gardner MOVED, Pociask seconded, to approve the 4-6-09 minutes as written. MOTION PASSED UNANIMOUSLY.

4-15-09 Field Trip - Beal MOVED, Ryan seconded, to approve the 4-15-09 Field Trip minutes as written. MOTION PASSED with Ryan, Holt, Favretti, Gardner, Goodwin, and Beal in favor and all others disqualified.

Communications:

The 4-15-09 Conservation Commission Draft Minutes and 4-30-09 Wetlands Agent's Monthly Business report were noted. There were no questions or comments.

Outstanding Enforcement Actions:

W1400 – Glode – Stafford Rd

Meitzler stated that the site has been completely cleaned up and has been re-seeded, and he expects that at the next meeting the violation order can be lifted.

Old Business:

W1425 - Town of Mansfield - Stone Mill Bridge Replacement

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **the Town of Mansfield** (file no. W1425), for replacement of the Stone Mill Road Bridge over the Fenton River and within the 150 foot regulated area adjacent to wetlands, located 546 feet from the Stone Mill Road northern intersection with Chaffeeville Road, as shown on plans dated 3/3/09 revised through 3/25/09, and as described in other application submissions. This action is based on the application submissions and consideration of applicable regulations.

Based on the above considerations, the Agency hereby finds this project will not cause significant impact, provided the following conditions are met:

1. Erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
2. The plans are very detailed and contain specific protective measure to mitigate wetland impacts. Every effort needs to be made to follow the details of the plans.

This approval is valid for a period of five years (until May 4, 2014), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1426 - Hallock Subdivision - Wormwood Hill Rd

Meitzler referenced a 4-28-09 report from G. Meitzler, Wetlands Agent and a 4-14-09 memo from Windham Water Works. Peter Henry, Land Surveyor from Holmes & Henry, and John Alexapolus, Landscape Architect, were present. Henry reviewed the plans and depicted the wetlands and contours on the maps.

Holt stated that the two wetlands would be better protected by a Conservation Easement that encompassed them, rather than just having them outside the Development Area Envelope of Lot 2. Henry stated that in the property owner's absence, he would have to discuss this suggestion with Mrs. Hallock and report back at the Special IWA Meeting on 5/18/09. Favretti noted no further questions from the audience or the Agency.

W1427 - Hartley - Crane Hill Rd - gazebo in buffer

Hall disqualified himself. Favretti noted that Lombard will act in his place. Holt MOVED, Pociask seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **Tom and Kathy Hartley** (file no. W1427), for a 10-foot octagonal gazebo on 3 inches of crushed stone, on property owned by the applicant, located at 72 Crane Hill Road, as shown on plans dated March 31, 2009 and as described in other applications submissions. This action is based on a finding of no anticipated significant impact on the wetlands. MOTION PASSED with all in favor except Hall who disqualified himself.

W1428 - Ponde Place - well drilling access way in buffer

Roger Kellman, of Hesketh & Associates, depicted where the well sites are proposed and emphasized that silt fence will be used in areas depicted on the plans, specifically around the farm road crossing near the wetlands and down-slope of the well drilling sites.

Gardner questioned if drilling the wells will affect the water table for nearby residential homes. Pociask questioned the potential of the wells producing too much water and if the test wells will become the production wells. Favretti noted no further questions from the audience or the Agency.

Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **Ponde Place LLC** (file no. W1428), for Phase I well drilling and testing, on property owned by the Keystone Companies, LLC, located at Hunting Lodge and Northwood Roads, as shown on plans dated March 31, 2009 and as described in other applications submissions.

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

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
2. There shall be no additional work on the access road in the old fill area between the 2 wetlands; however, if using heavy equipment necessitates additional fill, the applicant shall consult with the Wetlands Agent as to the type and placement of said fill.

This approval is valid for a period of five years (until May 4, 2014), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1429 - Kleinfelder - Rte 44 & 195 - remediation CVS, former Exxon site
Meitzler referenced a 4-28-09 report from G. Meitzler, Wetlands Agent. Mark Habendank, Project Manager, Kleinfelder, Inc., briefly reviewed the proposal and depicted the location of the storage building in relation to the wetlands. Favretti noted no further questions from the audience or the Agency.

Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **Brian McCann, Kleinfelder, Inc.**, (file no. W1429), for the installation and operation of a groundwater extraction and treatment system, on property owned by Larry Nirenberg, Merchant Mansfield, LLC, located at 632 Middle Turnpike, as shown on plans dated March 30, 2009, and as described in other applications submissions.

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

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

This approval is valid for a period of five years (until May 4, 2014), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

Public Hearing:

W1424 - Whispering Glen Condominiums - Meadowbrook Lane

Chairman Favretti opened the Public Hearing at 7:50 p.m. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Pociask, Ryan and alternates Beal, Lewis and Lombard. Alternates Beal and Lewis were appointed to act. Wetlands Agent Meitzler read the legal notice as it appeared in the Chronicle on 4-21-09 and 4-29-09. Meitzler noted the following communications received and distributed to all members: 3-2-09 and 3-17-09 communications from Windham Water Works; a 4-21-09 memo from the Conservation Commission; a 4-27-09 communication from the Open Space Preservation Committee; and a 4-27-09 report from Grant Meitzler, Wetland Agent.

Pat Lafayette, of Development Solutions, agreed to have the testimony and presentation of the Inland Wetlands Agency Public Hearing be entered into the record of the Planning and Zoning Commission Public Hearing. Lafayette indicated that he received the staff reports and requested a 35-day extension to address the staff comments. He would like to continue the Public Hearing on 6-1-09, by which time staff will have received revised plans and will have had adequate time for review.

Holt MOVED, Hall seconded, to accept the 35-day extension request of Pat Lafayette, of Development Solutions.. MOTION PASSED UNANIMOUSLY.

Lafayette briefly highlighted the details of the site, but gave no specific details, because he intends to revise the plans according to staff recommendations.

Ed Pollack, Soil Scientist and Certified Wetland Scientist of CT Ecosystems, reviewed the wetlands depicted on the map and stated that in his opinion there will be no significant impact to the wetlands if the work is done in the dry season (summer months). He pointed out on the map where the proposed sewer line will cross the wetlands to connect to an existing Windham sewer line, noting it will be crossing in a narrow portion of the wetlands.

Gardner questioned what the distance from wetlands is the closest building.

Eric Goldberg, 96 Meadowbrook Lane, expressed concern for the quality of the water of the wetlands and noted the decrease in wildlife since the expansion of housing in the area, attributing the decline to the run-off of oils, pesticides and herbicides from the new housing.

Bob Olson, 64 Meadowbrook Lane, expressed concern that the only access to the proposed development is off of an already overly busy Meadowbrook Lane.

Favretti noted no further questions from the audience or the commission. Gardner MOVED, Holt seconded, at 8:24 p.m. to continue the public hearing until 6/1/09. MOTION PASSED UNANIMOUSLY.

New Business:

W1430 - Block - 8 Hanks Hill Rd - Modification Request

Goodwin MOVED, Holt seconded, receive the application submitted by Block Properties, LLC (IWA File #W1430) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for an addition to an existing residence and expansion of a foundation for a retaining wall, at 8 Hanks Hill Road, on property owned by the applicant, as shown on a map dated April 10, 2009 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1431 – Juliano’s Pools - 853 Storrs Rd - in-ground pool

Goodwin MOVED, Holt seconded, receive the application submitted by Bryan Cormier and Juliano’s Pools (IWA File #W1431) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of a 20-foot by 46-foot in-ground pool, at 853 Storrs Road, on property owned by Suzanne Gormley, as shown on a map dated April 28, 2009 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

Field Trip:

A field trip date was set for Tuesday, May 12, 2009 at 1:30 p.m.

Reports of Officers and Committees:

None noted.

Other Communications and Bills:

Noted

Adjournment:

The meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary