

MINUTES  
MANSFIELD INLAND WETLANDS AGENCY  
Regular Meeting  
Monday, June 1, 2009  
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:01 p.m. Alternates Lombard and Lewis were appointed to act.

**Minutes:**

5-4-09 - Hall MOVED, Gardner seconded, to approve the 5-4-09 minutes as written. MOTION PASSED UNANIMOUSLY.

5-12-09 Field Trip - Gardner MOVED, Holt seconded, to approve the 5-12-09 Field Trip minutes as written. MOTION PASSED with Holt, Favretti, Gardner, Goodwin, and Lombard in favor and all others disqualified.

5-18-09 Special Meeting-Holt MOVED, Gardner seconded, to approve the 5-18-09 Special Meeting minutes as corrected. MOTION PASSED UNANIMOUSLY.

**Communications:**

The 5-20-09 Conservation Commission Draft Minutes and 5-27-09 Wetlands Agent's Monthly Business report were noted. There were no questions or comments.

**Outstanding Enforcement Actions:**

W1400 – Glode – Stafford Rd

Kochenburger MOVED, Holt seconded, to release the Order issued to William & Janet Glode requiring removal and stabilization of an area of dumped materials in and next to wetlands on the property located at 777 Stafford Road. This action is based on the satisfactory removal of the dumped materials and stabilization of the area. MOTION PASSED UNANIMOUSLY.

**New Business:**

W1426 - Hallock Subdivision - Wormwood Hill Rd

Peter Henry, of Holmes and Henry, reviewed the revisions to plans dated 5-22-09. After a brief discussion,

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 Kathryn A. Hallock (file no. W1426), for a three (3) lot subdivision, on property

owned by the applicant, located on the east side of Wormwood Hill Road, as shown on plans dated March 20, 2009 revised through May 22, 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. 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.

This approval is valid for a period of five years (until June 1, 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.

#### W1430 - Block - house addition - Hanks Hill Rd

After a brief discussion, Kochenburger MOVED, Holt seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Michael Block (File W1431) for an addition onto an existing residence and expansion of a foundation for a retaining wall, on property owned by the applicant, located at 8 Hanks Hill Road, as shown on a map dated April 10, 2009 revised through May 20, 2009 with an accompanying letter dated May 25, 2009, and as described in other application 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.
2. Any potential for impact will come from leaving the work area unprotected during construction. Therefore, hay bales (that are presently in place) shall be removed during work and restored or replaced when work stops. This is especially important during rainy days and nights.

This approval is valid for a period of five years (until June 1, 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.

W1431 - Juliano Pools (Gormley) - Storrs Rd - in-ground pool

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 Bryan Cormier/Juliano Pools (file no. W1431), for the installation of a 20x46 foot Lazy L in-ground swimming pool, on property owned by Suzanne Gormley, located at 853 Storrs Road, as shown on plans dated April 28, 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. Erosion and sedimentation controls (as shown on the plans and in accompanying letter) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. The new pool shall not be placed any closer to the brook than the present pool;
3. All excavated material shall be removed from the site, except the one or two truck loads that shall be stockpiled as far from the brook/wetlands (toward the rear of the property) as possible. This material is to be used for minor yard work;
4. If any stone/rocks are dug up during the excavation, they shall be placed in a line at the base of the slope to act as a low retaining wall.

This approval is valid for a period of five years (until June 1, 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 Continuation:**

W1424 - Whispering Glen Condominiums - Meadowbrook Lane

Chairman Favretti opened the continued Public Hearing at 7:18 p.m. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Pociask, and alternates Lewis, Lombard who were both appointed to act. Wetlands Agent Meitzler noted a set of 5-5-09 revised plans, a 5-13-09 letter from applicant and a 5/28/09.

Meitzler stated that all points in his memo have been addressed by the applicant. Patrick Lafayette, of Development Solutions, reviewed the significant changes made to the latest plans dated 5-5-09, based on staff comments. He noted the most significant change is the elimination of two units near the rear of the property adjacent to the steep slopes, and moved the remainder of those buildings 20 ft. from the wetlands.

Members questioned alternative routes for the sewer crossing the wetlands and walking path connection details. After a brief discussion, Holt MOVED, Lombard seconded, to continue the hearing until the Special Meeting on June 15<sup>th</sup>.

MOTION PASSED with all in favor except Goodwin who was opposed. (At the 6-1-09 PZC Public Hearing on related item, it was agreed upon by the Commission and applicant to continue the Public Hearing in both IWA & PZC to the 7-6-09 meeting to allow adequate time for changes to the plans.)

**Request for Renewal:**

W1432-Bagwell- Chaffeeville Road- Lot 3, Horseshoe Heights Subdivision  
Holt MOVED, Gardner seconded, to grant a renewal of an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Mallory Bagwell (file no. W1432), for Lot 3 of the Horseshoe Heights Subdivision, on property owned by the applicant, located on Chaffeeville Road, as shown on plans dated 1/1/01, revised through 3/20/01 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. 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. All conditions of the original permit shall remain in effect.

This approval is valid until April 2, 2011 (which is 10 years from the original approval date), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**New Business:**

W1433- Beall & Higgins- Wormwood Hill Road-Single Family House in Buffer  
Goodwin MOVED, Holt seconded, to receive the application submitted by J. C. Beall and Katrina Higgins (IWA file #1433) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family residence with onsite well and septic located on Wormwood Hill Road, on property owned by the applicants, as shown on a map dated May 26, 2009 and as described in other application submissions, and to refer the application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

**Field Trip:**

A field trip date was set for Monday, June 8, 2009 at 1:00 p.m.

**Reports of Officers and Committees:**

None noted.

**Other Communications and Bills:**

Noted.

**Adjournment:**

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary