

MINUTES  
MANSFIELD INLAND WETLANDS AGENCY  
Special Meeting  
Monday, July 20, 2009  
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:35 p.m. Alternate Lewis was appointed to act in Goodwin's place.

**Public Hearing Continuation:**

**W1424 - Whispering Glen Condominiums - Meadowbrook Lane**

Chairman Favretti opened the continued Public Hearing at 7:35 p.m. Members present were Favretti, Gardner, Kochenburger, Holt, Plante, Pociask, and alternate Lewis who was designated to act. Padick noted that revised plans had been submitted (6/30/09 revision date) together with updated drainage calculations and other information referenced in a 7/13/09 cover letter from project engineer P. Lafayette. Mr. Lafayette and the Agency agreed that the IWA hearing testimony would be included in the Planning and Zoning Commission public hearing record.

Mr. Lafayette described the plan revisions which include; a revised interior road layout, a reduction of units to 32, revised mix of units, narrower roads and driveways, a larger centrally located community space and smaller footprints and design for the 7 "affordable" units. He described the storm water management system and noted that expected storm water discharges did not significantly change from previous plans. He also related that revised unit locations were not closer to wetlands than the previous set of revised plans. In response to questions from Commissioner Holt, Mr. Lafayette noted that sewer design, trail and sedimentation and erosion control recommendations from DEP and Wetlands Agent Meitzler had been addressed. In response to questions from Commissioner Lewis, Mr. Lafayette related that the detention basin had been designed for a range of storm intensities, including a 100 year storm spillway, and that he did not consider pervious pavement appropriate for this project due to maintenance and aesthetic issues. He added that rain gardens were included to promote infiltration. Commissioner Pociask emphasized the need for maintenance of all common improvements and that Condominium Association responsibilities need to be emphasized in any approval motion.

Favretti noted no comments or questions from the public. Holt MOVED, Gardner seconded, that the Agency continue the Public Hearing for the Whispering Glen application (IWA File W1424) until August 3, 2009. MOTION PASSED UNANIMOUSLY.

**Adjournment:** The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary