

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Tuesday, September 8, 2009
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, P. Kochenburger, B. Pociask, B. Ryan
Members absent: B. Gardner, R. Hall P. Plante
Alternates present: M. Beal, G. Lewis, L. Lombard (7:08 p.m.)
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:01 p.m. Alternates Beal, Lewis and Lombard were appointed to act in members' absence.

Minutes:

8-3-09 - Beal MOVED, Ryan seconded, to approve the 8-3-09 minutes as written. MOTION PASSED with all in favor except Goodwin who disqualified herself.

8-19-09 Field Trip - Holt MOVED, Ryan seconded, to approve the 8-19-09 field trip meeting minutes as written. MOTION PASSED with Ryan, Holt, Favretti and Beal in favor and all others disqualified.

Communications:

The 9-19-09 Conservation Commission Draft Minutes and 9-3-09 Wetlands Agent's Monthly Business report were noted. Ryan noted the Conservation Commission's concern regarding invasive plants in the landscape at the CVS site and suggested the IWA respond to the Conservation Commissions comments.

Old Business:

W1424- Whispering Glen Condominiums - Meadowbrook Lane

Holt MOVED, Pociask seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Whispering Glen, LLC (file no. W1424), for a 32-unit condominium project on property owned by Lakeway Farms L.P. located on the south side of Meadowbrook Lane, as shown on plans dated 10/15/2008 bearing latest revision date 6/30/2009, and as described in other application submissions. This action is based on the application submissions, comments heard at public hearing sessions held on 5/04/2009, 6/01/2009, 7/06/2009 and 8/03/2009, and written comments received from the Conservation Commission and the Open Space Preservation Committee, and consideration of applicable regulations.

The agency finds that the proposal is a feasible and prudent plan, as now revised and conditioned, and that there are no readily available feasible and prudent alternatives to the proposal. This finding reflects revisions to the footpath along the steep slope at the rear of the project area, reduction in the number of buildings that has increased separation distances from wetlands, and revised protective efforts on the treatment of the sewer line wetlands crossing.

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 stream flow diversion for the sewer line crossing is to be done during time of low water. A plastic tarp is to be kept on hand, of sufficient size to serve as an emergency liner for stream flow.

3. This approval becomes effective when all required state Department of Environmental Protection permits have been obtained.

Additionally, the Inland Wetlands Agency Chairman, with assistance from the Inland Wetlands Agent, is hereby authorized to approve additional plan revisions, as required by the Planning and Zoning Commission, including but not limited to: grading, drainage and utility systems, parking, landscaping and building locations, provided the revisions do not significantly alter proposed work within regulated areas or intensify potential impacts on wetlands and watercourses. Any significant revisions shall require additional Inland Wetlands Agency approval.

This approval is valid for a period of five years (until September 8, 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 with all in favor except Goodwin who disqualified herself.

W1436- Gaffney- 125 Wildwood Road - 90' x 30' Fire Pond

Holt MOVED, Beal seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Matthew Gaffney (file no. W1436), for construction of a low stonewall on the easterly edge of the wetland next to the house, on property owned by the applicant, located at 125 Wildwood Road, as shown on plans dated 9/1/09 and a letter dated 8/21/09, 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 shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. Silt fence shall be installed along the line of the new stonewall to protect against sediment moving into the active brook-flow area.
3. Said silt fence shall be located with the consent of Wetlands Agent Meitzler, and it shall be depicted on the 9/1/09 plan before any work begins.
4. There shall be no work done beyond the limits shown on the 9/1/09 plan.

This approval is valid for a period of five years (until September 8, 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.

W1437- B'Nai Brith (Hillel)- North Eagleville Rd- parking & yard work

Pociask disqualified himself. Attorney Samuel Schragger summarized the key components of this application which include safe parking and safe pedestrian access. 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 B'nai Brith, Hillel of Connecticut Foundation, (file no. W1437), for parking, yard work and sidewalks, on property owned by the applicant, located at 54 North Eagleville Road, as shown on plans dated July 28, 2009 with sediment and erosion protection added, 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. The silt fencing shown on the plan shall be extended along the west side of the wetlands, placing it between the presently cleared areas and the wetland. This involves a distance of about 75 feet.
3. This approval is limited to the work on the 7/28/09 plan, the additional silt fencing, and the removal of stumps from the presently cleared area behind the building. Other work, including grading for future parking areas, will require additional Wetlands Agency approvals.
4. Construction shall not commence until UConn's approval is provided, as portions of the sidewalk and proposed driveway area are on UConn property.

This approval is valid for a period of five years (until September 8, 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 with all in favor except Pociask who had disqualified himself.

New Business:

W1438- Beall & Higgins- Wormwood Hill Road-Single Family House in Buffer

The applicants' representative from Killingly Engineering and the abutters' Attorney, Matthew Willis, requested a Public Hearing. Holt MOVED, Ryan seconded, to receive the application submitted by J. C. Beall and Katrina Higgins (IWA File #1438) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family residence and on-site well and septic, at Wormwood Hill Road, on property owned by the applicant, as shown on a map dated 6-12-09, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment, and to set a Public Hearing for October 5, 2009. MOTION PASSED with all in favor except Goodwin who was opposed.

Field Trip:

A field trip date was set for Tuesday, September 15, 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