

AGENDA
Inland Wetland Agency
Special Meeting
Monday, July 18, 2011
Council Chambers, Audrey Beck Building

Call to Order: 7:00 PM

Old Business:

W1474 - Plimpton - Wormwood Hill/Gurleyville Rds - 4 lot subdivision

New Business:

W1483 - Cumberland Farms - Middle Tpk/Storrs Rd - Gas Sta. & Convenience Store

W1484 - Kouatly - 98 Ferns Rd - 1 Lot Re-Subdivision

W1485 - Bell - 552 Bassetts Bridge Rd - New Barn and Addition to Existing Barn

Adjournment:

THIS IS A SPECIAL MEETING. NO OTHER BUSINESS WILL BE CONDUCTED.

PAGE
BREAK

Memorandum:

July 14, 2011

To: Inland Wetland Agency
From: Grant Meitzler, Inland Wetland Agent
Re: New Business for July 18, 2011 meeting

Request for Declaratory Ruling:

W1483 - Cumberland Farms - Rtes 44 & 195

	yes	no
	-----	-----
fee paid	x	
certified receipts	x	
map dated	7.11.2011	

This application is for replacement of the former Kathy John's restaurant and the Citgo gas station with a new Cumberland Farms building with a new gas pump area. No work is proposed in wetlands but two wetlands areas are within the 150' regulated areas adjacent to wetlands.

Receipt and referral to the Conservation Commission is appropriate.

New Application:

W1484 - Kouatly - Fern Road - 2 lot re-subdivison

	yes	no
	-----	-----
fee paid	x	
certified receipts	x	
map dated	7.12.2011	

This application is to divide a new lot from an existing large lot on Fern Road. No work in wetlands is proposed however, portions of the Building Area and Development Area Envelopes are within the 150' regulated areas adjacent to wetlands.

Receipt and referral to the Conservation Commission is appropriate.

W1485 - Bell - 552 Bassetts Bridge Road - new barn and barn addition

	yes	no
	-----	-----
fee paid	x	
certified receipts	x	
map dated	11.19.2010	

This application is for an addition to the existing wooden barn,
and a new barn adjacent to an existing metal frame barn.
No work is proposed in wetlands but wetlands areas are within
150' of the proposed locations.

Receipt and referral to the Conservation Commission is
appropriate.

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3334 OR 429-3330
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # 1483
W
Fee Paid \$310-
Official Date of Receipt 7-12-11
8

Part A – Applicant

Name Cumberland Farms, Inc.

Mailing Address c/o Joseph P. Williams, Esq., Shipman & Goodwin LLP,

One Constitution Plaza, Hartford, CT Zip 06103-1919

Telephone-Home n/a Telephone-Business 860-251-5127

Title and Brief Description of Project

Cumberland Farms gas station and convenience store.

Location of Project 643 Middle Turnpike and 1660 Storrs Road, intersection of Routes 44/195/320.

Intended Start Date Fall 2011

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

Name See Property Owners of Record attached hereto as Exhibit A.

Mailing Address _____

_____ Zip _____

Telephone-Home _____ Telephone-Business _____

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

Signature See letter consenting to this application attached hereto as Exhibit B. date _____

Applicant's interest in the land: (if other than owner) Optionee

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 – page 6.)

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
- a) No work proposed in wetlands.

b) Wetland A U.R.A. – Construction of small amount of concrete sidewalk but primarily earthwork related to construction of a bioretention area to provide stormwater quality treatment for site stormwater prior to release to Wetland A.

Wetland B U.R.A. – Construction of bituminous concrete parking areas, concrete sidewalks and proposed convenience store building as well as associated utility trenching and installation. Though the extent of proposed disturbance is greater within the Wetland B 150' upland review area, no stormwater from the site is tributary to this wetland.

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
- a) None.

b) Wetland A U.R.A. = 0.1 acre ; Wetland B U.R.A.= 0.7 acre. Please note that a small part of the altered area within the Wetland A U.R.A. and a larger part of the altered area within the Wetland B U.R.A. will be altered by removing existing pavement to replace it with vegetated surfaces.

3) Describe the type of materials you are using for the project: Bituminous and Portland cement concrete curbs and pavements, sand, gravel, crushed stone, HDPE and PVC pipe, wood frame building.

- a) include **type** of material used as fill or to be excavated on-site material.
- b) include **volume** of material to be filled or excavated sitework goal is to balance on-site cut and 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).

Project will utilize temporary erosion control measures such as silt fence, inlet protection, and construction entrances as well as permanent control measures such as riprap and a bioretention area to provide stormwater quality treatment for runoff from the majority of site impervious surfaces.

Part D – Site Description

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

The majority of the site adjacent to US 44 and CT 195 is intensely developed with wooded areas surrounding the impervious areas on the northern and eastern boundaries of the site.

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.

The proposed activities are expected to have no adverse impacts on the off-site wetlands.

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 – page 6.**)

2) Applicant's map date and date of last revision 07/11/2011

3) Zone Classification Planned Business 3

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) List the names and addresses of abutting property owners

Name Address

See Exhibit C attached hereto.

2) **Written Notice to Abutters.** You must notify abutting property owners 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.** (This is not needed for exemptions).

Part I – Additional Notices, if necessary

1) Notice to Windham Water Works is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW 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.

2) 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.

- 3) The Statewide Reporting Form (attached) 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 ___X___ 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 ___X___ 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 ___X___ 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

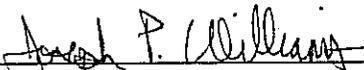
Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___\$1,000. ___\$750. ___\$500. ___X___\$250. ___\$125. ___\$100. ___\$50. ___\$25.

___X___\$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, 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.

The undersigned applicant hereby consents 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 granted by the Agency.


Applicant's Signature

July 12, 2011
Date

STATEMENT OF USE FOR SPECIAL PERMIT AND SITE PLAN APPLICATIONS

Cumberland Farms, Inc.
643 Middle Turnpike and 1660 Storrs Road
(Routes 44/195/320), Mansfield, CT

July 12, 2011

Cumberland Farms, Inc. proposes to merge and redevelop the two parcels located at 643 Middle Turnpike and 1660 Storrs Road (northeast corner of the intersection of Routes 44/195/320) in the Storrs section of Mansfield as a combined site with a new convenience store and four multi-product gasoline dispensers. The combined property totals 2.62 acres and is located in the Planned Business 3 (PB-3) zone. Currently abandoned and dilapidated, the properties formerly were operated as the Kathy-Johns restaurant and Republic Oil gas station.

The proposed use consists of: a 3,634 square foot convenience store building; gasoline filling station with four multi-product dispensers and canopy; parking area with 22 striped spaces; two 20,000-gallon underground storage tanks; exterior garbage collection area; and landscaped buffer along Routes 44 and 195. The proposed use complies with the permitted use provisions of the Mansfield Zoning Regulations, as set forth in Article Seven, Section N.2.a.1 and N.2.h.2; will be less intense than the longstanding prior use of the parcels as a gas station and restaurant; and is compatible with the Mansfield Plan of Conservation and Development (2006).

In 1990, the Mansfield Planning and Zoning Commission granted a special permit to Republic Oil Co., Inc. to construct a gasoline service station and convenience store on the 1660 Storrs Road parcel.¹ The Mansfield Zoning Board of Appeals that year granted a variance allowing the gasoline pump canopy to be built 20 feet from the front property line. The parcel at 643 Middle Turnpike for many years was operated as the "Kathy-Johns" restaurant. The existing, combined 2.62-acre site has 1.6 acres of impervious coverage, or 61 percent of the site.

The proposed plan will substantially reduce the total site coverage to 30.7 percent (0.8 acre). The plan removes the two existing restaurant and convenience store buildings and replaces them with a single convenience store, thereby reducing the building coverage from 6.2 percent to 5.6 percent. The front and side yards setbacks to the store building and to the

¹ If the current special permit application is granted, Cumberland Farms requests that the Commission declare the 1990 special permit void for clarity of the land records.

canopy will increase substantially in the proposed plan.² The plan maintains the existing natural vegetation along the northwestern, northern and eastern boundaries of the property, and it adds a generous landscaped buffer at the southwestern corner of the property as well as landscaped islands within the parking area and at the northern edge of the parking area. The paved parking and travel area is also being greatly reduced in the proposed plan; 22 striped parking spaces are provided, consistent with Article Ten, Section D.5.O of the Zoning Regulations.

Access to the site will be better controlled by reducing the multiple existing curb cuts to just two entrance/exit areas, one each at Route 195 and Route 44. CHA is currently preparing a traffic study that will be submitted to the Commission shortly.

Cumberland Farms expects to hire three full time employees and 10 part-time employees for its new convenience store. Among other things, the store will offer items such as fruit, breakfast offerings, pizza, roller grill items, and heated fresh sandwiches upon demand. A selection of hot, cold and frozen beverages will also be provided. The store will be operated on a 24-hour basis.

The proposed facility will use the existing on-site septic system and potable water supply well. We expect the usage of these systems to be much less than the amounts the restaurant used. Stormwater management and renovation are discussed in the plan set and in the drainage report filed herewith. The stormwater system provides for a bio-retention area in the northwestern corner of the site that will be planted with wetlands plants.

There are off-site inland wetlands areas adjacent to the northern and southeastern boundaries of the site. The plan proposes regulated activities within the upland review areas for each of these wetlands. We are therefore filing, simultaneously with the zoning applications, an application for permit to conduct regulated activities with the Mansfield Inland Wetlands Agency.

1963827v1

² Given that the PB-3 zone is a Design Development District, the Commission is empowered, under Article Ten, Section A.4.d of the Zoning Regulations, to determine the setback requirements for buildings and site improvements on this site.

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3334 OR 429-3330
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # 1484
W _____
Fee Paid: 7,310
Official Date of Receipt 7-14-11

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, 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 M. Youssef T. Kouatly & Ann M. Kouatly

Mailing Address 98 Fern Rd.

Mansfield, CT Zip 06288

Telephone-Home 860-423-2975 Telephone-Business _____

Title and Brief Description of Project
2 Lot Resubdivision

Location of Project 98 Fern Road

Intended Start Date September 2011

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

Name SAME

Mailing Address _____

Zip _____

Telephone-Home _____ Telephone-Business _____

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 - page 6.)

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 activity proposed is the development of a single family house within the area adjacent to an off site wetland. The closest point of the activity to the wetland is 60 ft. The area of disturbance is primarily a grass field with a few trees. A portion of the proposed activity drains towards the wetland. Standard construction practices and equipment will be used. It is expected that the work will be completed between September 2011 and April 2012. The off-site wetland will be protected from disturbance damage by silt fence installed as shown on the proposed Resubdivision plan. There is no knowledge of a previous wetlands application on this property.

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 wetland. There will be 0.67 acres of disturbance in the area adjacent to the off-site wetland.

3) Describe the type of materials you are using for the project: Standard residential construction materials, common fill, select septic sand, processed gravel, crushed stone, concrete, etc.

- a) include type of material used as fill or to be excavated Common Fill, Sand, Gravel
- b) include volume of material to be filled or excavated 400 cubic yards

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 used to minimize or avoid any adverse impacts on the wetland and adjacent regulated area.

Part D - Site Description

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

The general character of the land is moderately drained soils with open grass areas and woods with gentle slopes.

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 locations were considered for the proposed activities. The proposed design was chosen because it has the least amount of impact on the wetlands.

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 - page 6.)

2) Applicant's map date and date of last revision 7/12/11

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) List the names and addresses of abutting property owners
Name Address

See Attached List

2) **Written Notice to Abutters** . You must notify abutting property owners 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. (This is not needed for exemptions).

Part I - Additional Notices, if necessary

1) Notice to Windham Water Works is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW 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.

2) 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.

- 3) The Statewide Reporting Form (attached) 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

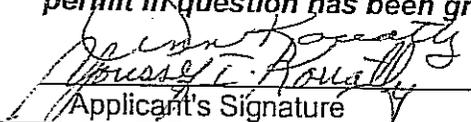
Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. ___ \$125. ___ \$100. ___ \$50. ___ \$25.

___ \$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, 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.

The undersigned applicant hereby consents 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 granted by the Agency.


Applicant's Signature

July 12, 2011
Date

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3334 OR 429-3330
FAX: 860-429-6863

FOR OFFICE USE ONLY
File # 1485
W _____
Fee Paid \$185-
Official Date of Receipt 7-14-11

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, 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 James Wesley Bell and Jean E. Bell

Mailing Address 552 Bassett's Bridge Road
Mansfield, CT Zip 06250

Telephone-Home 860-455-0545 Telephone-Business 860-455-0545

Title and Brief Description of Project

The Gardens AT Bassett's Bridge Farm : The
Gardens is a farm/nursery seeking approval for wedding

Location of Project 552 Bassett's Bridge Road

Intended Start Date Spring 2012

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

Name _____

Mailing Address _____

Zip _____

Telephone-Home _____ Telephone-Business _____

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 – page 6.)

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

See Attached

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

Restroom Addition : approximately $9 \times 24' = 216 \text{ sq}'$
Kitchen Addition : approximately $10 \times 20' = 200 \text{ sq}'$
New Agricultural Barn : $14' \times 48' = 672 \text{ sq}'$
Pergola Extension : $12' \times 60' = 720 \text{ sq}'$

3) Describe the type of materials you are using for the project: cement foundation with wood construction

- a) include **type** of material used as fill or to be excavated gravel/dirt
- b) include **volume** of material to be filled or excavated

The sum of the square feet of excavation is 1,808

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).

Will use staked hay bales around construction

Part D - Site Description

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

Flat and well drained

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.

We have considered port-a-pots and food cart.
However, port-a-pot is very unappealing to a wedding
party and a food cart will not be approved by
local health without a septic 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 – page 6.)

2) Applicant's map date and date of last revision May 2011

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) List the names and addresses of abutting property owners

Name	Address
• Dam Property	Bassett's Bridge Road
• Lynette and Daniel Civco	544 Bassett's Bridge Road
• Roger and Tina Abell	606 " " "
• Tina Popeleski Christina Popeleski	502 Bassett's Bridge Rd
• Leri and Jay Smith	580 Bassett's Bridge Rd
• Robert and Dianne Wyss	538 " " "
• Allen and Darlene Riglier	13 Bates Road N. Windham 06 256

2) **Written Notice to Abutters** . You must notify abutting property owners 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. (This is not needed for exemptions).

Part I - Additional Notices, if necessary

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- 3) The Statewide Reporting Form (attached) 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
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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.)*

Part L - Filing Fee

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

\$1,000. \$750. \$500. \$250. \$125. \$100. \$50. \$25.

\$60 State DEP Fee

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The undersigned applicant hereby consents 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 granted by the Agency.

Applicant's Signature

Date

7/13/11

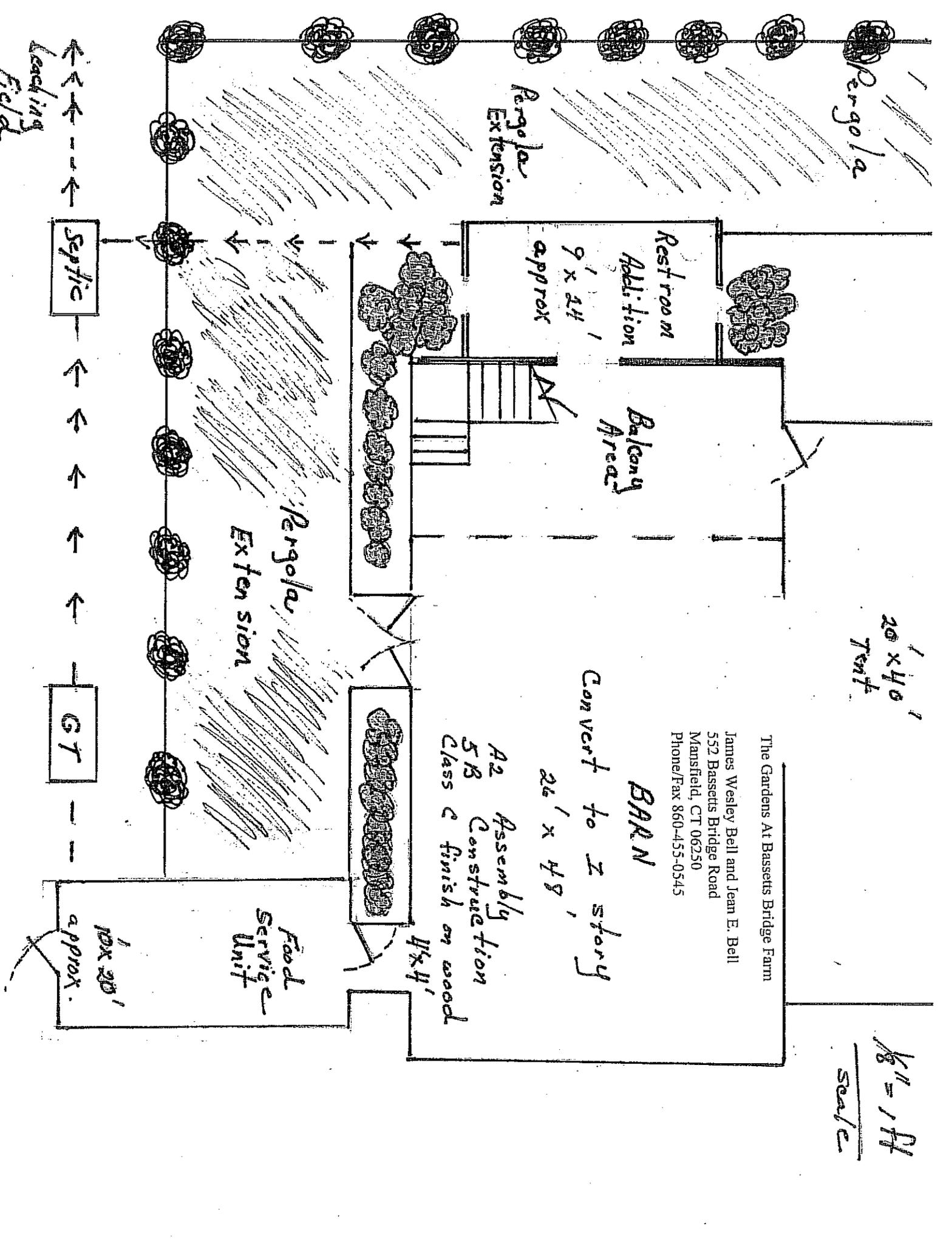
APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY

Applicants: James Wesley Bell and Jean E. Bell
The Gardens At Bassetts Bridge Farm
552 Bassetts Bridge Road
Mansfield, Connecticut 06250

Part C – Project Description: On August 2, 2004, The Mansfield Planning and Zoning Commission granted the applicants a special permit for an agricultural and recreational garden center located on their property at 552 Bassetts Bridge Road. It is now the intent of the applicants to seek additional approval as a wedding venue. To accomplish this, several changes and additions need to be made to the garden center. All changes and additions are within 150ft of wetlands, *but no change or addition is in the wetlands.*

Proposed changes and additions include the following:

- Within 150ft of wetlands
 1. Convert the existing 2-story barn to a 1-story barn.
 2. Add an addition onto the side of the existing barn to accommodate handicap accessible restrooms.
 3. Add an addition onto the back of the existing barn to accommodate space for a caterer. Both restroom addition and kitchen addition will be supported by a 48" frost wall foundation.
 4. Expand the existing pergola to wrap around the side and back of the existing barn. Since the pergola is constructed of 8"x 8" oak beams the pergola will also have a 48" frost wall foundation. The area under the pergola will be finished in cement.
 5. Construct a 14ft x 48ft 1-story barn parallel to the existing greenhouse to accommodate storage of agricultural tools and equipment, and to provide a check out area for garden center customers. The new barn will be supported by a 48" frost wall foundation and finished with a cement floor.
 6. Install a septic system that will accommodate the restroom and kitchen additions onto the existing barn. Specifications for this septic system are noted on the attached plot plan



Pergola

Pergola Extension

Restroom Addition
9' x 24' approx

Balcony Area

Pergola Extension

20' x 40' Tent

The Gardens At Bassett's Bridge Farm
James Wesley Bell and Jean E. Bell
552 Bassett's Bridge Road
Mansfield, CT 06250
Phone/Fax 860-455-0545

BARN

Convert to 2 story
26' x 48'

A2 Assembly Construction
5R Class & finish on wood

4' x 4'

Food Service Unit

approx. 10' x 20'

Septic

GT

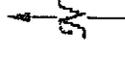
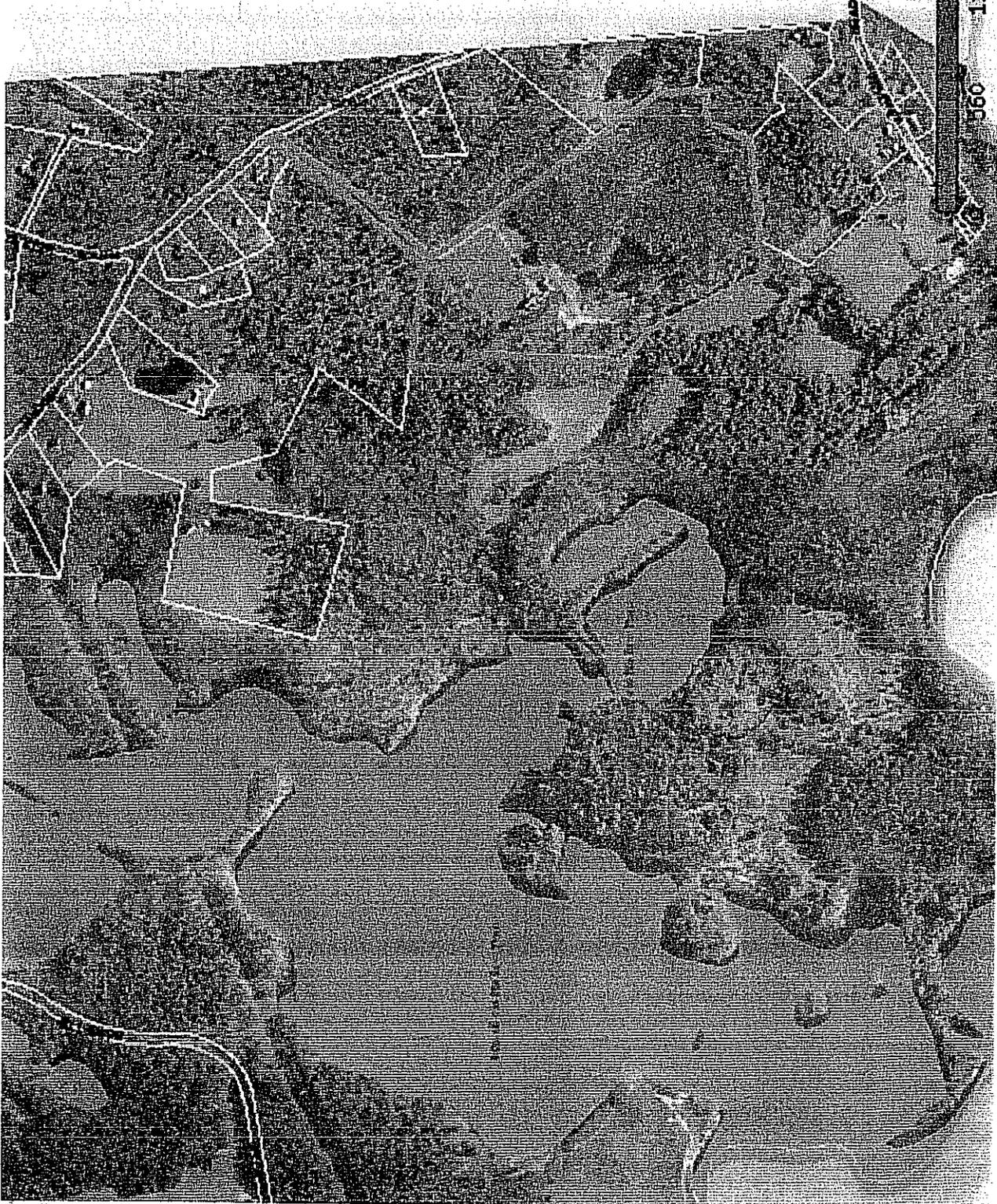
1/8" = 1 ft
Scale

Leaching Field

Town of Mansfield, CT



- Dimens
- Road
- Stream
- Water
- Parcels
- Towns



10/26/20
1 in = 793.

560 1120 1680 ft

PAGE
BREAK