

MINUTES  
MANSFIELD INLAND WETLANDS AGENCY  
Monday, August 1, 2011  
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, P. Plante,  
B. Pociask (7:01pm) B. Ryan  
Members absent: G. Lewis  
Alternates present: F. Loxsom (7:02pm), K. Rawn, V. Ward  
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 p.m. He appointed alternate Ward to act in Lewis' absence.

**Minutes:**

07-05-11 – Hall MOVED, Plante seconded, to approve the 7-5-11 minutes as written. MOTION PASSED UNANIMOUSLY. Hall, Goodwin and Ryan noted that they listened to the recording of the meeting.

7-18-11 Special Meeting - Ward MOVED, Plante seconded, to approve the 7-18-11 special meeting minutes as corrected. MOTION PASSED with all in favor except Pociask who disqualified himself.

7-26-11 Field Trip Minutes- Ryan MOVED, Holt seconded, to approve the 7-26-11 field trip minutes as corrected. MOTION PASSED with Favretti, Beal, Goodwin, Rawn, Holt, Ryan and Ward in favor and all others disqualified.

**Communications:**

The 7-20-11 draft Conservation Commission Minutes and the 7-26-11 Wetlands Agent's Monthly Business report were noted.

**Old Business:**

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

Holt MOVED, Plante seconded, to approve the application for wetlands file W1474, on property of Scott Plimpton, for a 4-lot subdivision as outlined in application submissions including a map dated January 7, 2011 and bearing latest revision date July 12, 2011, showing three new home lots with appurtenant construction, as detailed on those plans, and at public hearing sessions held on May 2, 2011, June 6, 2011 and July 5, 2011.

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

1. All erosion and sediment controls (as shown on the plans) shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized.
2. The applicant shall submit documents for the street dedication, easements and conservation easement areas with metes and bounds descriptions, together with certificate of title for rights coming to the town, and partial releases or subordinations for any encumbrances, and required tax forms.

Specific descriptions shall be stated on the final mylar plans submitted for approval.

3. Easement areas shall be pinned, and have tags posted every 50 to 100 feet either on trees or posts.
4. The catch basins at the edge of Wormwood Hill Rd and at the beginning of the driveway for Lot 4 shall be type CB basins.

This approval is valid for a period of five years (until August 1, 2016), 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 disqualified himself.

W1482 - United Services, Inc. - North Frontage Rd - office building

Holt disqualified herself. Alternate Rawn was appointed to act.

Rawn MOVED, Beal seconded, to grant an Inland Wetlands License under the Wetlands and Watercourses Regulations of the Town of Mansfield to United Services, Inc. (File W1482), for construction of an office building with related parking area and other site improvements, on property owned by Kevin Tubridy, located at North Frontage Road, as shown on a map dated June 27, 2011 and as described in other application submissions.

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

1. All erosion and sediment controls (as shown on the plans) shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until August 1, 2016), 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 Holt who disqualified herself.

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

Hall disqualified himself. Alternate Rawn was appointed to act.

Property owners Mr. & Mrs. Kouatly and their son Omar Kouatly were present, as well as Professional Engineer Peter Henry of Holmes & Henry and Soil Scientist John Ianni of Highland Soils.

Henry reviewed the site layout and the proposal to re-subdivide the 14.62 acre parcel to make a 2.38 acre lot for the owner's son, Omar Kouatly, to build a single family home.

Ianni reviewed the site with respect to wetlands, pointing out the areas that concerned the Wetlands Agent. Ianni stated that although he found wood frogs in the wetland, he would not classify it as a vernal pool.

Noting no further comments or questions, the item was continued to the next meeting for preparation of a motion.

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

Item was tabled pending preparation of additional mapping.

**Old Business Pending:**

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

Item was tabled pending 9/6/11 Public Hearing.

**New Business:**

W1486 - Gore - 166 Baxter Rd - sunroom in buffer

Goodwin MOVED, Holt seconded, to receive the application submitted by Alan D. Gore (IWA file #1486) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 14' x 17' addition of a three season room, on property located at 166 Baxter Road, on property owned by Dennis Wright and Amy Anderson Wright, as shown on a map dated 7/20/11 and as shown on other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

**Request for Declaratory ruling:**

W1487 - Kueffner - Route 32 - regrading of cornfield for crop growth

Wetland Agent Meitzler reviewed the proposal of Kueffner and depicted the area of work on a map. He explained that the re-grading of the land is strictly for crop growth, but asked for a judgment from the IWA if they felt this was an as-of-right exemption.

Plante MOVED, Hall seconded, to make a declaratory ruling that allows Mr. Kueffner to make improvements to his property, as described in a 7/28/11 "New Business Memo for August 1, 2011 Meeting" written by Grant Meitzler, Inland Wetlands Agent, and from testimony from Mr. Kueffner heard at the 8/1/11 meeting.

MOTION PASSED UNANIMOUSLY.

**Adjournment:**

Favretti declaring the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Katherine Holt, Secretary