

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Tuesday, September 6, 2011
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, G. Lewis, P. Plante,
B. Pociask, B. Ryan
Members absent: M. Beal, R. Hall
Alternates present: F. Loxsom (7:03pm), K. Rawn, V. Ward
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m. He appointed alternates Rawn and Loxsom to act in members' absence.

Minutes:

08-01-11 – Plante MOVED, Ryan seconded, to approve the 8-1-11 minutes as written. MOTION PASSED UNANIMOUSLY. Lewis noted that he listened to the recording of the meeting.

Communications:

The 8-17-11 draft Conservation Commission Minutes and the 9-1-11 Wetlands Agent's Monthly Business report were noted.

Old Business:

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

Peter Henry, P.E., of Holmes & Henry, reviewed the plans and specifically the changes to sheet 2 of the revised plans. Favretti noted no questions or comments from the public or the Agency.

Holt MOVED, Ryan seconded, to approve the application for wetlands file W1484, on property of M. Youssef I. and Ann M. Kouatly, for a re-subdivision of land located at 98 Fern Road, as depicted on a plan dated 7/12/2011 and bearing the latest revision date of 8/30/2011, creating one new lot with portions of the Building and Development Area Envelopes located within regulated areas, as described in presentations made to the Inland Wetlands Agency at its August 1, 2011 meeting. 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 September 6, 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 UNANIMOUSLY.

W1486 - Gore - 166 Baxter Rd - sunroom in buffer

Holt MOVED, Ryan seconded, to approve the application for wetlands file W1486, on property of Dennis & Amy Wright, for construction of a sunroom addition to the existing house at 166 Baxter Road, as outline in application submissions including a map revised to 7/20/2011 showing the location and placement of the addition as detailed on those plans. 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. No debris from construction or yard maintenance shall be dumped over the edge of the slopes toward the wetland other than the yard grading as depicted on the plan.

This approval is valid for a period of five years (until September 6, 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 UNANIMOUSLY.

Old Business Pending:

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

Meitzler noted a September 1, 2011, letter from Jean E. Bell requesting an extension of time to allow for their engineer to revise their plans and adequate time for review by staff.

Holt MOVED, Ryan seconded, to grant the Bell's request for an extension of time. MOTION PASSED UNANIMOUSLY.

New Business:

W1487 - Wright - Mansfield City Rd - deck in buffer

Goodwin MOVED, Holt seconded, to receive the application submitted by Susan Wright (IWA file #1487) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a rear deck on an existing house, on property located at 878 Mansfield City Road, on property owned by the applicant, as shown on a map dated 8/18/11 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

Agent Approval:

Mongeau - 131 Bassetts Bridge Rd - shed, 90' from wetlands

Meitzler noted that as Wetlands Agent he approved construction of a shed 90 feet from the wetlands at 131 Bassetts Bridge Road. The legal notice appeared in the Chronicle on Tuesday, September 6, 2011.

Public Hearing:

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

Meitzler noted an August 30, 2011, letter from attorney Joseph P. Williams of Shipman & Goodwin, applicant's representative, requesting a withdrawal of the application.

Goodwin MOVED, Holt seconded, that the Inland Wetlands Agency accepts the withdrawal of the Cumberland Farms, Inc., wetlands application for a convenience store and gas station located at 643 Middle Turnpike and 1660 Storrs Road. The letter of withdrawal shall be made a part of the minutes of this meeting. MOTION PASSED UNANIMOUSLY.

Adjournment:

Favretti noted an upcoming field trip on September 13 at 1:30 p.m., and then declared the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Katherine Holt, Secretary