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DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Monday, November 7, 2011
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:02 p.m.

Minutes:

10-03-11 – Hall MOVED, Holt seconded, to approve the 10-03-11 minutes as corrected. MOTION PASSED with all in favor except Plante and Pociask who disqualified themselves.

Communications:

The 10-19-11 draft Conservation Commission Minutes and the 11-3-11 Wetlands Agent's Monthly Business report were noted. Meitzler stated that the zoning enforcement officer has been informed of the potential zoning violation at Mansfield Auto.

Old Business:

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

Meitzler noted that revised plans specifically depicting parking layout would be needed prior to approval, but said plans could be conditioned in a motion. Because the mandatory action deadline is November 25, he suggested a special meeting be held on November 21st. Holt agreed to work with Meitzler on a draft motion.

W1488 - DEP Legislation and Regulations Advisory - minor changes to statutes

Goodwin MOVED, Holt seconded, to set the date of Tuesday, January 3, 2012 for the holding of a public hearing on regulation changes required by Public Act #11-5 and #11-184, affecting wording in Section 4.1B, Sections 4.1 G - K, Section 7.9 and Section 11.7 of the Inland Wetlands and Watercourses Regulations of the Town of Mansfield. The proposed changes are detailed in a memorandum dated November 1, 2011 that is made a part of this motion. In addition, copies of the proposed revisions are to be referred to: The CT Department of Energy and Environmental Protection; the Mansfield Town Council; The Town Attorney; The Mansfield Conservation Commission; and the Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

New Business:

None.

Communications:

Noted.

Adjournment:

Favretti declared the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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DRAFT MINUTES FOR THE JOINT MEETING
of the
MANSFIELD PLANNING AND ZONING COMMISSION
and
INLAND WETLANDS AGENCY
and
AQUIFER PROTECTION AGENCY
Special Meeting
Monday, November 21, 2011
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Vice Chairman), K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn
Members absent: M. Beal, R. Hall, B. Ryan,
Alternates present: B. Chandy, V. Ward
Staff Present: Linda M. Painter, Director of Planning and Development

Vice Chairman Goodwin called the meeting to order at 7:02 p.m. and appointed alternates Chandy and Ward to act in members' absence.

Introduction of New Member

- Goodwin introduced and welcomed newly elected alternate Binu Chandy and thanked her for volunteering her time.

Election of Officers, jointly for the three boards: PZC, IWA, APA

- Holt MOVED, Plante seconded, to nominate JoAnn Goodwin as Chairman. MOTION PASSED UNANIMOUSLY.
- Pociask MOVED, Holt seconded, to nominate Bonnie Ryan as Vice Chairman. MOTION PASSED UNANIMOUSLY.
- Ward MOVED, Rawn seconded, to nominate Kay Holt as Secretary. MOTION PASSED UNANIMOUSLY.

Committee Appointments

Holt MOVED, Rawn seconded, to add Sustainability Committee to the list of Committee Appointments and add this committee to the agenda. MOTION PASSED UNANIMOUSLY.

By Commission consensus it was agreed that members currently serving on the following committees will remain. Vera Ward volunteered to be the PZC/IWA representative on the Sustainability Committee.

- Town University Relations Committee- Michael Beal
- Transportation Advisory Committee-Roswell Hall III
- Regional Planning Agency-Kay Holt and Ken Rawn (alternate)
- Four Corners Water and Sewer Advisory Committee-Ken Rawn and Peter Plante
- Sustainability Committee- Vera Ward

Review of By-Laws

Planning and Zoning Commission:

- Article IV, Section 3: needs to be clarified regarding when alternates participate in meetings and discussions.
- Article IX, Section 1: Painter pointed out that the Zoning Agent's Report is not listed as an Agenda Item in the By-Laws and suggested adding it. Holt MOVED, Pociask seconded, to add the Zoning Agent's Report to the By-Laws after the Approval of Minutes. MOTION PASSED UNANIMOUSLY.
- Article XI, Section 4: It was noted that there are two Section 4's and they do not read the same. Staff agreed to look back to when the change was made in order to correct this discrepancy.

Inland Wetlands Agency:

- Holt noted that wherever “Inland Wetland Agency” is mentioned or listed, the word “Wetland” is plural and needs to end with an “s”.

Chairman Goodwin asked that staff prepare a draft of the By-Laws with the changes discussed tonight, to be distributed for discussion at the next meeting.

Adjournment

Chairman Goodwin adjourned the special meeting at 7:15 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES
SPECIAL MEETING
MANSFIELD INLAND WETLANDS AGENCY
Monday, November 21, 2011
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the special meeting to order at 7:16 p.m. and appointed alternates Chandy and Ward to act.

Old Business:

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

Chandy disqualified herself. Holt MOVED, Plante seconded, to grant an Inland Wetlands License under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to James Wesley Bell and Jean E. Bell, (file W1485), for addition of a Wedding Venue on property owned by the applicants located at 552 Bassetts Bridge Road, as depicted on a plan dated 7/12/2011 and bearing latest revision date 11/15/2011, with building additions, additional parking, and widening of the access drive to a full 20-foot width, portions of which are located within regulated areas, and as described in presentations made to the Inland Wetlands Agency at its meetings held on 7/18/2011, 8/01/2011, 9/06/2011, 10/03/2011, and 11/07/2011.

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.

This approval is valid for a period of five years (until November 21, 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 Chandy who disqualified herself.

Adjournment:

Goodwin declared the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Katherine Holt, Secretary

Memorandum:

November 30, 2011

To: Inland Wetland Agency
From: Grant Meitzler, Inland Wetland Agent
Re: Monthly Business

W1419 - Chernushek - hearing on Order

- 3.10.09: The hearing on the Order remains open and should continue until the permit application under consideration is acted upon.
(The Order was dropped on approval of the application required in the Order.)
- 4.30.09: Former rye grass seeding is beginning to show green. I spoke with Mr. Chernushek this afternoon who indicated health problems that delayed his starting but indicated he will be working this weekend. I will update on this Monday evening.
- 5.26.09: A light cover of grass growth has come in. Mr. Chernushek indicates health problems and two related deaths have delayed his start of work since the permit approval was granted. It appears that some light work has started. He has further indicated that he will start a vacation on June 22, 2009 to finish the work.
- 6.13.09: Work is underway.
- 6.21.09: Bulldozer work has been completed - finish work remains. The additional silt fencing has been placed along the northerly wetlands crossing, and the additional pipe under the southerly crossing has been installed. Remaining work includes finish grading along edges, spreading stockpiled topsoil, and establishing grass growth.
- 7.01.09: I spoke with Mr. Chernushek who indicated he expects work to be completed by September 1, 2009. (Site photo attached).
- 9.03.09: Mr. Chernushek has been working on levelling and grading. The formerly seeded areas have become fairly thick growth surrounding the central wet areas. He has further indicated that with the combination of weather and the slower moving of earth with the payloader compared to the earlier rented bulldozer has led him to contact contractors for earth moving estimates which have not yet been received. The site is not yet finished but has remained quite stable.
- 9.12.09: I met with Mr. Chernushek today and discussed again what his plans are for stabilizing this work site.
- 10.01.09: Mr. Chernushek indicated he has not heard back from the contractor he had spoken with about removing material, and is in progress of contacting others. In discussion is removal of material from the site either within the 100 cubic yard limit or obtaining a permit for such removal.
- 10.28.09: Mr. Chernushek has indicated he has made arrangements with DeSiato Sand & Gravel to remove 750 cubic yards of material. Staff is in the process of clarifying permit requirements.

W1445 - Chernushek - application for gravel removal from site

- 11.30.09: Packet of information representing submissions by Mr. Chernushek, Mr. DeSiato and myself is in this agenda packet as Mr. Chernushek's request for modification.
- 12.29.09: Preparation of required information for PZC special permit application is in progress. Tabling any action until the February 1, 2010 meeting is recommended.

- 1.12.10: 65 day extension of time received.
- 2.18.10: No new information has been received.
- 2.25.10: This application has been **withdrawn**.
- 6.30.10: As viewed from the adjacent property, the upstream and downstream areas have grown to a decent protected surface. I did not see indication of sediment movement.
- 10.26.10: A sale of the East portion of the Chernushek property has been in negotiation.
- 12.27.10: The property exchange has been completed. The owner is now the neighboring property owner Bernie Brodin. He has indicated his intention to stabilize the area as weather permits.
- 4.25.11: Mr. Brodin indicates he is starting with grading and spreading hay and seed to stabilize disturbed areas.

Mansfield Auto Parts - Route 32

- 10.07.10: Inspection - no vehicles are within 25' of wetlands. Tire removal has been continuing.
- 11.29.10: Inspection - no vehicles are within 25' of wetlands. Owner has been trucking cars for crushing with 6 tires per vehicle. He indicates 3 cars per day or 18 tires per day. The actual number is probably lower than 18.
- 12.23.10: Inspection - no vehicles are within 25' of wetlands.
- 1.07.11: Inspection - no vehicles are within 25' of wetlands.
- 1.20.11: Vehicle storage areas are snowed in and inaccessible.
- 1.26.11: Snows remain, although some clearing has been done I could not count on being able to get out.
- 2.24.11: Inspection - no vehicles are within 25' of wetlands.
- 3.09.11: Inspection - no vehicles are within 25' of wetlands.
- 3.22.11: Inspection - no vehicles are within 25' of wetlands.
- 4.25.11: Inspection - no vehicles are within 25' of wetlands.
- 5.17.11: Inspection - no vehicles are within 25' of wetlands. Mr. Bednarczyk's estimate is that approximately 100 tires per month are being removed from the site.
- 6.14.11: Inspection - no vehicles are within 25' of wetlands.
- 7.12.11: Inspection - no vehicles are within 25' of wetlands.
- 8.04.11: Inspection - no vehicles are within 25' of wetlands.
- 9.13.11: Inspection - no vehicles are within 25' of wetlands.
- 11.03.11: Inspection - two vehicles are within 25' of wetlands. Vehicle doors and a camper or trailer are stored in the extreme rear lot not approved by zoning for use.
- 11.30.11: Inspection - two vehicles are within 25' of wetlands. Employees indicate cars will be moved soon. Payloader repair parts are to be there later today and cars will be moved as soon as parts are installed. Owner indicated in earlier discussion that the doors would be moved. Rate of tire removal has increased with a company in Massachusetts removing them by truckload. At time of this discussion (about a week ago) nearly 2,000 tires had been removed from the lot by the railroad tracks.

Memorandum:

December 1, 2011

To: Inland Wetland Agency
From: Grant Meitzler, Inland Wetland Agent
Re: New Business for December 5, 2011 meeting

W1489 - Town of Mansfield - Woodland Rd - drainage relocation

	yes	no
	-----	-----
fee paid		n.a.
certified receipts		In progress, hope to have by Monday's meeting
map dated		11.30.2011

This application is for relocation of a drainage pipe installed by Mansfield and Ashford to deal with a large seasonal flooding problem for houses at the Mansfield-Ashford Town Line. The houses with flooded front yards are in Ashford.

Unfortunately the pipe and catch basin installed have resulted in an erosion problem for the downstream owner.

Receipt and referral to the Conservation Commission is appropriate.

W1490 - Eastbrook Mall - Rte 195 - brook crossing, work in regulated areas

	yes	no
	-----	-----
fee paid		x
certified receipts		to come in
map dated		12.01.2011

This application is for a 14,528 sq.ft free standing building on the Eastbrook Mall site. A bridge is proposed to cross the Sawmill Brook at the right front of the mall parking lot. Additional amenities are to be located within regulated areas on this same part of the site.

It is appropriate to consider if a hearing is to be held on this application.

Receipt and referral to the Conservation Commission is appropriate.

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RECEIPT OF APPLICATION FOR A WETLAND APPLICATION:

_____, move and _____ seconds to receive the application

submitted by Eastbrook F, LLC (File #1490)

under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield

for a brook crossing and work in regulated areas

on property located at 95 Storrs Road

as shown on a map dated 12-1-11

and as described in application submissions, and to refer said application to staff and Conservation Committee, for review and comments

and to set a Public Hearing for 1-3-11.

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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 # 1490
W _____
Fee Paid \$1,260-
Official Date of Receipt 12-1-11

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 EASTBROOK F, LLC

Mailing Address 360 BLOOMFIELD AVE

WINDSOR, CT Zip 06095

Telephone-Home _____ Telephone-Business 860-683-9000

Title and Brief Description of Project

ONE 14,528 SF ADDITION TO EXISTING 261,053

SF MALL, AND DEVELOPMENT OF ONE 3,200 SF PARK

Location of Project 95 STORRS RD MANSFIELD, CT

Intended Start Date 3/1/2012

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 11/30/11

George Lee - Authorized Agent For EASTBROOK F, LLC

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 ATTACHMENTS

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

SEE ATTACHMENT

3) Describe the type of materials you are using for the project:

SEE ATTACHMENT

- a) include **type** of material used as fill or to be excavated CLEAN GRANULAR FILL
- b) include **volume** of material to be filled or excavated 130 CY NET 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).

SEE ATTACHMENT

Part D - Site Description

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

DEVELOPED MALL AND FIELD

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.

- SINGLE SPAN CLEAR CROSSING
- PRECAST ARCH
- NO WETLANDS CROSSING

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 12/1/11
- 3) Zone Classification PB-1
- 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
H-1c, LLC	

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

12/11/11

Date

APPLICATION FOR PERMIT MANSFIELD INLAND WETLANDS AGENCY

Part C Response

Direct Wetland Impacts

This project consists of a 14,528 square foot addition to the existing Eastbrook Mall and development of one out-parcel on the northeast corner of the property. As part of the out-parcel development a wetland crossing across the Saw Mill Brook is necessary for connectivity to the main mall building. . Please refer to attached Figure SK-1”Sketch Plan – Wetland Disturbance Area” and note the orange colored area which depicts the wetland crossing area.

The crossing will consist of twin barrels of elliptical, aluminized-steel pipe matching the hydraulic capacity of the main mall entrance downstream. The barrels will be installed with granular fill and brought to grade for traffic. Alternate methods were investigated including single span with abutments at the wetland line. The poor soils, 40+ feet of organic silts made installation of abutments impractical and would require extraordinary means. Precast arches were also evaluated such that no bottom disturbance of the brook would be required. Arches also require footings to support the load and again the poor soils prevent reasonable methods to install proper structural footings for this installation. The use of full bottom bearing aluminized steel pipe will low unit earth pressures and will accommodate significant movement without failure.

Installation of the dual barrel pipe crossing will require filling 2,700 square feet within the wetland boundary. This will include approximately 330 cubic yards of fill net to complete. The pipes will be installed approximately 1 foot below the existing brook bottom and will have soil deposited on the bottom such that a natural earthen bottom will be established.

Installation of the conduits will be from above the brook at the top of bank to set the conduits. Brook excavation will occur one half at a time during low flow periods and the watercourse will be diverted to the unexcavated side to minimize turbidity. Once one barrel is installed the bottom will be soiled and protected with erosion control fabric and cobbles to prevent erosion the flow will then be diverted to the installed conduit and the second conduit will be installed and prepared in the same manner.

Indirect Impacts

Light Green Areas Referring to SK-1 note there are three distinct green shaded areas where construction disturbance will occur within the wetland’s upland review area. The lightest green area represents areas of existing asphalt that will be removed to provide traffic delineation and water quality features. These new islands will be installed as slight depressions with vegetated surfaces. This will act as vegetated slopes to slow, and cool the runoff from the asphalt just prior to it entering the existing paved leak offs into the wetland. Additional the vegetation will provide filtration and nutrient removal from the runoff directed to the wetlands. As the soils are silty organics they will not provide a suitable opportunity for infiltration, but some will occur as the 18 plus inches of installed planting material will be a better drained

sandy topsoil that will provide proper aeration to the roots of vegetation that will be subject to consistent saturation. In totality the improvements made within these areas are betterments to the wetland and watercourse.

Dark Green Area The dark green area located as part of the addition and the area in front or to the east of the addition represents areas that are currently improved with pavement, curbs, concrete walkways and parking islands. These are all areas that in the existing condition discharge directly to the wetland through paved leak offs. The majority of this area will remain in the same state with the proposed changes. The only difference will be the treatment of the additions roof discharge. This will be collected separately and infiltrated through underground storage as shown on the drainage drawings. This will increase the recharge to the groundwater beyond the existing conditions. Additionally this infiltration and detention below grade will attenuate the temperature rise of the discharged roof runoff prior to entering the watercourse.

Within this area is one large raised planting bed that covers approximately 5,400 square feet. This existing island is a raised bed and provides only a landscape environment with little runoff treatment benefits. Overall this plan incorporates over 6,500 square feet of landscape islands the majority of which also act as water quality structures improving the water quality of runoff entering the watercourse.

In general the changes within the dark green areas are equal to or betterments in terms of runoff entering the wetlands and watercourse.

Middle Green Areas There are two distinct middle shade of green areas. The first are the areas north and east of the planned addition. These areas are to be improved and in the existing conditions are grassed, shrubbed or wooded areas outside and directly adjacent to the mall. These areas do not provide any additional impacts to the wetlands than the existing conditions.

The second middle green area is the out-parcel located in the northeast corner of the site. This is located on the opposite side of Saw Mill Brook from the main mall structure. Development of this parcel is dependent on direct connection to the mall without entering back onto SR 195. Crossing the wetland for direct connection to the mall site is imperative to development of this properly zoned parcel. This parcel is separated from the wetland and watercourse by a 2-4 foot high berm which exists at the top of slope defined by the wetlands. In both the current and proposed configurations this area drains towards the State Road and enters a constructed, vegetated swale, along the right of way line. This swale enters a 30 inch conduit that discharges directly upstream of the main entrance conduits. Although the proposed development in this area increases impervious by roughly a half acre the drainage pattern is maintained. The majority of the impervious areas runoff runs south along the parking area and discharges along the street trees. These trees are planted on an extremely flat piece of ground and will act as a natural level spreader and vegetated slope. This area will filter, uptake nutrients and cool the impervious runoff. It will then enter the vegetated swale, which will be cleaned and re-established for additional treatment before it enters the 30 inch conduit and makes it to the watercourse. The flat elevations in this area will promote infiltration and will not provide sufficient energy within the runoff to contribute to erosion or sediment transport.

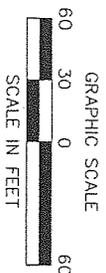
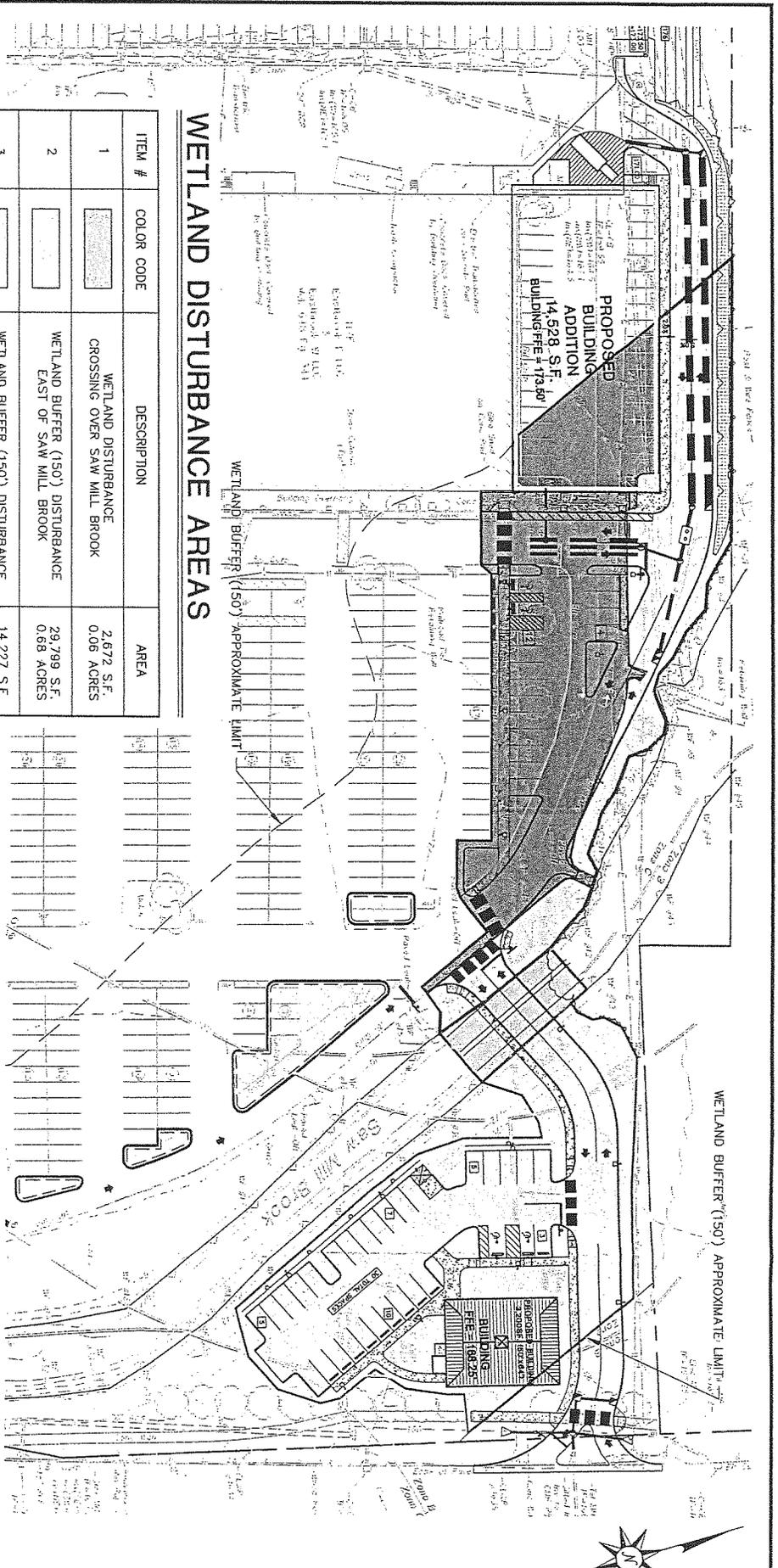
Conclusion

In conclusion, the proposed development should not have any adverse impacts to the wetland or watercourse during construction and after when compared to the existing conditions. The crossing (direct impact) will be similar to the existing crossing located downstream. The use of BMPs to mitigate runoff entering the wetlands should provide a water quality similar or better than the existing conditions. The stormwater management plan will maintain the runoff rates entering the watercourse.

The existing watercourse and wetlands are obviously a constructed wetland and provide few natural features and little opportunity for wildlife enhancement.

ITEM #	COLOR CODE	DESCRIPTION	AREA
1	[Pattern]	WETLAND DISTURBANCE CROSSING OVER SAW MILL BROOK	2,672 S.F. 0.06 ACRES
2	[Pattern]	WETLAND BUFFER (150') DISTURBANCE EAST OF SAW MILL BROOK	29,789 S.F. 0.68 ACRES
3	[Pattern]	WETLAND BUFFER (150') DISTURBANCE WEST OF SAW MILL BROOK	14,227 S.F. 0.32 ACRES
4	[Pattern]	WETLAND BUFFER (150') DISTURBANCE WEST OF SAW MILL BROOK PREVIOUSLY IMPROVED	22,271 S.F. 0.51 ACRES
5	[Pattern]	WETLAND BUFFER (150') DISTURBANCE WEST OF SAW MILL BROOK PROPOSED DISTURBANCE TO BE CONVERTED TO PERVIOUS SURFACE	4,744 S.F. 0.11 ACRES

WETLAND DISTURBANCE AREAS



ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES

355 Research Parkway
Meriden, CT 06450
(203) 236-3000
(203) 936-3818 Fax

SKETCH PLAN - WETLAND DISTURBANCE AREAS
EASTBROOK MALL
STORRS ROAD (ROUTE 195)
MANSFIELD, CONNECTICUT

Designed: W.E.V.
Drawn: 11/26/04
Checked: SK11C390401
Approved: 11/29/04
Project No.: SK11C390401
Date: 11/29/04
CAD File: SK11C390401

SK-1

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RECEIPT OF APPLICATION FOR A WETLAND APPLICATION:

_____, move and _____ seconds to receive the application

submitted by The Town of Mansfield (File #1489)

under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield

for the relocation of 180' of drainage pipe to eliminate downstream erosion

on property located at Mansfield/Ashford Town Line on Woodland Road

as shown on a map dated 11-30-11

and as described in application submissions, and to refer said application to staff and Conservation Committee, for review and comments.

PAGE
BREAK

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 # 1489
W _____
Fee Paid N/A
Official Date of Receipt 12-5-11

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 Town of Mansfield

Mailing Address 4 S. Eagleville Rd
Storrs, CT 06268 Zip _____

Telephone-Home _____ Telephone-Business 429-3334

Title and Brief Description of Project

Relocation of drainage pipe (180') to
eliminate downstream erosion

Location of Project Mansfield/Ashford town line on Woodland Rd

Intended Start Date _____

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

Name See attached part B

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) See attached part B

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 IN WETLANDS

B. Wetland areas 180' length of pipe with Rip-Rap outlet protection and temporary silt fence at outlet. This drains flooding areas from houses in Ashford that causes down stream erosion to #500 Woodland Rd in Mansfield.

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. NO DISTURBANCE IN WETLANDS

B. In adjacent upland areas 0.11 acres

3) Describe the type of materials you are using for the project:

On site material excavation - 18" pipe, 180' Long (115' in 150' regulated area)

- a) include **type** of material used as fill or to be excavated onsite material excavated
- b) include **volume** of material to be filled or excavated and replaced 65 cubic yards sand bedding under pipe 13 cubic yards +/- 3 cubic yards rip rap

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 to be installed downh. 150' length at limit of work.

Part D - Site Description

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

Gently sloped upland soils. Crosses a farm cart path, 10' at northeastward corner of moore property, remainder is in woods. Work in Ashford will occur in yard of 125 Howard Rd.

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.

This alternative follows earlier installation that
avoided wetlands and regulated areas but led to
an erosion problems.

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 11-30-11

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

Expected at Monday's meeting.

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

yes

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.

yes

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.

- yes 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
Positive impact in Ashford flooding reduction.
- 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
Positive impact in Ashford flooding reduction.

Part K - Additional Information from the Applicant

see attached 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 Town Application - fee is waived

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.

Grant Meeker
Applicant's Signature

12-01-11
Date

Memorandum:

December 1, 2011

To: Inland Wetland Agency
From: Grant Meitzler, Inland Wetland Agent
Re: Attachment for Application Part C

Part C:

Project Description and Additional Information

This work is a combined project between Ashford and Mansfield to deal with a flooding problem in the front yards of houses in Ashford. Because the downhill flow is into Mansfield and onto Woodland Rd at the town line, a pipe and catch basin were installed to limit the amount of flooding in these yards. This required installing a catch basin in the flooded yard areas and installing a pipe for about 145' from the ponded area and along Woodland Rd. This installation was outside of regulated wetlands areas.

This flooding is not the FEMA designated FLOOD AREA condition that is intended in the questions in the application about inter-town impacts.

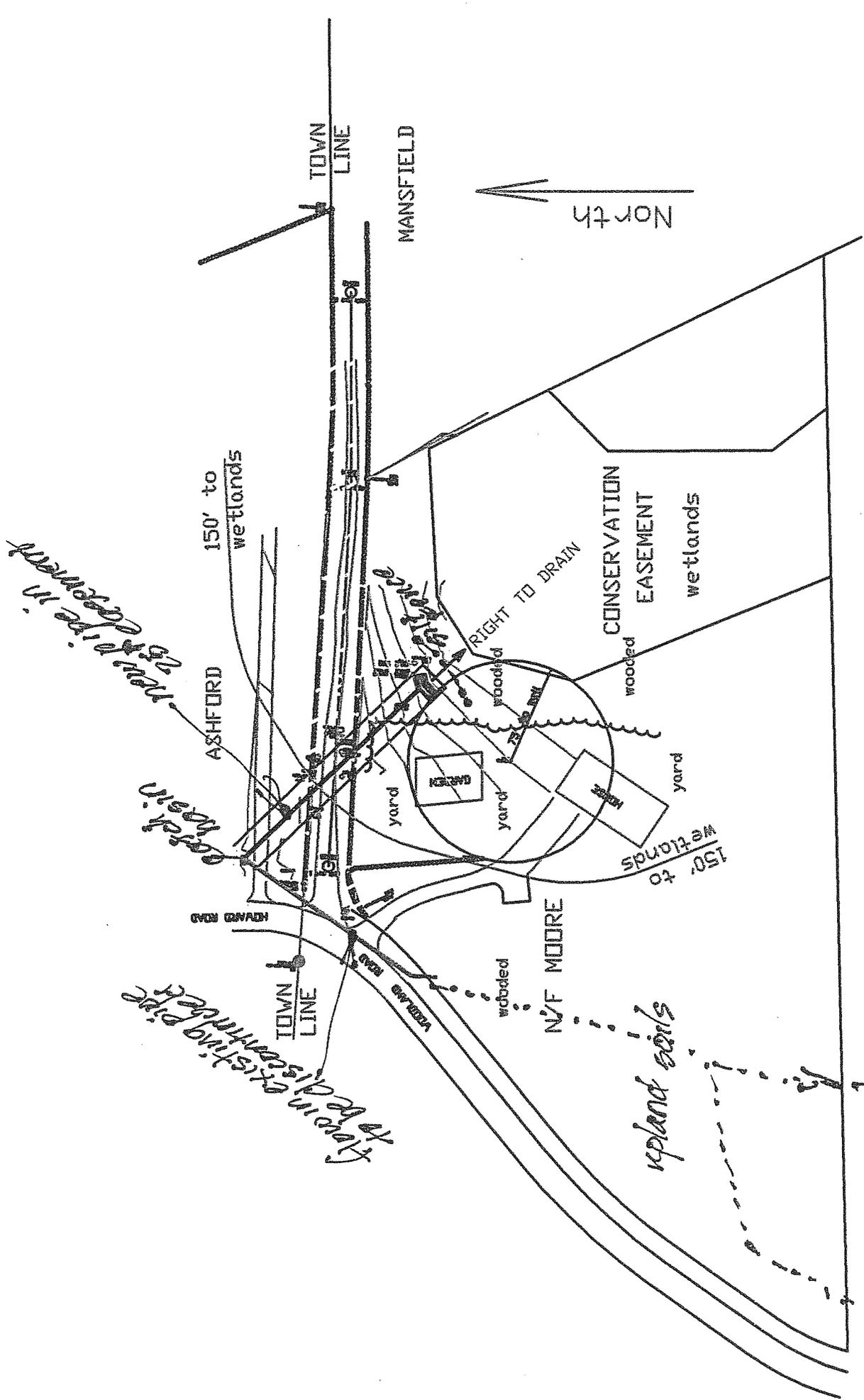
Unfortunately, the outflow from this system impacts the adjacent downhill neighbor in Mansfield by causing erosion and sedimentation issues with developed land and his driveway. This current proposal is to place the pipe outlet to the rear of the property where the elevations direct outflow downhill towards a conservation easement area containing wetlands.

No work is proposed in the wetlands or in the conservation easement area. The closest work to wetlands is approximately 40 feet away from the rip-rap flow dissipator at the end of the proposed pipe. The pipe work has been kept 75' away from the drilled well serving the property at 526 Woodland Rd on which the proposed pipe outlet is located.

We are asking that an approval condition requiring owner's permissions for doing this work be delivered to the Planning Office before any approval becomes effective. We are seeking conditional approval based earlier communications with abutters that approved this work in principal. With the conditional approval we will then contact the property owners again with written Right of Entry agreements showing them plans conforming to the Agency approval.

The delay in submitting the list of abutters (and certified notices) is due to the intermittent hours at the Ashford Town Hall which has required contacting the one Ashford abutter in person to determine their proper mailing address.

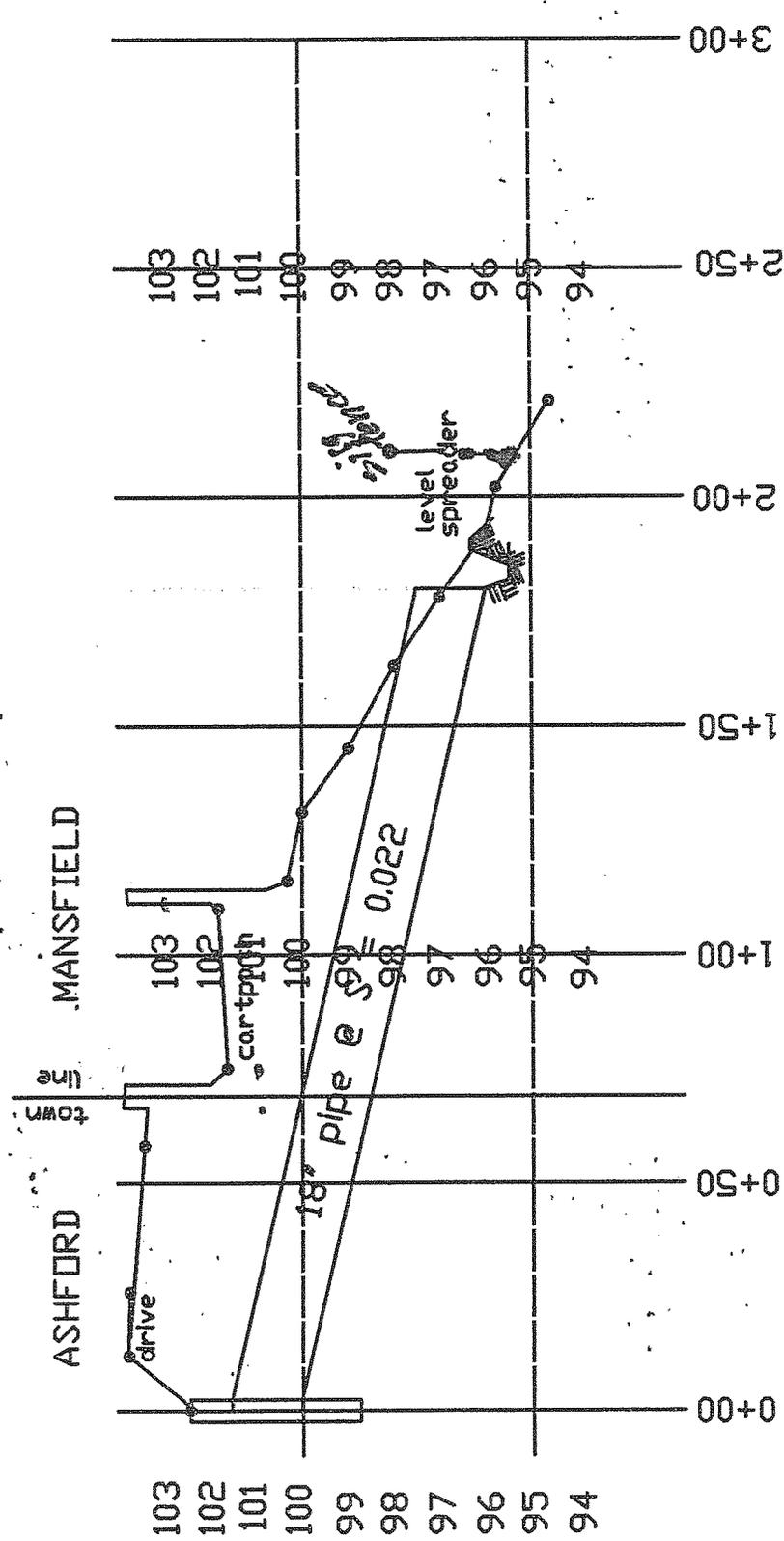
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W1489-Town of Mansfield
 WOODLAND RD DRAINAGE
 1" = 100'
 11/30/2011
 KEY MAP

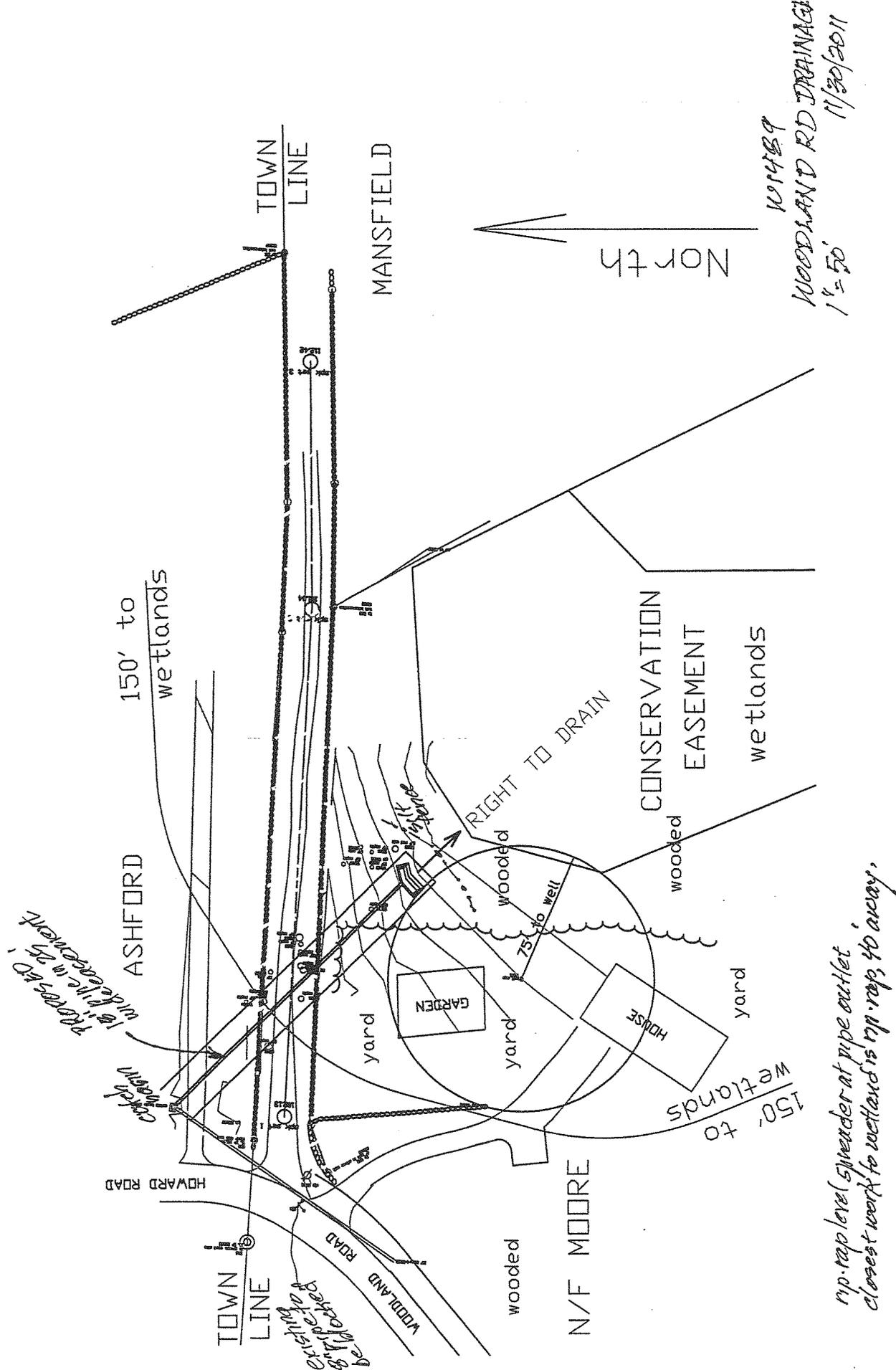
N/F WRUBEL

erosion problems
 upland soils



station 0+00
 is at center
 of existing
 CB grate

*Woodland Rd Drainage
 18" Pipe Profile w. Rip-Rap
 1" = 50' 11/30/11*



mp. rap level 5' under at pipe outlet,
 closest work to wetland is 177' rap, 40' away.

LIST OF ABUTTORS

Garry Moore & Jeanne Moore
526 Woodland Rd
Storrs, Conn. 06268

Donna Wreckel
500 Woodland Rd
Storrs, Conn. 06268

Charles W. Best
56 Woodland Rd
Storrs, Conn. 06268

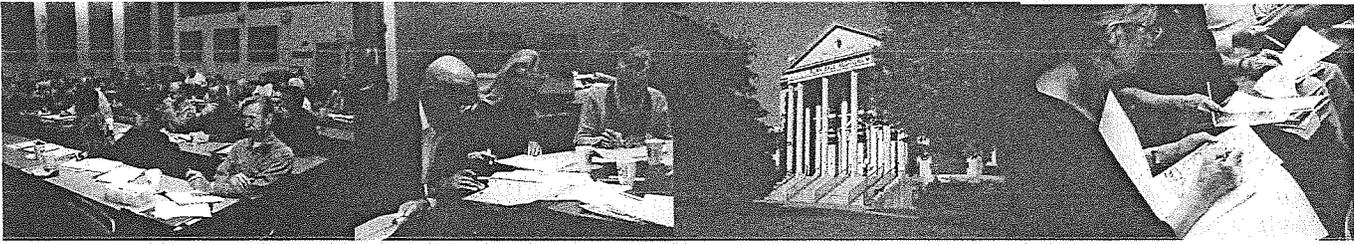
Maren & Joseph Sirico
7 Connally Drive
Old Saybrook, Conn. 06475

Notice to Town of Ashford
Ashford Town Office Building
Attn: Barbara Metzger, Town Clerk
5 Town Hall Rd
Ashford, Conn. 06278-1530

125 Howard Rd
Ashford, Conn. 06278

Windham Waterworks Notice is required.

Inland Wetlands Commission



Land Use Academy Fact Sheets

clear.uconn.edu/lua

Legal Basis of Authority

Under Section 22a-42c of the Connecticut General Statutes (CGS) each municipality is required to establish an inland wetlands and watercourses agency (IWWA). The local legislative body may authorize an existing board or establish a new board.

Once established the IWWA must develop regulations that conform to regulations adopted by the state DEP. Local agencies may adopt additional regulations as long as they conform with the Commissioner's regulations.

CT DEP Role

Unlike zoning and subdivision regulation, the local wetland agency regulates activities pursuant to state regulations developed by the DEP Commissioner. The statutes states that the Commissioner of DEP:

1. Shall promulgate regulations to protect inland wetlands and watercourses;
2. Is empowered to regulate wetlands if a community that fails to do so; and
3. May appeal decisions of a local agency if s/he feels those decisions do not properly protect wetlands.
4. Has exclusive jurisdiction over tidal wetlands and all regulated activities undertaken by any State agency or department.
5. Will provide training for members of local IWWAs

The Commissioner is empowered to issue orders for violations if the municipality fails to do so.

Membership

The ordinance establishing the IWWA must state the number of members and alternates, the length of their terms, the

**Bracketed numbers reference sections of the Connecticut General Statutes, visit cga.ct.gov/2009/pub/title22a.htm*

method of selection and removal, and the manner of filling vacancies.

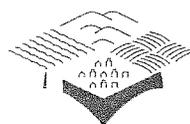
At least one member of the IWWA or its staff must complete an Inland Wetland training program developed by DEP and set aside at least one meeting per year to receive information from the training program. However failure to do so does not affect the validity of actions taken by the IWWA.

Powers and Duties

The following are powers and duties of Inland Wetlands and Watercourses Agencies as set forth in the CGS;

1. To establish, change or repeal inland wetlands regulations and boundaries; [22a-42a(b)]
2. To hear, consider and decide upon petitions for changes in the inland wetlands regulations or boundaries. [22a-42a(b)];
3. To hear, consider and decide upon applications for regulated activities involving inland wetlands and determine if proposed activities are exempt from the regulations. [22a-42a];
4. To enforce inland wetlands regulations and conditions of permits. [22a-42a (d), 22a-44 (a)];
5. May delegate to a duly authorized and trained agent (typically an Inland Wetland Enforcement officer), the authority to approve or extend an activity that is not located in an inland wetland when the agent finds that the activity would have minimal wetland impact;
6. To hear appeals from any decision of its duly authorized agents (see #5 above). The IWWA shall sustain, alter or reject that decision or require that an application be made directly to the agency.

Unlike Zoning Commissions, Inland Wetland Commissions can hear appeals on decisions of their Inland Wetlands Enforcement Officer. There is no separate wetlands appeals board.



Land Use Academy

Inland Wetlands Commission

Inland Wetland Key Terms and Concepts

Regulated Areas

Inland Wetlands

Inland wetlands are land including submerged land, not regulated under the Tidal Wetlands Act which consists of soil types designated as poorly drained, very poorly drained, alluvial and flood plain by the USDA Natural Resources Conservation Service Soil Survey. [22a-38]

Watercourses

Watercourses are rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state and are not regulated by the Tidal Wetlands Act. [22a-38]

Intermittent Watercourses

Intermittent watercourses have a defined permanent channel and bank and two or more of the following:

- Evidence of scour or recent alluvium or detritus deposits;
- Standing or flowing water of a duration longer than any particular storm or;
- Presence of vegetation that grows in water or very wet soils.

Buffer/Upland Review Areas

A local wetland agency regulates activities within areas around wetlands and watercourses such regulations shall:

- Be in accord with the wetlands regulations concerning activities in wetlands and;
- Apply only to activities that are likely to adversely affect the physical characteristics of a wetlands or watercourse.

Regulated Activities

Any operation within or use of a wetlands or watercourse involving:

- Removal or deposition of material, or
- Any obstruction,
- Construction,
- Alteration or,
- Pollution of such wetlands or watercourses

This does not include the activities permitted as of right (see below). Hence, not all activities taking place within a wetland area require a permit.

Activities "Permitted As of Right"

The following uses are permitted as of right in wetlands and watercourses:

1. Grazing, farming, nurseries, gardening and harvesting of crops;
2. Farm ponds of three acres or less that are essential to the farming operation.
3. Residential homes for which a building permit has been issued on or before July 1, 1987;
4. Boat anchorage or mooring;
5. Uses incidental to the enjoyment and maintenance of residential property including maintenance of existing structures and landscaping, but not including removal or deposition of significant amounts of material from or onto a wetland or diversion or alteration of a watercourse;
6. The operation of dams, reservoirs and similar facilities by water companies;
7. Maintenance on existing drainage pipes on residential property where the area to be disturbed does not contain vegetation growing in water or very wet soils;
8. Conservation of soil, vegetation, water, fish, shellfish and wildlife provided such activities do not disturb the natural and indigenous character of the wetland;
9. Outdoor recreational activities that do not disturb the natural and indigenous character of the wetland.

The courts have ruled that a wetlands agency may require someone claiming to be engaged in an "as of right" activity to appear before the agency and submit such information as it deems necessary to make a determination as to whether the activity is, in fact, exempt.

Inland Wetlands Commission

Factors To Be Considered When Reviewing An Inland Wetlands Application

Section 22a-41(a) of the CGS states the Inland Wetland Commissioner shall take into consideration all relevant facts and circumstances when reviewing applications including, but not limited to:

1. The environmental impact of the proposed action;
2. The purpose for, and any feasible and prudent alternatives to, the proposed action:
 - feasible is defined as able to be constructed consistent with sound engineering principles.
 - prudent is defined as economically and otherwise reasonable in light of the social benefits to be derived from the proposed activity. Cost may be considered, however, a mere showing of expense will not necessarily mean an alternative is imprudent.
3. The relationship between short-term uses and the maintenance and enhancement of long term productivity of such wetland;
4. Irreversible and irretrievable loss of resources which would be involved in the proposed activity;
5. The character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed activity; and
6. Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity

CHECK OUT THESE ONLINE TOOLS AND RESOURCES

- *CT Association of Conservation and Inland Wetland Commissions* - provides resources for Inland Wetland and Conservation commissioners. Visit caciwc.org
- *CT DEP Municipal Inland Wetland Commissioners Training Program* - ct.gov/dep
- *Online Academy* - provides online resources for those who want a quick refresher or are unable to attend a training. Visit clear.uconn.edu/lua/online
- *Community Resource Inventory Online* - provides organized maps, tutorials and case examples that assist you in developing a basic inventory of your towns natural and cultural resources.
- *Connecticut's Changing Landscape* - provides data about how CT 's landscape has changed since 1985. Local Land Use officials can use this resource to evaluate the environmental, social and economic impacts of development that guide their decision making.

To learn more visit nemo.uconn.edu/tools.htm

For more information
Call: 860-345-4511
Email: clear@uconn.edu

Disclaimer: The materials contained in this fact sheet are a general, lay summary of the roles and responsibilities of local land use commissioners. They should not be relied on as a valid legal opinion or position. As such, these materials should not be used in place of consulting an attorney about the roles and responsibilities of a local land use commissioner.



The Land Use Academy is a program of the Center for Land Use Education and Research (CLEAR). Land, Sea and Space Grant collaborating.

