

MINUTES  
MANSFIELD INLAND WETLANDS AGENCY  
Tuesday, January 3, 2012  
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), M. Beal, R. Hall, K. Holt, G. Lewis (7:02 p.m.), P. Plante, K. Rawn, B. Ryan  
Members absent: B. Pociask  
Alternates present: B. Chandy, V. Ward  
Staff present: Grant Meitzler (Wetlands Agent)

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternate Chandy to act in Pociask's absence.

**Minutes:**

12-05-2011 - Regular Meeting- Beal MOVED, Ryan seconded, to approve the 12-05-11 minutes as written. MOTION PASSED UNANIMOUSLY.

12-13-2011 – Field Trip- Ryan MOVED, Beal seconded, to approve the 12-13-11 Field Trip meeting minutes as written. MOTION PASSED with Goodwin, Beal, Holt, Ryan and Rawn in favor and all others disqualified.

**Communications:**

The 12-27-11 Wetlands Agent's Monthly Business report and the draft minutes of the 12-21-11 Conservation Commission were noted.

**Public Hearings:**

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

Chairman Goodwin opened the Public Hearing at 7:03 p.m. Members present were Goodwin, Beal, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Chandy and Ward. Alternate Chandy was appointed to act. G. Meitzler, Wetlands Agent, read the Legal Notice as it appeared in the Chronicle on 12/20/11 and 12/28/11 and noted the following communications received and distributed to members: a 1/3/12 letter from Town Attorney, D. O'Brien; a 12/28/11 memo from G. Meitzler, Wetlands Agent; an 11/28/11 letter from D. Winthrop, DEEP; and noted the referrals sent out to Staff and Committees.

Meitzler reviewed the proposed regulation revisions, noting that the changes are mandatory and were adopted into the State Statutes in July, 2011. Noting no comments from the Agency or public, Plante MOVED, Rawn seconded, to close the Public Hearing at 7:12 p.m. MOTION PASSED UNANIMOUSLY.

W1490 - Eastbrook Mall - 95 Storrs Rd - brook crossing, work in regulated area

Chairman Goodwin opened the Public Hearing at 7:12 p.m. Members present were Goodwin, Beal, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Chandy and Ward. Alternate Chandy was appointed to act. G. Meitzler, Wetlands Agent, read the Legal Notice as it appeared in the Chronicle on 12/20/11 and 12/28/11 and noted the following communications received and distributed to members: a 12/20/11 revised set of plans; a 12/27/11 memo from G. Meitzler, Wetlands Agent; a 12/28/11 letter from D. Sawicki, Executive Director, CT DOT; and 12-21-11 comments from the Conservation Commission.

John Whitcomb, of BL Companies, reviewed the application showing the proposed work on the plans. Whitcomb noted that he met with the Assistant Town Engineer/Wetlands Agent and the Director of Planning and Development last week and identified several items that need to be addressed. He reviewed with the Agency three items identified at that meeting; the need for a F.E.M.A. map revision for the "pad site"; a report, and continued monitoring, by a wildlife specialist regarding the protected turtle species located at this site; and an adequate encroachment buffer. Whitcomb anticipates revised plans and additional information will be ready for the next meeting. The Wetlands Agent asked the applicant for more information on a number of issues including written permission from abutting property owners.

Members expressed concern about the following items: the crossing over Saw Mill Brook to enter and exit the pad site; protection for the wood turtle; the berm and proposed retaining wall to the north of the proposed store (Michael's) addition; the proposed leak-offs; and drainage pipe capacity.

Goodwin noted that the applicant plans to provide the agency with revised plans and additional information, and recommended that the Hearing be kept open. At 7:42 p.m. Rawn MOVED, Hall seconded, to continue the Public Hearing until 2/6/12. MOTION PASSED UNANIMOUSLY.

**Old Business:**

**W1489 - Town of Mansfield - Woodland Rd - relocate drainage at Ashford Town Line**

Holt MOVED, Hall seconded, to approve the application submitted by the Town of Mansfield (Wetlands File #W1489) for relocation of street drainage to the rear of 526 Woodland Road on land of Moore as depicted on a plan dated 11/30/2011, with 180 feet of 18-inch pipe and level spreader outlet protection, portions of which drainage system are located within 150-foot regulated area, and as described in a presentation made to the Inland Wetlands Agency at its 12/07/2011 meeting, and as viewed on a field trip on 12/13/2011.

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

1. All erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
2. This approval does not become effective until signed approvals for the work are received from the property owners: Moore, Wrubel, Best and Sirico.

This approval is valid for a period of five years (until January 3, 2017), 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.

**New Business:**

**W1491 - Cumberland Farms - 643 Middle Turnpike & 1660 Storrs Road**

Ryan MOVED, Holt seconded, to receive the application submitted by Cumberland Farms, Inc. (File #W1491) under the Wetlands and Watercourses Regulations of the Town of Mansfield, for a convenience store and gas station, on property located at 643 Middle Turnpike and 1660 Storrs Road (Routes 44/195/320), as shown on a map dated December, 9, 2011, and as described in application submissions, and to refer said application to staff and Conservation Committee, for review and comments. MOTION PASSED UNANIMOUSLY.

Attorney Joseph P. Williams, of Shipman and Goodwin, and Kevin Thatcher, P.E., of CHA Companies, gave the Agency a brief overview of the proposed Cumberland Farms project. Plante asked if a Phase 2 report was completed on the property. He would like to see a copy of it. Goodwin noted there were no further questions or comments from Agency or public and noted that this item would be taken up for a full presentation at the February 6<sup>th</sup> Inland Wetlands Agency meeting.

**Communications:** Noted.

**Adjournment:** Plante MOVED, Hall seconded, that the meeting be adjourned at 8:00 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Katherine Holt, Secretary