

MINUTES  
MANSFIELD INLAND WETLANDS AGENCY  
Regular Meeting  
Monday, March 4, 2013  
Council Chambers, Audrey P. Beck Municipal Building

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

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

**Minutes:**

02-04-13 - Regular Meeting- Chandy MOVED, Plante seconded, to approve the 2-04-13 minutes as written. MOTION PASSED UNANIMOUSLY with Ryan noting that she listened to the recording of the meeting.

02-13-13- Field Trip- Ryan MOVED, Holt seconded, to approve the 2-13-13 Field Trip minutes as written. MOTION PASSED with Goodwin, Ryan and Holt in favor and all others disqualified.

**Communications:**

The 2-20-13 Draft Minutes of the Conservation Commission and the 2-25-13 Wetlands Agent's Monthly Business report were noted.

**Old Business:**

W1505 - Beacon Hill Estates, Section II, Mansfield City Road, 17 Lot Subdivision

Holt, Plante and Pociask disqualified themselves, and Marcellino was appointed to act.

Chandy MOVED, Ryan seconded, to approve the application for wetlands file W1505, submitted by the Eagleville Development Group LLC for a 17 lot subdivision known as Beacon Hill Section 2, with a proposed road and other associated improvements, on property owned by the applicant and located on the south side of Mansfield City Road and west of a subdivision known as Beacon Hill Section 1, as depicted on a plan dated July 15, 2012, and as presented at meetings of the Inland Wetland Agency on November 5, 2012, December 3, 2012, January 7, 2013 and February 4, 2013.

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 described in the application 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 March 4, 2018), 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, Plante and Pociask who disqualified themselves.

W1511 – Homework Properties, LLC- 85 & 87 Old Turnpike Road, 2 Lot Subdivision

Holt MOVED, Rawn seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Homeworks Properties (file #W 1511) for a 2-lot subdivision, on property owned by the applicant and located at 85-87 Old Turnpike Road, as shown on plans dated 12/12/12, and as described in other application submissions.

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

1. 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. The Wetlands Agent recommends minor grading along the edge of Old Turnpike Road to maintain the current flow past the two driveways and downhill on the road to the east, rather than directing the flow into either of the two new lots. The applicant shall seek the advice of the Wetlands Agent on this matter.

This approval is valid for five years (until March 4, 2018), 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.

W1513 – Bruder – 3 Boulder Lane – above ground pool with deck

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Xiomara Bruder (file #W 1513) for an above-ground pool with deck, on property owned by the applicant and located at 3 Boulder Lane, as shown on plans dated 1/31/13, and as described in other application submissions.

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

1. Erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. Neither the pool nor the edge of the deck shall be built any closer than 50 feet from the wetland, and the wetland boundary shall be marked and/or approved by the Wetlands Agent before any work begins.
3. All excavated material may either be removed from the property, or it may be spread around the property not closer than 50 feet from the wetland boundary.

This approval is valid for five years (until March 4, 2018), 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.

**Pending:**

W1502 - Wetlands Violation Ordinance

Item was tabled– no new information.

**New Business:**

None.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:09 p.m.

Respectfully submitted,

Katherine Holt, Secretary