

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, May 6, 2013
Council Chambers, Audrey P. Beck Municipal Building

Members present: B. Ryan, Vice-Chair, B. Chandy, R. Hall, K. Holt, G. Lewis (7:04), P. Plante B. Pociask, K. Rawn,
Members absent: J. Goodwin,
Alternates present: A. Marcellino, V. Ward, S. Westa
Staff present: Grant Meitzler, Wetlands Agent

Vice-Chairman Ryan called the meeting to order at 7:00 p.m. Marcellino was seated for the absent Goodwin; Ward was seated for the absent Lewis until he arrived at 7:04 p.m., after the approval of the minutes.

Minutes:

04-01-13 - Regular Meeting- Rawn MOVED, Chandy seconded, to approve the 04-01-13 minutes as written. MOTION PASSED UNANIMOUSLY. Ward stated she listened to the recording.

04-10-13 – Special Meeting, Field Trip – Holt MOVED, Rawn seconded, to add 4-10-13 Field Trip minutes to the agenda. MOTION PASSED UNANIMOUSLY. Then Holt MOVED, Ryan seconded, to approve the 04-10-13 Field Trip minutes as written. MOTION PASSED with Holt and Ryan in favor; all others abstained.

Communications:

The Draft 4-17-13 Conservation Commission Minutes and the 5-1-13 Wetlands Agent's Monthly Business report were noted.

Old Business:

W1514 – South Windham Post & Beam Co. – Woodland Rd Subdivision Lot Re-issuance of Expired Permit
Holt MOVED, Chandy seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to South Windham Post and Beam Company (file W1514) for a re-issuance of an expired Wetlands Permit, on property owned by Alex Nishball and located at Woodland Road, as shown on plans dated 4/28/05 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. As per the original permit dated 6/20/05, silt fence shall be installed along the first 200 feet of the driveway, on the downhill side;
3. As per the original permit, final grading and seeding shall be done immediately on completion of the rough-grading of the driveway, rather than waiting for the completion of the site work. This is to limit erosion.

This approval is valid for five years (until May 6, 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.

W1515 – Lowe – Puddin Lane – above ground pool in buffer

Holt MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Christopher and Ellen Lowe (File W1515) for construction of an above-ground pool, on property owned by the applicants and located at 86 Puddin Lane, as shown on plans dated 3/26/13 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. There shall be no debris, construction or otherwise, deposited on the bank that slopes toward the brook;
3. The used backwash filter, once it has been changed, shall be disposed of at the landfill.

This approval is valid for five years (until May 6, 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.

W1516 – Town of Mansfield – Bicentennial Pond – Trail Project- Request for Exemption

Meitzler gave an overview of the exemption provisions with regard to recreation and referenced his memo. Rawn asked for information on the timing of the project. Curt Vincente, Director of Parks and Recreation, noted that they were seeking funds to build the project and do not yet have a timeline for construction. Pociask noted that construction of gabian walls required precision for them to function effectively; Vincente indicated that the plan would be to contract out construction of the gabian walls with oversight from the designer. Westa noted that there are examples of gabian walls near the new classroom buildings on the UConn campus.

Holt MOVED, Pociask seconded, to approve the request for exemption (file W1516), submitted by the Town of Mansfield acting through the Recreation Department, for reconstruction of the trail system around Bicentennial Pond, on land of the Town of Mansfield, to create a trail system meeting Americans with Disabilities Act requirements, as depicted on plans dated March 1, 2013 and other application submissions.

This action is based on a finding of conformance with the conditions expressed in Section 4.1.B (second) of the Mansfield Inland Wetlands and Watercourses Regulations, which exemption requires maintenance of the natural and indigenous character of the wetlands, and is conditioned upon the following provisions being met:

1. All erosion and sedimentation controls as described in the application shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. No work is to be begun on the trails until the Inland Wetlands Agent is notified.

This exemption is granted under the provisions of Section 4.1.B (second). Any change in the work proposed is to come back before the Agency for review. MOTION PASSED UNANIMOUSLY.

Pending:

W1502 - Wetlands Violation Ordinance

Item was tabled– no new information.

New Business:

W1517 – Costigliola – 111 Dunham Pond – Garage

Rawn MOVED, Holt seconded, to receive the application submitted by Frank Costigliola (File W1517) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 24' x 30' garage on property located at 111 Dunham Pond Road, as shown on a map with a revised date of 4-22-13, and as described in application submissions, and to refer said application to staff and Conservation Committee for review and comments. MOTION PASSED UNANIMOUSLY.

W1518 – Lapsis – 107 Candide Lane – Garage

Rawn MOVED, Holt seconded, to receive the application submitted by Christopher and Amy Lapsis (File W1518) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 24' x 36' two-car garage (attached by breezeway) on property located at 107 Candide Lane, as shown on a map with a revised

date of 4-25-13, and as described in application submissions, and to refer said application to staff and Conservation Committee for review and comments. MOTION PASSED UNANIMOUSLY.

W1519 – Town of Mansfield – Route 195 Streetscape

Rawl MOVED, Holt seconded, to receive the application submitted by the Town of Mansfield (File W1519) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a streetscape extension on property located on Storrs Road from the intersection of South Eagleville Road:

1. south to Liberty Bank on the west side of Storrs Road, and;

2. south to Storrs Heights on the west side of Flaherty Road,

as shown on a map with a date of March 2012 and as described in application submissions, and to refer said application to staff and Conservation Committee for review and comments. MOTION PASSED UNANIMOUSLY.

W1520 – OMS Development, LLC – Driveway Revisions, building addition

Rawl MOVED, Holt seconded, to receive the application submitted by OMS Development, LLC (File W1520) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a driveway and parking lot revisions, on property located at 1659 Storrs Road and 625 Middle Turnpike as shown on a map with a date of 05-01-13, and as described in application submissions, and to refer said application to staff and Conservation Committee for review and comments. MOTION PASSED UNANIMOUSLY.

Other Communications and Bills:

Noted without comment.

Adjournment:

The Vice Chairman set a Field Trip on the new business items for 5/15/13 at 3 p.m. and declared the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Katherine Holt, Secretary