

**DRAFT MINUTES**  
MANSFIELD INLAND WETLANDS AGENCY  
Regular Meeting  
Monday, July 1, 2013  
Council Chambers, Audrey P. Beck Municipal Building

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

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

**Minutes:**

06-03-13 - Regular Meeting- Hall MOVED, Ryan seconded, to approve the 06-03-13 minutes as written. MOTION PASSED UNANIMOUSLY. Plante disqualified himself.

06-12-13 – Special Meeting, Field Trip – Ryan MOVED, Goodwin seconded, to approve the 06-12-13 Field Trip minutes as corrected. MOTION PASSED with Goodwin and Ryan in favor and all others disqualified.

**Communications:**

The Draft 6-19-13 Conservation Commission Minutes and the 6-27-13 Wetlands Agent's Monthly Business report were noted.

**Old Business:**

W1519 – Town of Mansfield – Rte 195 Streetscape

Holt MOVED, Chandy seconded, to approve the application for wetlands file W1519, submitted by the Town of Mansfield for the Storrs Center Streetscape Extension Project, to extend a pedestrian pathway from Hanks Hill Rd south along Route 195 to the Liberty Bank, and along Flaherty Rd to Storrs Heights Rd, as depicted on a plan dated May 2013, and as described in other application materials.

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.
2. This approval is to become effective once the Connecticut Department of Transportation has granted their approval for this project.

This approval is valid for a period of five years (until July 1, 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.

W1520 – OMS Development LLC – Rte 44/195

Plante disqualified himself for the best interest of the Town of Mansfield, although he stated he does not feel that there is a conflict of interest. The Chairman appointed Marcellino to act in his place. Holt MOVED, Rawn seconded, to approve the application for wetlands file W1520, submitted by OMS Development, LLC, for additions and modifications to property located at 1659 Storrs Road, a gasoline service and convenience store business with associated improvements, on property owned by the applicant and located on the northwest corner of the Storrs Road and Middle Turnpike intersection as depicted on a plan dated 5/28/2013, and as described in other application materials.

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.
2. Plans for “rain garden” treatment of runoff from proposed new paved surfaces are to be submitted to the Planning Office for review by Agency Officers and staff before this approval becomes effective.
3. Deed documents to guarantee continuation of access and drainage rights are to be submitted for review and approval by the Agency Officers and staff before this approval becomes effective.

This approval is valid for a period of five years (until July 1, 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 Plante disqualified himself and Hall who abstained.

W1521 – James Newcity – Monticello/Davis Rd – house in 150’ regulated area

Holt MOVED, Hall seconded, to approve the application for wetlands file W1521, submitted by James Newcity, for Lot 17 Davis Manor Subdivision, for a single-family house with associated improvements, on property owned by the applicant and located on the southwest corner of the Monticello Lane and Davis Road intersection as depicted on a plan dated 4/25/2012, and as described in other application materials.

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.
2. The Wetlands Agent shall personally inspect the silt fence installation before any work begins.
3. As per the plan, the concrete footings of an existing cellar hole shall be removed and the hole filled in.

This approval is valid for a period of five years (until July 1, 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:**

Request to proceed: Housing Consultants LLC – 24 & 24A Ball Hill Rd

Holt MOVED, Holt seconded, to exempt the proposed septic system repair activity on property owned by 77-80 Cheney Drive Holding LLC located at 24 and 24A Ball Hill Road, as shown on a map dated April 16, 2013, and in other application materials, under the provisions of Section 4 of the Wetlands and Watercourses Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

**Other Communications and Bills:**

Noted.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Katherine Holt, Secretary