

**MEETING NOTICE AND AGENDA**  
**MANSFIELD INLAND WETLANDS AGENCY**

Regular Meeting

**Monday, June 2, 2014 ▪ 7:00 PM**

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chambers

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
  - a. 5-05-2014 - Regular Meeting
  - b. 5-14-2014 – Field Trip
4. **Communications**
  - a. Conservation Commission Minutes
  - b. Monthly Business memorandum
5. **Old Business**
  - a. W1528 – R. Mott – 368 Warrenville Rd – New house to replace mobile home
  - b. W1530 – Rodriguez & Pelletier – 353 Warrenville Rd – addition
6. **New Business**
  - a. Presentation from CT Water Company Re: New Water Connection to Tolland
  - b. UConn STEM Residence Hall-DEEP Permit Application
7. **Reports from Officers and Committees**
8. **Other Communications and Bills**
  - a. Other
9. **Adjournment**



**DRAFT MINUTES**  
MANSFIELD INLAND WETLANDS AGENCY  
Regular Meeting  
Monday, May 5, 2014  
Council Chambers, Audrey P. Beck Municipal Building

Members present: Vice Chairman B. Ryan, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn  
Members absent: J. Goodwin  
Alternates present: P. Aho, V. Ward, S. Westa  
Staff present: Grant Meitzler, Inland Wetlands Agent  
Jennifer Kaufman, Natural Resources and Sustainability Coordinator  
Linda Painter, Director of Planning and Development

Vice Chairman Ryan called the meeting to order at 7:01 p.m. and appointed Ward to act in Goodwin's absence.

**Minutes:**

04-07-14 - Regular Meeting- Hall MOVED, Chandy seconded, to approve the 04-07-14 minutes as written. MOTION PASSED UNANIMOUSLY.

04-16-14 Field Trip Minutes- Holt MOVED, Ryan seconded, to approve the 04-16-14 field trip minutes as written. MOTION PASSED with Holt and Ryan in favor and all others disqualified.

**Communications:** Noted.

**Old Business:**

W1528 – R. Mott – 368 Warrenville Rd – New house to replace mobile home

Holt MOVED, Hall seconded, to postpone action on the application of **Robert Mott** (File #W 1528) on property of **Cathy Ann Clark**, located at 368 Warrenville Road, until the next regular meeting of the Inland Wetlands Agency on June 2, 2014, to allow time for the following comments to be incorporated on the submitted plan:

1. Replace retaining wall with fencing on posts;
2. Move two stockpiles at rear of lot towards the front as much as possible;;
3. Rotate the proposed house approximately 90 degrees keeping the front yard setback 43 feet back from the street line. This increases the distance to wetlands by about 20 feet, and the 43 feet maintains the required setback for a non-conforming lot.

The applicant is also advised that the separation distance between the pond and the indicated septic system area is only 40 feet. These changes are to be submitted for review by Wednesday, May 28, 2014. MOTION PASSED UNANIMOUSLY.

W1529 – C. Duers – 21 Hawthorne La – In ground pool

Holt MOVED, Pociask seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Christopher and Jessica Duers (File #W 1529) for installation of an in-ground pool behind an existing house, on property owned by the applicants and located at 21 Hawthorne Lane, as shown on plans dated 4/3/14, 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. Appropriate erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. All tree stumps shall be removed from the site;
3. Silt fence shall be placed along the downhill side of the work area to protect the wetlands, after the stumps have been removed. Additional silt fence shall be placed around stock piles of topsoil and excavated material.

This approval is valid for five years (until May 5, 2019), 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:**

W1530 – Rodriguez & Pelletier – 353 Warrenville Rd – addition

Holt MOVED, Holt seconded, to receive the application submitted by Michael Rodriguez and Melissa Pelletier (File #1530) under the Wetlands and Watercourses Regulations of the Town of Mansfield for an addition to an existing single family home on property located at 353 Warrenville Road as shown on a map with a date of 4/28/14 and as described in application submissions, and to refer said application to staff and Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

Appointment of new Inland Wetlands Agent

Holt MOVED, Chandy seconded, to designate Jennifer Kaufman as the Inland Wetlands Agent for the Mansfield Inland Wetlands Agency effective May 24, 2014. MOTION PASSED UNANIMOUSLY.

Holt MOVED, Ward seconded to add a Proclamation in Honor of Grant Meitzler to the agenda under New Business. MOTION TO ADD TO THE AGENDA PASSED UNANIMOUSLY.

Proclamation in Honor of Grant Meitzler

MOVED by Holt, seconded by Plante, and read by Vice Chairman Ryan:

Mansfield Inland Wetlands Agency  
Proclamation in Honor of Grant Meitzler, P.E.  
Inland Wetlands Agent and Assistant Town Engineer

*Whereas*, Grant Meitzler has dedicated over 42 years of service to the Town of Mansfield, from his hiring on July 1, 1971 as a part-time Sanitarian and his subsequent promotions to Assistant Public Health Officer (1972), Senior Engineer Aide (1973), Assistant Town Engineer (1975) and interim Public Works Director (1979); and

*Whereas*, Mr. Meitzler has been instrumental in the adoption and implementation of Mansfield's Inland Wetlands regulations since the adoption of state statutes governing wetlands protection in 1974; and

*Whereas*, Mr. Meitzler has provided invaluable advice and guidance to the citizen volunteers on the Inland Wetlands Agency, Planning and Zoning Commission and Conservation Commission throughout his long tenure; and

*Whereas*, through a lifetime of commitment to his community, Mr. Meitzler has contributed greatly to the preservation and enhancement of Mansfield's cherished natural resources.

**NOW, THEREFORE, BE IT RESOLVED**, that we, the Mansfield Inland Wetlands Agency on behalf of the citizens of Mansfield, do hereby commend Assistant Town Engineer Grant Meitzler for his distinguished service to the Town of Mansfield. We thank you for your service and wish you the best of luck in your retirement!

*AFFIRMED* on this 5th day of May in the year 2014.

MOTION TO ADOPT PROCLAMATION PASSED UNANIMOUSLY.

Other Communications and Bills: Noted.

Adjournment: The Chairman set a field trip date for 5/14/14 at 3 p.m. and adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION  
INLAND WETLANDS AGENCY  
CONSERVATION COMMISSION  
FIELD TRIP  
Special Meeting  
Wednesday, May 14, 2014

Members present: J. Goodwin, K. Holt, B. Ryan, Vera Ward

Staff present: J. Kaufman, Inland Wetlands Agent

The field trip began at 3:05 p.m.

IWA File #1530 – Rodriguez & Pelletier – 353 Warrenton Rd – addition

Members were met on site by Michael Pelletier and Paul Wakely. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 3:15 p.m.

Respectfully submitted,

K. Holt, Secretary

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Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 21 May 2014  
Conference Room B, Audrey P. Beck Building  
(draft) MINUTES

*Members present:* Aline Booth (Alt.), Joan Buck (Alt.), Robert Dahn, Neil Facchinetti, Quentin Kessel, John Silander, Michael Soares. *Members absent:* Peter Drzewiecki, Scott Lehmann

Town Staff: Linda Painter

1. The meeting was **called to order** at 7:31 PM by Chair Quentin Kessel. Booth and Buck were designated voting members for the meeting.
2. The **draft minutes** of the 19 March 2014 meeting were approved as written (Dahn, Buck seconded).
3. **New Business**

**The EIEs for the new residence hall and science/engineering buildings at UConn were reviewed.** The following comments were forwarded to Painter for possible inclusion into a statement for the Town Council:

The CC notes that no mitigation for the disturbed 930 sq. ft. of wetland was included in the Residence Hall proposal. Such mitigation does not need to be close to the site and the CC recommends that the University consider mitigation at some other suitable location to be determined by the University. An alternative that might provide a partial mitigation was discussed, and this was the possibility of a rain garden in the courtyard at or near the site of the current wetland area.

It was questioned whether "green roof" areas might be extended/added to for each of these buildings.

**Memo to the Mansfield Town Council concerning open space and the UConn Master Planning effort.** It was agreed to forward a letter to the Town Council urging them to remind the planners of the historic collaborations the Town and UConn have enjoyed. Included in this letter (see Attachment #1) is an environmental statement of policy made by the University Board of Trustees in 1977 and it is accompanied by copies of the 1966 Open Space Plan for the Town of Mansfield, a supporting portion from the Mansfield 1971 Plan of Development, and a 1973 section of a University document "Environment and Esthetic Considerations."

Painter brought the Commission up to date on several issues: the retirement of Grant Meitzler as the Town's IWA agent and his replacement by former CC member Jennifer Kaufman, the 4-corners sewer status, as well as the expectation that the Hillside Road Extension construction would take place in the coming months.

The following resolution (Hill and seconded by Soares) was unanimously approved for forwarding to the Town:

## RESOLVED

Grant Meitzler has served the Mansfield Conservation Commission for many, many years and words cannot convey the level of our gratitude for his assistance and guidance. His knowledge of every corner of the Town of Mansfield and his expertise will be sorely missed.

The meeting adjourned at 9:05 PM.

Respectfully submitted,

Quentin Kessel, Secretary, *pro. tem.*

ATTACHMENT #1:

TO: THE MANSFIELD TOWN COUNCIL  
FROM: THE MANSFIELD CONSERVATION COMMISSION  
DATE: MAY 21, 2014

SUBJECT: THE UNIVERSITY OF CONNECTICUT MASTER PLANNING EFFORT

The Town of Mansfield and the University of Connecticut share a common concern and history with regard to the protection of the environment. Recent collaborations include the permanent protection of the Sullivan's/Tift Pond area (Mansfield's Albert E. Moss Sanctuary, formerly owned by the University) and temporary protection of the University-owned former Moss property on Daleville Road.

The Mansfield Conservation Commission (CC) views the current Master Planning effort of the University as an opportunity to further these historical concerns and urges the Town Council (TC) to remind the master planners of past efforts undertaken by both the Town and the University. In the short term, the CC is concerned that the master planners avoid making recommendations that are largely irreversible and detrimental to the environment, e.g., the placement of buildings in locations contrary to the University of Connecticut Board of Trustees (BOT) policy (quoted below). In the long term, the CC hopes that the Town and the University might find a way to integrate their environmental goals. The importance of "connectivity" has moved to the forefront of environmental planning in recent years: the connectivity of wetlands, watercourses and watersheds to downstream water quality; the connectivity of interior forests tracts for the benefit of both

humans and wildlife. Many other connections tie the Town of Mansfield to the University. Intelligent planning requires that we recognize these connections, set common goals and work together to achieve them.

If the master planners are not already aware of it, please bring to their attention the (BOT) approved policy, "THAT the Board of Trustees commits the University to a general policy of preservation that would to the maximum extent possible preserve the institutional inheritance of significant architecture, historic sites, and scenic open space, including views and vistas, natural stone outcroppings, stone walls and other amenities that distinguish the campuses of this land grant institution. AND FURTHER THAT it requests the administration to develop suitable management procedures to implement this general policy of preservation and conservation." ( BOT minutes, January 14, 1977).

Copies of this document and others demonstrating our common interests are herein forwarded to the TC; in addition to the BOT document these are:

1. 1966, CC "AN OPEN SPACE PLAN FOR THE TOWN OF MANSFIELD"  
This is from an era when the Town and the University were almost one and the same, e.g., five of the seven CC members were either faculty or closely allied with the University.
2. The Mansfield 1971 plan of development adopted by the PZC added to the earlier recommendations and suggested that several University areas (p. 125) be designated as open space. These included not only Sullivan's/Tift Pond but included the Valentine Ravine, land adjacent to Fifty Foot and Fenton River lands, much of the last area is now known as the UConn Forest. The Town, the University, Joshua's Trust and other organizations and individuals have now provided permanent protections to many of the properties originally designated worthy of protection by the CC: the Sullivan's/Tift Pond area, the Wolf Rock Area, Fifty Foot, Coney Rock, Lions Club Park, and Codfish Falls Ravine, among others. The Town is striving to protect other key properties in updating its Plan of Conservation and Development and ask the TC to urge the UConn master planners to work toward preserving important areas under its stewardship.
3. Pages from a 1973 University document, "SUMMARY OF FINDINGS AND RECOMMENDATIONS FACILITIES RESOURCE GROUP". "9) ENVIRONMENTAL AND ESTHETIC CONSIDERATIONS" which recommends that "Respect for environmental factors in site planning, energy conservation, and the preservation of natural resources is of prime importance in a field which, by definition, is a major influence in the shaping of the world we live in and hope to enjoy."

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# Town of Mansfield

## Department of Planning and Development

**Date:** May 29, 2014  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** Monthly Business Report

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### **Chernushek- 473 Middle Turnpike**

On May 20, 2014 Grant Meitzler reported that he had driven by the site and there were no changes.

### **Mansfield Auto Parts - Route 32**

On May 20, 2014, Grant Meitzler and Jennifer Kaufman inspected the site and noticed that there were numerous car doors within 25 feet of the wetlands. The owner agreed to remove the doors and store them at least 25 feet away from the wetland. Kaufman will return in two weeks to confirm that this has been completed.

**Agent Approvals-** Pursuant to Section 12.1 of the Mansfield Inland Wetlands and Watercourses Regulations, the Inland Wetlands Agent approved construction of a deck at 52 Browns Road in the upland review area (over 75 feet from the wetland).

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# Town of Mansfield

## Department of Planning and Development

Date: May 29, 2014  
To: Mansfield Inland Wetlands Agency  
From: Jennifer Kaufman, Inland Wetlands Agent  
Subject: 368 Warrentville Road (File #W1528)  
Owner/Applicant: Robert EC Mott  
Description of work: Replacement of mobile home with new house  
Plan Reference: March 3, 2014 revised through May 3, 2014

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### Project Overview

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters

### Project Description

This memo supplements the memo from Grant Meitzler dated May 1, 2014. Action on above referenced application was postponed at your meeting of May 5, 2014 to allow the applicant time to make changes to the proposed site plan and activities as requested by the Agency. The applicant submitted a revised plan dated May 3, 2014 in response to those recommendations. The following summarizes the requested changes and how the revised plan responds to those changes.

1) *Replace retaining wall with fencing on posts*

The retaining wall has been removed from the plan. No fence has been proposed. Should the owner desire to put a fence in the future this activity needs to come back to the Agency for review and approval.

2) *Move two stockpiles at the rear of the lot to the front as much as possible*

The stockpile on the northerly portion of the property from the septic area was moved and combined with the stockpile from the house construction. This combined stockpile was moved approximately 15 feet further away from the wetlands. The plan depicts that a silt fence was placed around the stockpile. This silt fence is in addition to the one in the original plan that will be placed around the easterly property boundary, 15 feet away from the wetland.

Upon review of the revised plan, I recommend that the applicant move the stockpile proposed to be located adjacent to the wetland to the front of the property, at least 50 feet from the wetland to reduce impacts. With the relocation of this stockpile, the silt fence shown on the easterly portion of

the property boundary should be also moved at least 25 feet closer to the house construction area so that disturbance from the fence installation is further away from the wetlands.

- 3) *Rotate the proposed house approximately 90 degrees and keep the house at least 43 feet from the front property line to increase the distance to wetlands by approximately 20 feet while maintaining the required setback for a non-conforming lot*

While the house was not rotated, the applicant moved the house so that it is 55 feet away from the wetland, while maintaining a 44 foot front yard setback.

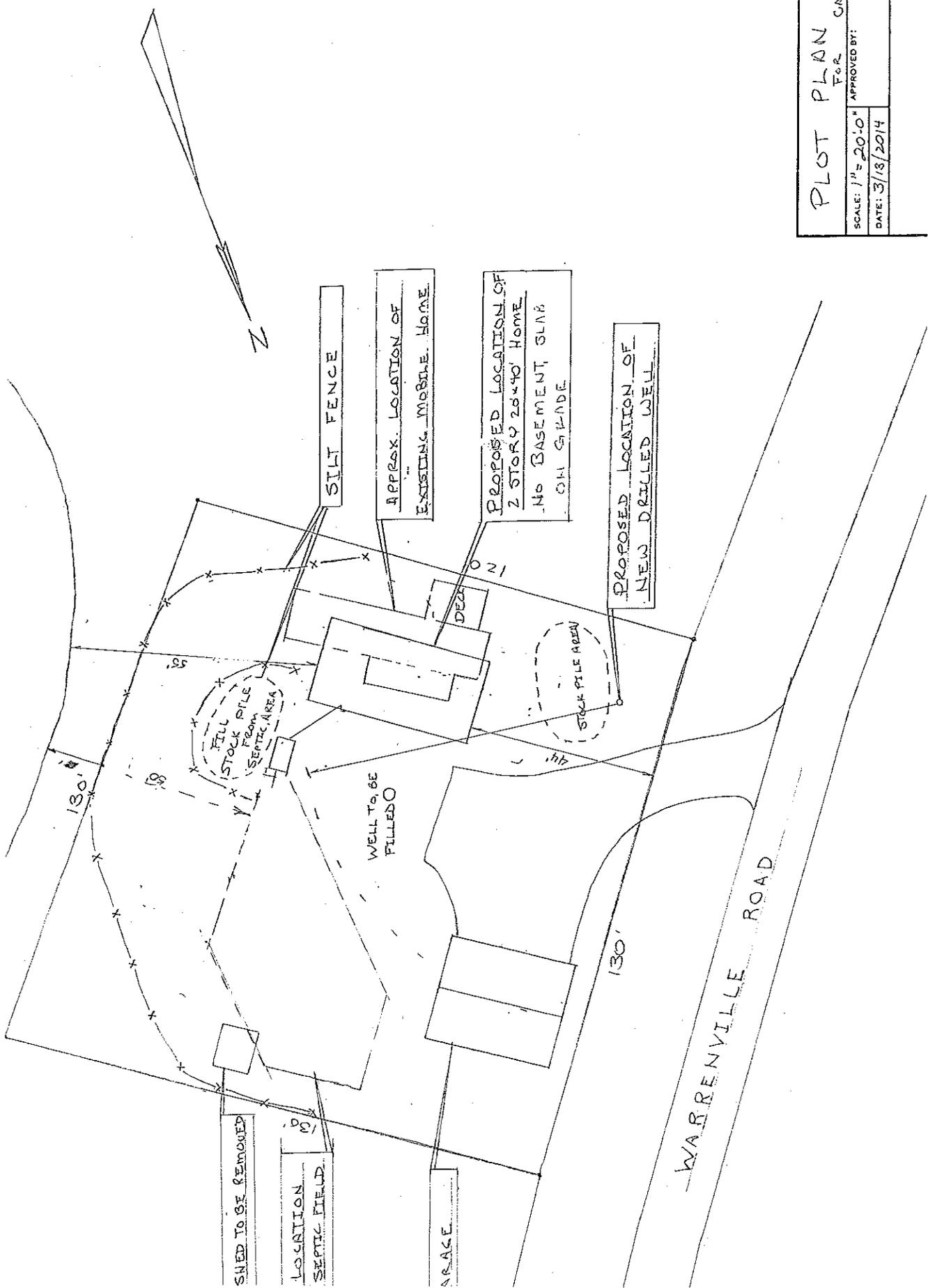
### Recommendation/Suggested Motion

\_\_\_\_\_ MOVES, and \_\_\_\_\_ seconds, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Robert E C Mott (File #W1528) to replace a mobile home with a small house on a 0.37 acre lot, on property owned by Cathy Ann Clark, located at 368 Warrenville Road, and as shown on a plan dated 5-3-2014 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. The applicant shall submit a revised plan for approval by the Inland Wetlands Agent that meets the following conditions:
  - a. All stockpiles shall be located at least 50 feet away from the wetland;
  - b. Silt fence shall be placed at least 25 feet away from the wetlands along the downhill side of the work area; and
  - c. Additional silt fence shall be place around stockpiles of topsoil and excavated material.
2. Erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until June 2, 2019), 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.



PLOT PLAN 368 WARREN  
 FOR CATHY ANN CLAR  
 APPROVED BY: \_\_\_\_\_  
 SCALE: 1" = 20'-0"  
 DATE: 3/18/2014  
 DRAW \_\_\_\_\_  
 REVISE \_\_\_\_\_

SHED TO BE REMOVED

LOCATION SEPTIC FIELD

SHED

SILT FENCE

APPROX. LOCATION OF EXISTING MOBILE HOME

PROPOSED LOCATION OF 2 STORY 28x40' HOME, NO BASEMENT SLAB, OHI GRADE

PROPOSED LOCATION OF NEW DRILLED WELL

STOCK PILE FROM SEPTIC AREA

STOCK PILE AREA

WELL TO BE FILLED

WARRENVILLE ROAD



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# Town of Mansfield

## Department of Planning and Development

**Date:** May 29, 2014  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** 353 Warrentville Road (File #W1530)  
Michael Rodriguez and Melissa Pelletier  
Description of work: House addition with basement, patio, channel, and shed  
Plan Reference: April 28, 2014 revised through May 20, 2014

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### Project Overview

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters

### Project Description

In the original application received on May 5, 2014, the applicants requested permission to construct an addition to the existing home with a basement that would be located within the regulated area. Through site inspections and discussions with the applicant, staff learned that the applicants had completed previous activities within the regulated area without approval from the Agency and that the application did not include a future patio project also located within the regulated area. As a result of these discussions, staff directed the applicants to submit an updated application for the work previously completed and proposed activities not identified on the original application.

Based on the updated application information dated May 28, 2014, the applicants are requesting approval for the following activities:

- *House Addition.* A 20 foot by 34 foot addition with a full basement would be constructed on the south side of the existing house; the proposed addition would be located 55 ft. from the edge of wetlands. For this activity, the applicant indicates that 250 cubic yards of soil would be excavated and stockpiled.
- *Patio.* An 18 foot by 24 foot patio would be constructed on the southwest side of the existing house approximately 65 feet from the edge of wetlands. Construction would include approximately 16 cubic yards of gravel to be laid as the base for the patio.
- *Channel.* In 2009, the owner constructed a channel within the wetlands to direct water from the north to the south in a contained manner. To construct this channel, the applicant indicates that approximately 30 cubic yards of loam and about 25 cubic yards of riprap were deposited into the

wetlands. The area surrounding the channel has been seeded with grass. Currently, the property owner would like to modify the channel and create more lawn space by adding an additional 70 feet of concrete pipe to the existing pipe installed when creating the channel. He proposes to cover the concrete pipes with the fill from the construction of the proposed addition and top coat with new loam and seed to create additional lawn area.

- *Shed.* In 2010 the owner installed a 14 foot by 10 foot shed 20 feet from the wetlands. The shed was placed on a 16 foot by 12 foot by 8 inch crushed stone pad.

This wetland system is in the Mt Hope River Watershed and is part of a larger wetland system that begins at Mulberry Road and drains to the south. The wetlands on the subject property consist of the channel constructed by the property owner. The channel collects water from a wetland on the abutting property to the north and drains into an intermittent stream located on the property to the south. An aerial photo flown in 2005 shows the property before the construction the unpermitted activities. At that time the wetlands on the property appear to be forested, similar to those currently existing on abutting properties. A 2012 aerial photograph shows the area after the construction of the channel and the shed. Copies of these aerial photographs are attached for your reference.

#### Recommendation/Suggested Motion

\_\_\_\_\_MOVES, and \_\_\_\_\_ seconds, to receive the modified application of Michael Rodriguez and Melissa Pelletier (File #W1530) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a house addition with basement, patio, shed and piped channel on property owned by the applicants, located at 353 Warrenville Road as shown on a revised map dated May 20, 2014 and as described in revised application submissions. Action on this item is hereby postponed to the meeting of July 7, 2014 to allow time for staff and the Conservation Commission to review the unpermitted and new activities.





May 28, 2014

To: Jennifer Kaufman  
From: Michael Rodriguez

Per our phone call, here is an updated project description for our property. Please refer to site map dated 5/20/14 for the most up to date plans.

Application amendments:

Part C- Project Description:

- 1) Addition off south side of house (full basement, first floor family room, second story master bathroom and closet space) proposed 20'x34'. The addition's closest point to closest intermittent watercourse is about 55' to the swale in the backyard. Plan to fill in old dug well near corner of addition. About 250 yards of soil will need to be removed for the basement, no wetland disturbance for this part. There is a slight grade from the house to the wetlands. Normal home type construction methods, use of excavator and dump trucks. Planning to work in the dry portion of summer/early fall. The only-wetlands application for this property is the one this is amending.

Need for existing project approval:

- 2) In 2009 I constructed a channel within the wetlands to direct water from the north to the south in a contained manner. To construct this channel I spread about 30 cubic yards of loam near the wetlands and about 25 cubic yards of riprap were deposited into the wetlands. The area surrounding the channel has been seeded with grass. This improvement to the watercourse has helped my neighbors have less pooling water on their lawn in the wet seasons.
- 3) In 2010 I installed a 14'x10' shed about twenty feet from the wetlands. The shed was placed on a 16'x12'x8" crushed stone pad.

As part of this modified application, I am requesting permission to complete two additional activities:

- 4) Create more lawn space by adding roughly an additional 70' of concrete pipe to the existing pipe installed when creating the channel. I would like to cover the concrete pipes with some of the clean fill from the construction of the proposed addition and top coat with new loam and seed to create additional lawn area. The swale is useful in the spring when snowmelt and showers create excess water runoff from the properties to the north of my land. The water follows the channel and makes its way to a drain at the edge of Warrenville Rd. (Rt. 89).
- 5) Construct an 18'x24' patio 65' feet from the edge of wetlands. For this activity I plan to spread about 16 cubic yards of gravel as the base to raise the patio height to correspond to the existing porch and new addition.

-please see next page

#### Part D- Site Description

The site for the addition has not changed; it is mostly flat and well drained. The swale was created to offset a muddy swamp area that attracted mosquitoes. A similar landscape still exists at the property to the north. For most of the year it is a dry rock trench, and in the spring a slow flowing stream. The water seems to originate north of the existing section of pipe, so I feel that adding to it will not increase or decrease the passage of water across my property. The location of the shed was the only place I could fit without the risk of falling limbs and ease of delivery.

#### Part E- Alternatives

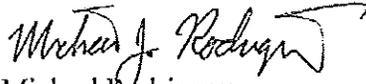
I have no alternatives for the addition. As for the swale, it seemed the least invasive way to improve the watercourse. The only real alternative is to not lay more pipes, but I feel it doesn't change the outcome on the flow of water. It would just give me the future option of using the lawn space without the risk of broken ankles from stepping on the rocks.

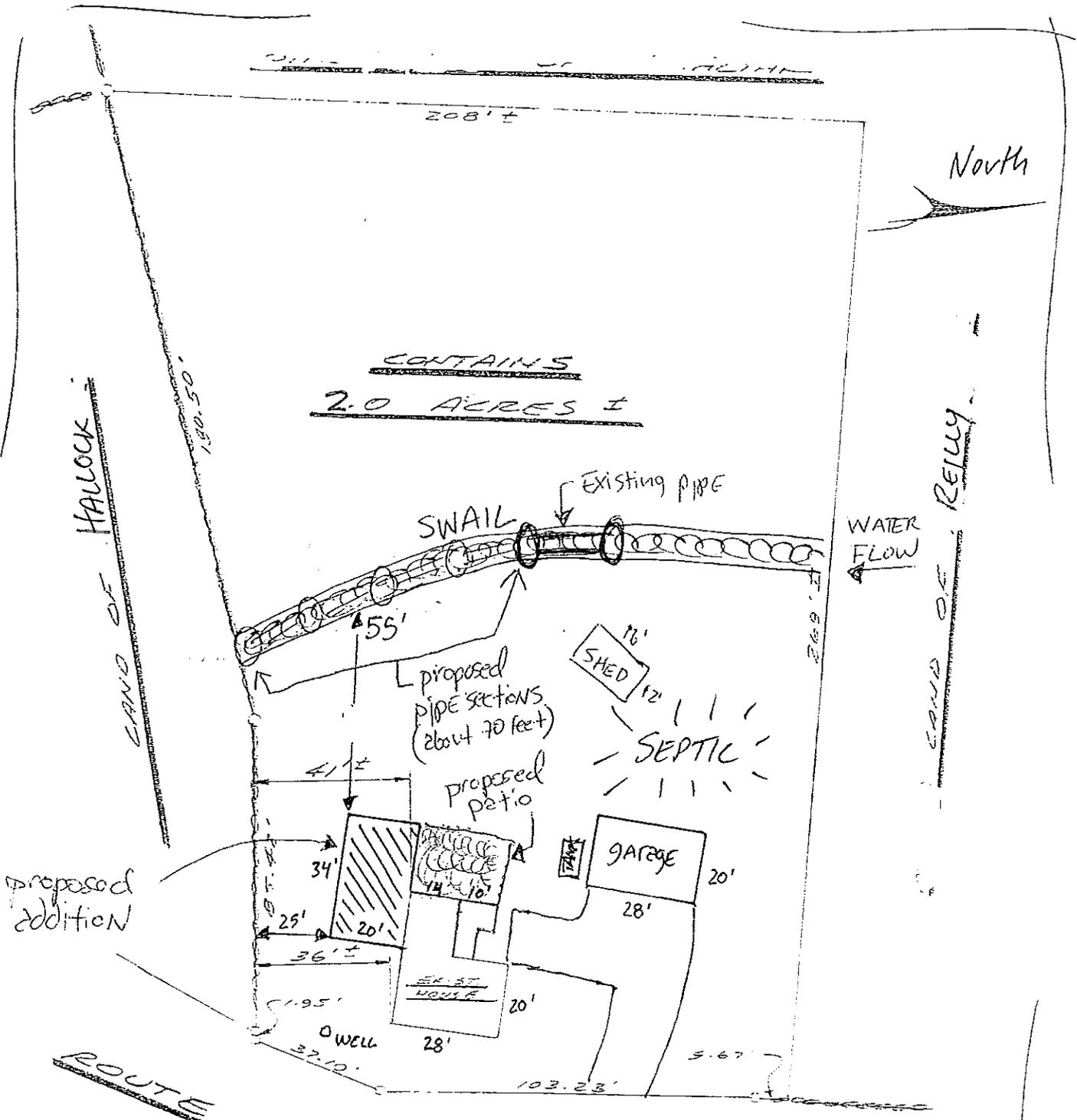
#### Part F: Map/Site plan

Please see updated map dated 5/20/14.

#### Part H- Notice to Abutting Property Owners

I have sent an updated written notification to the property abutters listed in the original application and also the updated site plan and project description to Willimantic Water Works.

  
Michael Rodriguez  
353 Warrenville Road  
Mansfield Center, CT



CONTAINS  
2.0 ACRES ±

North

CANAL OF HALLOCK

CANAL OF RELLY

WATER FLOW

Existing pipe  
SWAIL

proposed pipe sections (about 70 feet)  
proposed patio

SEPTIC

GARAGE

SHED

HOUSE

WELL

proposed addition

ROUTE 59

PERMIT PLAN

PREPARED FOR

MICHAEL RODRIGUEZ APRIL 28, 2014

NANSFIELD, CONNECTICUT



SCALE: 1" = 40'

Revised through May 20, 2014

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# Town of Mansfield

## Department of Planning and Development

**Date:** May 29, 2014

**To:** Mansfield Inland Wetlands Agency

**From:** Linda M. Painter, AICP, Director of Planning and Development

**Subject:** **Connecticut Water Company Water Supply Pipeline Extension**

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The Connecticut Water Company (CWC) has started the permitting process for the proposed water pipeline that will extend along Route 195 from Tolland to the UCONN water tanks, with a westerly extension along Route 44 from the intersection with Route 195 to the entrance of the Rolling Hills Mobile Home Park.

Pursuant to Section 16-235 of Connecticut General Statutes, the Town has no jurisdictional control over the installation of water pipelines by a regulated water company:

“... no authority granted to any city or borough or a town planning, zoning, inland wetland, historic district, building, gas, water or electrical board, commission or committee created under authority of the general statutes or by virtue of any special act, shall be construed to apply to so much of the operations, plant, building, structures or equipment of any public service company as is under the jurisdiction of the Public Utilities Regulatory Authority, or the Connecticut Siting Council, but zoning commissions and inland wetland agencies may, within their respective municipalities, regulate and restrict the proposed location of any steam plant, gas plant, gas tank or holder, water tank, electric substation, antenna, tower or earth station receiver of any public service company not subject to the jurisdiction of the Connecticut Siting Council. . . .”

While the Town does not have permitting authority over the proposed pipeline, Connecticut Water Company is required by the Connecticut Public Utilities Regulatory Authority (PURA) to consult with the local jurisdiction when such facilities are proposed pursuant to an October 1996 decision issued by the Department of Public Utility Control (Docket Number 95-08-34-DPUC Investigation of the Process of and Jurisdiction over siting certain utility company facilities and plant in Connecticut). Specifically, the CWC is required to consult with the Agency and/or its designated staff on the development of ‘mutually agreeable schedules and procedures for the proposed activity’ when constructing new facilities involving the disturbance of soil, water or vegetation that would normally be subject to the review of a local authority such as the Inland Wetlands Agency or Planning and Zoning Commission but for the exemption provided under State Statute.

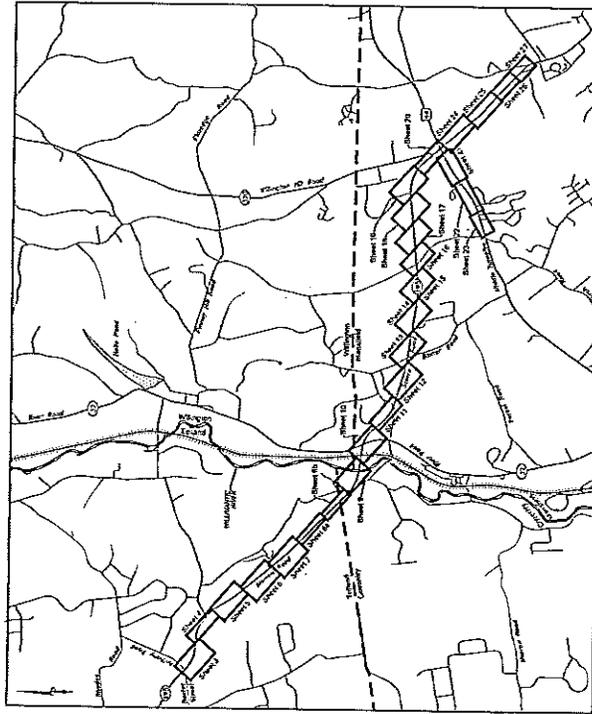
In accordance with this consultation requirement, the Connecticut Water Company will make a presentation on the wetland impacts of the proposed pipeline in Mansfield at the June 2, 2014 IWA meeting. Hard copies of maps will be provided at the meeting for members; digital copies will be included in the packet posted on-line.

# Connecticut Water

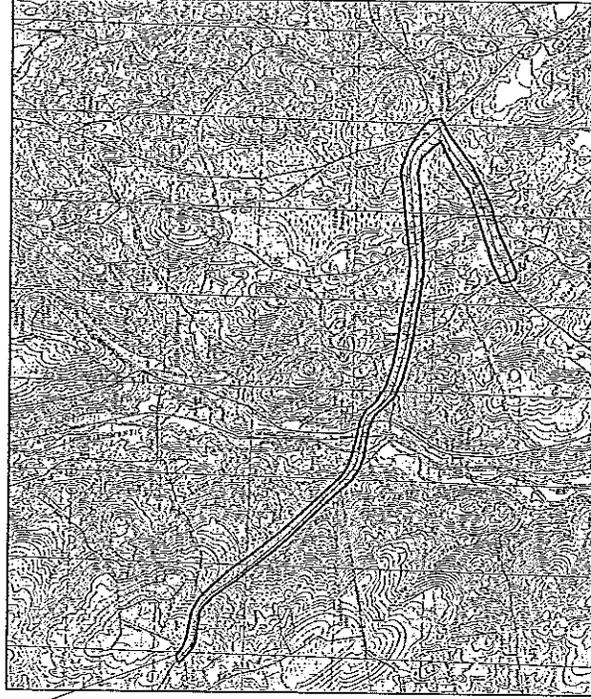
## Proposed Water Main

SITE LOCATION:

Meirrow Road (aka Route 195), Storrs Road (aka Route 195)  
Tolland Turnpike (aka Route 195) & Middle Turnpike (aka Route 44)  
Tolland, Coventry & Mansfield, Connecticut



Location Map & Sheet Index  
Scale: 1"=2000'



Surrounding Features Map  
Scale: 1"=2000'

- GENERAL NOTES:**
1. LOCATION OF PROPOSED WATER MAINS AND SERVICE LINES CONTRACTOR TO VERIFY LOCAL SURVEY DATA AT 1/4"=100'-00" SCALE.
  2. EXISTING UTILITIES TO BE DELETED WITHIN ALL EXISTING WATER MAINS SHALL BE DELETED AND SHALL BE RELOCATED TO THE PROPOSED WATER MAINS. EXISTING UTILITIES TO BE DELETED SHALL BE DELETED AND SHALL BE RELOCATED TO THE PROPOSED WATER MAINS. EXISTING UTILITIES TO BE DELETED SHALL BE DELETED AND SHALL BE RELOCATED TO THE PROPOSED WATER MAINS.
  3. ALL UTILITIES AND STRUCTURES SHALL BE DELETED WITHIN THE PROJECT AREA. EXISTING UTILITIES TO BE DELETED SHALL BE DELETED AND SHALL BE RELOCATED TO THE PROPOSED WATER MAINS. EXISTING UTILITIES TO BE DELETED SHALL BE DELETED AND SHALL BE RELOCATED TO THE PROPOSED WATER MAINS.
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Revision	Description	Date	By	Approved, D.P.
				GRAPHIC NO-249 Sheet 1 of 27

**Connecticut Water**

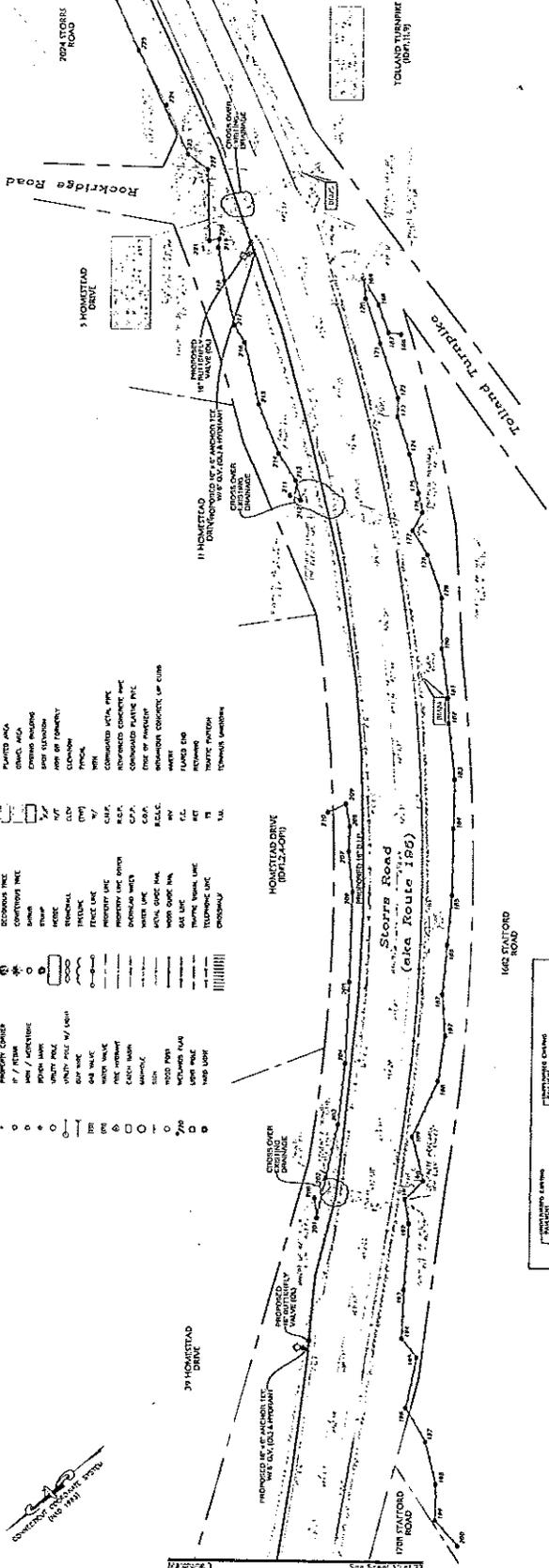
**GESICK & ASSOCIATES, P.C.**  
19 CEDAR ISLAND AVE.  
GUNTON, CONNECTICUT 06413  
OFFICE: 860-880-7700 FAX: 860-880-5833  
www.gesick.com

**NOTES:**

1. THIS DRAWING SHALL BE USED FOR THE PROPOSED WATER MAINS AND SERVICE LINES CONTRACTOR TO VERIFY LOCAL SURVEY DATA AT 1/4"=100'-00" SCALE.
2. EXISTING UTILITIES TO BE DELETED WITHIN ALL EXISTING WATER MAINS SHALL BE DELETED AND SHALL BE RELOCATED TO THE PROPOSED WATER MAINS. EXISTING UTILITIES TO BE DELETED SHALL BE DELETED AND SHALL BE RELOCATED TO THE PROPOSED WATER MAINS.
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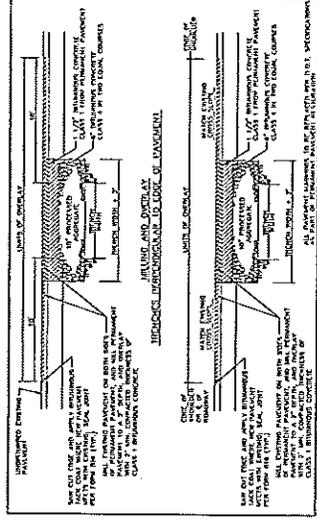
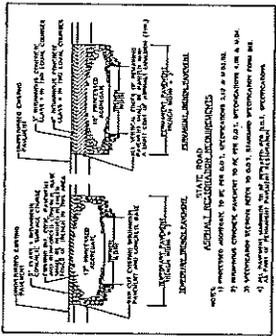


**Legend**

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED CENTERLINE
(Symbol)	EXISTING CENTERLINE
(Symbol)	PROPOSED RIGHT-OF-WAY
(Symbol)	EXISTING RIGHT-OF-WAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED PAVEMENT
(Symbol)	EXISTING PAVEMENT
(Symbol)	PROPOSED GRAVEL
(Symbol)	EXISTING GRAVEL
(Symbol)	PROPOSED SAND
(Symbol)	EXISTING SAND
(Symbol)	PROPOSED ASPHALT
(Symbol)	EXISTING ASPHALT
(Symbol)	PROPOSED CONCRETE
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED BRICK
(Symbol)	EXISTING BRICK
(Symbol)	PROPOSED STONE
(Symbol)	EXISTING STONE
(Symbol)	PROPOSED GRAVEL DRIVEWAY
(Symbol)	EXISTING GRAVEL DRIVEWAY
(Symbol)	PROPOSED ASPHALT DRIVEWAY
(Symbol)	EXISTING ASPHALT DRIVEWAY
(Symbol)	PROPOSED CONCRETE DRIVEWAY
(Symbol)	EXISTING CONCRETE DRIVEWAY
(Symbol)	PROPOSED SAND DRIVEWAY
(Symbol)	EXISTING SAND DRIVEWAY
(Symbol)	PROPOSED ASPHALT DRIVEWAY
(Symbol)	EXISTING ASPHALT DRIVEWAY
(Symbol)	PROPOSED CONCRETE DRIVEWAY
(Symbol)	EXISTING CONCRETE DRIVEWAY
(Symbol)	PROPOSED SAND DRIVEWAY
(Symbol)	EXISTING SAND DRIVEWAY

**Benchmarks (Datum = NAVD 1988)**

Benchmark	Year	Utility Pole Number	Elevation
BM 1	1988	1000	24.00
BM 2	1988	1001	24.00
BM 3	1988	1002	24.00
BM 4	1988	1003	24.00



**Notes**

- The owner shall be responsible for obtaining all necessary permits and approvals for this project.
- The contractor shall be responsible for obtaining all necessary permits and approvals for this project.
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**GENERAL NOTES**

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR WATERWAYS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR AIRPORTS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR PORTS AND CANALS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRENCHES, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR UTILITIES, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR SIGNAGE, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR LIGHTING, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR SOUND BARRIERS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR RETAINING WALLS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR EROSION CONTROL, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR HISTORIC PRESERVATION, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR ENVIRONMENTAL PROTECTION, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TELECOMMUNICATIONS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION PLANNING AND DESIGN, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION ENGINEERING, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION MANAGEMENT, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION OPERATIONS AND MAINTENANCE, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION SAFETY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION SECURITY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION TECHNOLOGY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION TRAINING, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION RESEARCH, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION POLICY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION LEGISLATION, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION ECONOMICS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION ENVIRONMENTAL IMPACT STATEMENTS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION PLANNING AND DESIGN, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION ENGINEERING, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION MANAGEMENT, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION OPERATIONS AND MAINTENANCE, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION SAFETY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION SECURITY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION TECHNOLOGY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION TRAINING, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION RESEARCH, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION POLICY, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION LEGISLATION, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION ECONOMICS, LATEST EDITIONS OF THE CONNECTICUT STANDARD SPECIFICATIONS FOR TRANSPORTATION ENVIRONMENTAL IMPACT STATEMENTS.

**GSICK & ASSOCIATES, P.C.**  
 SUBDIVISION ENGINEERS & PLANNERS  
 CLAYTON, CONNECTICUT 06413  
 OFFICE: 860-686-7789 FAX: 860-686-3633  
 www.gsa.com

**Connecticut Water**  
 85 WEST MAIN STREET  
 WATERBURY, CT 06708  
 www.ctwater.com

**Proposed Trench Drain**  
 Morrow Road (aka Route 100)  
 Tolland Township (aka Route 100)  
 2000 Morrow Road (aka Route 100)  
 Tolland, Connecticut 06097

Scale: 1" = 40'  
 Drawing No: 10-2008  
 (R) J - 06/01/09  
 Sheet 11 of 27



































# Town of Mansfield

## Department of Planning and Development

**Date:** May 29, 2014  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** UConn STEM Residence Hall-DEEP Permit Application

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The University of Connecticut has filed an application with the DEEP for wetland impacts related to the new STEM residence hall off of Alumni Drive. According to the Environmental Impact Evaluation for the project, approximately 935 square feet of wetland will be eliminated as part of the project. The wetland area is described as low quality, with no wetland functions or values. A copy of the wetland permit application has been provided to the Agency, Planning and Zoning Commission and Conservation Commission as required by DEEP.

In its review of the EIE, the Conservation Commission recommended that the University mitigate the loss of this wetland area by creating a new wetland elsewhere on campus or installing a rain garden in the general area of the project. This recommendation was included in formal comments submitted by the Town Council and Planning and Zoning Commission.

If the Agency concurs with the above recommendation regarding wetland mitigation, it may want to issue the same recommendation to DEEP as part of their application review process.

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