

MEETING NOTICE AND AGENDA
MANSFIELD INLAND WETLANDS AGENCY
Special Meeting

Monday, October 20, 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. 10-06-2014
 - b. 10-15-2014 – Field Trip
4. **Old Business**
 - a. W1536 - OMS Development- 625 Middle Turnpike – Site Work-Project Memo will be emailed
 - b. W1537 - Parker- 710 Storrs Road – In ground pool
 - c. W1538 - White Oak Condominium- Mansfield City Road and Poplar Drive
5. **New Business**
 - a. Jurisdictional Ruling- Town of Mansfield-Indian Trail/Schoolhouse Brook Park
 - b. WJ Stearns and Sons, Inc., 40-100 Stearns Road-Gravel Operation
 - c. Enforcement
6. **Reports from Officers and Committees**
7. **Other Communications and Bills**
 - a. Other
8. **Adjournment**

DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, October 6, 2014
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall (7:07 p.m.), K. Holt, G. Lewis, P. Plante, K. Rawn,
Members absent: B. Pociask, B. Ryan
Alternates present: P. Aho, S. Westa
Alternates absent: V. Ward
Staff present: Jennifer Kaufman, Inland Wetlands Agent
Curt Hirsch, Zoning Agent
Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho and Westa to act in the absence of Pociask and Ryan.

Review of Minutes:

- a. 09-03-2014 - Regular Meeting-
Plante MOVED, Chandy seconded, to approve the 9-3-14 minutes as written. MOTION PASSED UNANIMOUSLY.
- b. 09-10-2014 – Field Trip - Holt MOVED, Aho seconded, to approve the 9-10-14 field trip minutes as written. MOTION PASSED with Holt and Aho in favor; all others disqualified.

Communications:

The Conservation Commission Minutes and the Wetland Agent's Monthly Business memorandum were noted.

Old Business:

W1533 – Lessenger - Monticello Lane – New Single Family Residence

Holt MOVED, Chandy seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Kurt Lessenger (File #W1533) to construct a single family dwelling, septic system, well and driveway on property located on Monticello Lane (assessor's parcel id 22.59.19 and the adjacent 50-foot wide strip of land to the northeast), as shown on a plan dated July 15, 2014 and revised through August 11, 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 demonstrating the following:
 - a. Stockpiles are located at least 50 feet away from the wetland and surrounded by silt fence;
 - b. A double wall of silt fence shall be installed at least 12 feet from the edge of wetlands and secured with hay bales; and
 - c. Roof drainage is directed toward a natural area away from the wetlands.
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 October 6, 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.

W1534 – 147 Coventry Road – Above Ground Pool & Deck

Lewis suggested that the Agency should consider establishing either an enforcement mechanism or penalty for those property owners who construct a project prior to seeking approval. Hirsch noted that there are statutory provisions for the Town to establish fines; however, it is an action that must be taken by the Town Council. Goodwin noted that this was an issue under consideration by the Regulatory Review Committee (RRC); Kaufman will review statutes and revisit the issue with the RRC.

Plante MOVED, Holt seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Kevin Morrissey (File #W1534) for the installation of an above-ground pool and deck on property owned by the applicant, located at 147 Coventry Road as shown on a map dated August 25, 2014, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands. Pursuant to Mansfield's Inland Wetlands and Watercourses Act, should the property owner conduct any additional regulated activities in the upland review area or within the wetland or watercourse, a wetland license application shall be submitted. MOTION PASSED with all in favor except Rawn who voted nay.

W1535 – 54 Homestead Drive – 10 x 14 foot shed

Goodwin questioned whether the Agency should act on this item when staff is requesting revisions to the plan. Plante suggested the Agency may also want to put limits on the types of materials that can be stored in the shed given the proposal is for placement 40' from wetlands with a porous gravel base. Members discussed the need for complete plans to address the impacts of the project, including perhaps a greater setback from the wetlands.

Rawn MOVED, Hall seconded, to deny an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Rigoberto Lopez (File #W1535) for installation of a 10 foot by 14 foot shed on a 12 by 18 foot gravel base on property owned by the applicant, located at 54 Homestead Drive as shown on a map dated August 26, 2014 and as described in other application submissions.

This action is based on a finding of potentially significant impacts on the wetlands and because the application is incomplete. MOTION PASSED with all in favor except Holt who voted nay.

New Business:

W1536 - 625 Middle Turnpike – Site Work

Holt MOVED, Chandy seconded, to receive the application submitted by OMS Development (IWA File #1536) under the Wetlands and Watercourses Regulations of the Town of Mansfield to install a water pipe to connect two wells, replace lighting and signage, install an irrigation system, and relocate a rain garden on property located at 625 Middle Turnpike as shown on a map dated 9/11/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

W1537 - 710 Storrs Road – In ground pool

Holt MOVED, Hall seconded, to receive the application submitted by Betsy Parker/Sabrina Pools (IWA File #1537) under the Wetlands and Watercourses Regulations of the Town of Mansfield for an in-ground pool on property located at 710 Storrs Road as shown on a map dated 9/20/2014 and as described in application

submissions, and to refer said application to staff and the Conservation Commission for review and comments.
MOTION PASSED UNANIMOUSLY.

W1538 - White Oak Condominium

Holt MOVED, Hall seconded, to receive the application submitted by White and Katzman Management, Inc. (IWA File #1538) under the Wetlands and Watercourses Regulations of the Town of Mansfield for sidewalk replacement, grading, and installation of yard drains on property located at White Oak Condominiums (Mansfield City Road and Poplar Drive) as shown on a map dated 8/19/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.
MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

The Chairman set a Field Trip for Wednesday, October 15th at 3:30 p.m.

Painter noted that there will be a special Inland Wetlands Meeting on October 20th preceding the regular PZC meeting.

Other Communications and Bills: Noted.

Adjournment: The Chairman adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Katherine Holt, Secretary

PAGE
BREAK

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP

Wednesday, October 15, 2014

Members present: K. Holt, B. Ryan, P. Aho
Staff present: J. Kaufman, Inland Wetlands Agent

The field trip began at 3:35 p.m.

W1536 - 625 Middle Turnpike – Site Work

Members were met on site by Dana Lambert from Desiato, Ozzie Torres; Rich Meehan from Meehan and Goodwin; and Alfred Randan. Members observed current conditions, and site characteristics. No decisions were made.

W1538 - White Oak Condominium

Members were met on site by Mark Peterson. Members observed current conditions, and site characteristics. No decisions were made.

W1537 - 710 Storrs Road – In ground pool

Members were met on site by Jonathan Casado. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 4:55 p.m.

K. Holt, Secretary

PAGE
BREAK



Town of Mansfield

Department of Planning and Development

Date: October 16, 2014

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 710 Storrs Road (File #W1537)
Betsy Parker/Sabrina Pools
Description of work: installation of an in-ground pool
Map Date: 9/20/2014

Notifications

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters
- The applicant has submitted certified mail receipts for notice mailed to Windham Water Works and proof of notice to the Connecticut DPH

Project Description/Review

The applicant seeks approval to install a 12 foot by 24 foot in-ground pool with a concrete surround, 45 feet from the edge of wetlands. The area of disturbance will be approximately 540 square feet. Pool installation will require excavation of approximately 58 cubic yards of soil. The applicant will install silt fence supported by hay bales on the eastern side of the property, closest to the wetland. The site is located in the Natchaug River Watershed. Wetlands drain east towards the Fenton River.

While the edge of disturbance is 45 feet from the wetlands, the site is relatively flat. The only potential for wetlands impact may be from the excavated soil, which should be stockpiled at least 60 feet from wetlands and surrounded with silt fence until it can be removed or stabilized. With the sedimentation and erosion control measures depicted on the plan and described in application submissions, I do not foresee any significant impact to wetlands.

Recommendation/Suggested Motion

_____ MOVES, _____ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Betsy Parker/Sabrina Pools (File #W1537) for installation of an in-ground pool on property owned by the applicants and located at 710 Storrs Road as shown on plans dated 9/20/2014 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Silt fence secured with hay bales will be installed at least 25 feet from wetlands on the eastern edge of the property; and
3. Excavated soil will be removed from the site or distributed, and stabilized at least 60 feet from the edge of wetlands. Stockpiled soil shall be stored no more than 60 feet from the edge of wetlands and secured with silt fence.

This approval is valid for five years (until October 20, 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.



Town of Mansfield

Department of Planning and Development

Date: October 16, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: White Oak Condominiums (Mansfield City Road and Poplar Drive) (File #W1538)
White and Katzman Management, Inc.
Description of work: replacement of sidewalks, drainage improvements and associated site grading
Map Date: 8/19/2014

Notifications

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

Project Overview

The applicant seeks approval to repair existing walkways, extend one roof leader into a wetland through a lawn area, extend roof leaders away from buildings, install yard drainage pipes and complete minor grading associated with the repairs. The area of disturbance will be approximately 52,300 square feet within the upland review area. The wetlands drain from north to southwest.

To prevent impact to the wetlands, the applicant is proposing to install silt fence at the roof leader outlets and down gradient of disturbed area. All disturbed areas will be reseeded immediately after construction to stabilize the site. The applicant has provided an erosion and sediment control plan in accordance with Article Six, Section B.4.s of the Mansfield Zoning Regulations.

Recommendation/Suggested Motion

_____ MOVES, _____ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to White and Katzman Management, Inc. (File #W1538) for replacement of sidewalks, drainage improvements and associated site grading on property owned by the applicants and located at White Oak Condominiums (Mansfield City Road and Poplar Drive) as shown on plans dated 8/19/2014 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls shall be installed in accordance with the submitted Erosion and Sedimentation Control plan;
2. Silt fence down gradient of the roof drain leaders shall be adequate to prevent sediment from entering the wetland;
3. Rip rap shall be installed at roof drain leader outlets in units 6 and 9 to slow roof drainage further; and
4. Confirmation that the 10" Tight ADS pipes noted on the plan is in compliance with public health code.

This approval is valid for five years (until October 20, 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.



Town of Mansfield

Department of Planning and Development

Date: October 16, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Indian Trail/Schoolhouse Brook Park (File #J-1)
Town of Mansfield
Description of work: installation of a foot bridge
Map Date: 10/7/2014

Notifications

Request for a ruling-None Required

Project Overview

The Town of Mansfield proposes to install a 3-foot wide by 50-foot long footbridge across an intermittent brook for recreational use. The bridge will be located on the Indian Trail located in the southeast portion of Schoolhouse Brook Park. The bridge will be secured to the ground by threaded rods. No soil will be extracted or deposited, thus no significant impact to the wetlands is expected.

Pursuant to Section 4 of Mansfield's Inland Wetlands and Watercourse Regulations (the Regulations), "Outdoor recreation including play and sporting areas, golf courses, field trials, nature study, hiking, horseback riding, swimming, skin diving, camping, boating, water skiing, trapping, hunting, fishing and shell fishing where otherwise legally permitted and regulated" is permitted provided these activities do not disturb the natural and indigenous character of the wetland or watercourse by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse.

I have reviewed the proposed activity and believe that it is a permitted, non-regulated use in accordance with the Regulations as the proposed footbridge is for a recreational use, no material will be removed or deposited, and the watercourse will not altered or obstructed. In accordance with past practice, however; the Town of Mansfield is seeking a ruling from the Inland Wetlands Agency that this is in fact a permitted as a non-regulated activity and is therefore exempt from an inland wetlands license under the Regulations.

Recommendation

If the Agency concurs with my conclusion that this is a permitted, non-regulated activity under the Regulations, the following motion for a jurisdictional ruling would be in order:

_____ MOVES, _____ seconds to approve a Jurisdictional Ruling finding that the installation of a 3-foot by 50-foot footbridge on the Indian Trail located in the southeast portion of Schoolhouse Brook Park on land owned by the Town of Mansfield (IWA File # J-1) as shown on a map dated 10/7/2014 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield.

Receipt Motion

Alternatively, if the Agency believes that the proposed footbridge is a regulated activity, the following motion to receive an Inland Wetlands application for the footbridge would be in order:

_____ MOVES, _____ seconds to receive the application submitted by the Town of Mansfield (IWA File #W1539) for the installation of a 3-foot by 50-foot footbridge on the Indian Trail located in the southeast portion of Schoolhouse Brook Park on land owned by the Town of Mansfield under the Wetlands and Watercourses Regulations of the Town of Mansfield, as shown on a map dated 10/7/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3330 OR 860-429-3015x6204
FAX: 860-429-6863

FOR OFFICE USE ONLY
File # _____
W _____
Fee Paid _____
Official Date of Receipt _____

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name Town of Mansfield
Mailing Address 10 S. Eagleville Rd
Storrs - Mansfield, CT 06268 Zip _____
Phone 860-429-3015x6104 Email _____

Title and Brief Description of Project

Installation of a wooden pedestrian bridge

Location of Project Indian Trail / Schoolhouse Brook Park

Intended Start Date ASAP

Part B - Property Owner (if applicant is the owner, just write "same")

Name same
Mailing Address _____
Zip _____
Phone _____ Email _____

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature _____ date _____

Applicant's interest in the land: (if other than owner) _____

Part C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application – page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

Installation of a foot bridge (dimensions 50'x3')
across an intermittent brook in the Southeast portion
of Schoolhouse Brook Park

a) the bridge will be fastened to the ground
by using threaded rods

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

There will be no soil extracted or deposited, thus
no disturbance to the wetlands

3) Describe the type of materials you are using for the project: pressure treated wood,
washers and bolts, deck screws, threaded rods

- a) include **type** of material used as fill or to be excavated none
- b) include **volume** of material to be filled or excavated none

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

There will be no soil disturbance, therefore, none needed

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

Flat, wooded with an intermittent stream

Part E - Alternatives

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

Other alternatives would have more impact to the wetlands

Part F - Map/Site Plan (all applications)

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application – page 6.)

- 2) Applicant's map date and date of last revision 10/7/2014
- 3) Zone Classification RAR 90
- 4) Is your property in a flood zone? Yes No Don't Know

Part G - Major Applications Requiring Full Review and a Public Hearing

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

- 1) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property , including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. Postal receipts of your notice to abutters must accompany your application. To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

Part I - Additional Notices, if necessary

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes ___ No ___ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes ___ No ___ Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes ___ No ___ Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

Part L - Filing Fee

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. ___ \$125. ___ \$100. ___ \$50. ___ \$25.

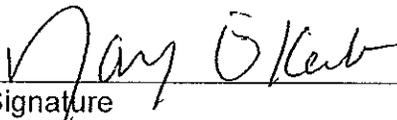
___ \$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

Certification

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.



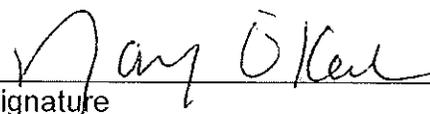
Signature

10/16/14

Date

Authorization to Enter Property

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.



Signature

10/16/14

Date





Town of Mansfield

Department of Planning and Development

Date: October 16, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: W J Stearns and Sons, Inc.-40-100 Stearns Road-Gravel Operation

As presented at your last meeting, on October 2, 2014, I inspected W J Stearns and Sons, Inc. gravel operation on 40-100 Stearns Road (assessor's parcel id 32.89.1). On October 7, 2013, the Planning and Zoning Commission determined that the gravel operation was a legally existing nonconforming use that existed prior to adoption of regulations governing such operations and, as such, no special permit was required. At that time, no gravel removal was occurring within the upland review area of nearby wetlands.

As discussed at your last meeting, the gravel extraction operation has now extended south, immediately adjacent to the edge of wetlands. The owners were ordered to stop work on October 2, 2014, install a double wall of silt fence along the edge of wetlands, remove stockpiles from the upland review area and stabilize the site immediately. They were also informed that they needed to submit an Inland Wetlands Application for receipt at the October 20, 2014 special meeting.

On October 16, 2014, I inspected this site again with Leon Burroughs, Mansfield's Construction Inspector. It was confirmed that they had installed one row of silt fence. The property owners were informed that hay bales and a second row of silt fence needed to be installed between the stock pile and the wetlands. During this site inspection, it became apparent that the wetlands need to be delineated by a certified soil scientist and a plan prepared to mitigate wetland impacts. Given the need for a thoughtful mitigation plan, additional time is needed for application preparation. The property owners were advised to have the wetland delineation and mitigation plan completed and submitted as a part of an Inland Wetland License application to be received at your November 3, 2014 meeting.