

MEETING NOTICE AND AGENDA

MANSFIELD INLAND WETLANDS AGENCY

Regular Meeting

Monday, December 1, 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. 11-03-2014 - Special Meeting
- b. 11-12-2014 – Field Trip

4. Communications

- a. Monthly Business Memorandum
- b. Conservation Commission Minutes

5. Public Hearings

7:05 p.m. W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

7:10 p.m. W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request

6. Old Business

- a. W1539- Anderson, Lot #7 Wormwood Hill Road, Pond Dredging
- b. W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage
- c. W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision
- d. W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision
- e. W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request
- f. W1544-OMS, 625 Middle Turnpike, Site Work
- g. Request for Jurisdictional Ruling-Holt, 653 Storrs Road
- h. Other

7. New Business

- a. W1545-Niarhakos, 101 East Road, 3-Lot Re-Subdivision
- b. Discussion Regarding 1/5/15 Meeting
- c. Other

8. Reports from Officers and Committees

9. Other Communications and Bills

- a. Other

10. Adjournment

Binu Chandy ■ JoAnn Goodwin ■ Roswell Hall III ■ Katherine Holt ■ Gregory Lewis ■ Peter Plante
Barry Pociask ■ Kenneth Rawn ■ Bonnie Ryan ■ Paul Aho (A) ■ Vera Stearns Ward (A) ■ Susan Westa (A)

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, November 3, 2014
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, G. Lewis, B. Pociask, K. Rawn, B. Ryan
Members absent: K. Holt, P. Plante,
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho and Ward to act in the absence of Holt and Plante. Ryan was appointed Acting Secretary.

Review of Minutes:

- a. 10-20-2014 - Special Meeting- Hall MOVED, Ryan seconded, to approve the 10-20-14 minutes as written. MOTION PASSED UNANIMOUSLY with Goodwin, Aho, Chandy, Pociask and Ward all noting that they listened to the record of the meeting.
- b. 10-15-2014 – Field Trip - Ryan MOVED, Aho seconded, to approve the 10-15-14 field trip minutes as written. MOTION PASSED with Ryan and Aho in favor; all others disqualified.

Communications:

The Wetland Agent's Monthly Business memorandum was noted.

New Business:

- a. **W1539- Anderson, Lot 7 Knowlton Hill Road, Pond Dredging**
Ryan MOVED, Aho seconded, to receive the application submitted by Mona and Greg Anderson (IWA File #1539) under the Wetlands and Watercourses Regulations of the Town of Mansfield for farm pond dredging on property located at Lot 7 Knowlton Hill Road as shown on a map dated 10/8/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- b. **W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage**
Ryan MOVED, Chandy seconded, to receive the application submitted by Stephen and Denette Anthony (IWA File #1540) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a prefabricated garage on property located at 54 Mansfield Hollow Road as shown on a map dated 9/4/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- c. **W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision**
Ryan MOVED, Hall seconded, to receive the application submitted by Mason Brook, LLC (IWA File #W1541) under the Wetlands and Watercourses Regulations of the Town of Mansfield for one lot subdivision on property located at 153 Moulton Road as shown on a map dated 08/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

d. **W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision**

Ryan MOVED, Hall seconded, to receive the application submitted by Steven Guyette (IWA File #W1542) under the Wetlands and Watercourses Regulations of the Town of Mansfield for 3-lot subdivision on property located at 140 Codfish Falls Road as shown on a map dated 9/25/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a public hearing for December 1, 2014. MOTION PASSED UNANIMOUSLY.

e. **W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request**

Ryan MOVED, Hall seconded, to receive the application submitted by Willard J Stearns and Sons, Inc. (IWA File #W1543) under the Wetlands and Watercourses Regulations of the Town of Mansfield for Gravel Removal on property located at 40-100 Stearns Road as shown on a map dated 10/28/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a public hearing for December 1, 2014. MOTION PASSED UNANIMOUSLY.

f. **W1544-OMS, 625 Middle Turnpike, Site Work**

Ryan MOVED, Aho seconded, to receive the application submitted by OMS Development LLC (IWA File #W1544) under the Wetlands and Watercourses Regulations of the Town of Mansfield for Installation of a storm water dissipater, light poles, sign base and a water line on property located at 625 Middle Turnpike as shown on a map revised through 10/27/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

g. **Request for Jurisdictional Ruling-Holt, 653 Storrs Road**

Members agreed to add this item to the Field Trip agenda to determine if the activity at this property can be deemed a Jurisdictional Ruling. No action was taken.

Reports from Officers and Committees:

The Chairman set a Field Trip for Wednesday, November 12th at 1:00 p.m.

Other Communications and Bills:

Noted.

Adjournment:

The Chairman adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

DRAFT MINUTES

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

Wednesday, November 12, 2014

Members present: K. Holt (Items #1-6), B. Ryan, P. Aho, Ken Rawn
Others present: S. Lehman, Conservation Commission
Staff present: J. Kaufman, Inland Wetlands Agent

The field trip began at 1:00 p.m.

W1539- Anderson, Lot 7 Wormwood Hill Road, Pond Dredging

Members were met on site by Mona and Greg Anderson. Members observed current conditions, and site characteristics. No decisions were made.

W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

Members were met on site by Steve and Alaina Guyette and Ed Pelletier from Datum Engineering. Neighboring property owner Quentin Kessell was also in attendance. Members observed current conditions, and site characteristics. No decisions were made.

W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision

Members observed current conditions, and site characteristics. No decisions were made.

W1544-OMS, 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.

W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request

Members were met on site by Les Stearns and Phil Desiato. Members observed current conditions, and site characteristics. No decisions were made.

W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage

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

Request for Jurisdictional Ruling-Holt, 653 Storrs Road

Members were met on site by property owner Kay Holt. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 3:55 p.m.

B. Ryan, Acting Secretary

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Town of Mansfield

Inland Wetlands Agency

Date: November 25, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Monthly Business Report

Mansfield Auto Parts - Route 32

- Site monitored on November 25, 2014 and no cars or debris were within 25 feet of the wetlands.

Agent Approvals

- None

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Town of Mansfield
CONSERVATION COMMISSION
Meeting of 19 November 2014
Council Chambers, Audrey P. Beck Building
(draft) MINUTES

Members present: Aline Booth (Alt.), Joan Buck (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, Grant Meitzler, Michael Soares. *Members absent:* Robert Dahn, John Silander. *Others present:* Jim Morrow (Open Space Preservation Committee), Rich Miller (Director, Office of Environmental Quality at UConn), Jennifer Kaufman (Wetlands Agent).

1. The meeting was called to order at 7:30p by Kessel. Alternates Booth & Buck were designated voting members for this meeting.

2. **UConn environmental & sustainability update.** Rich Miller, Director of UConn's Office of Environmental Policy, narrated an informative slide show reviewing policy and action relating to environmental protection and sustainability at the university.

He began by reporting that UConn had been designated a **Tree Campus** by the Arbor Day Foundation in Spring 2014 (campus trees constitute an arboretum that includes 40 specimen trees), that 80 UConn students had participated in the **People's Climate March** in NYC on 09/21/14, and that in 2014 the university was again on the Sierra Club's list of (the 20) **Cooldest Schools**.

Hired in 2002 (after protests derailed development on Horsebarn Hill that had been sanctioned by the university's 2000 Master Plan), Mr. Miller oversaw a planning process – including public meetings and a survey of natural resources – that produced an **East Campus Plan of Conservation and Development**. This document, which limited development east of Rte 195 to in-building in areas already developed while conserving farmland and preserving forest, has informed the 2006 Master Plan and the recently-released draft of a new Master Plan. {However, these planning documents do not commit the university to protecting forest and farmland on the east campus forever: they could be superseded by others calling for development. Soares noted that these lands could be given stronger protection through agricultural and conservation easements. Mr. Morrow pointed out that universities like Yale and Harvard maintain research forests, which have contributed significantly to scientific knowledge and to institutional prestige, and suggested that UConn consider emulating them.}

Another significant project has been cleaning up the old **chemical landfill** off Hunting Lodge Rd, which had contaminated neighborhood wells. Remediation has included removing overburden, compacting waste, and capping it with an impervious layer (Parking Lot C); putting properties with contaminated wells on the university water system; monitoring leachate; and restoring wetlands. The area is now part of the 64-acre **Hillside Environmental Education Park**, which has two miles of trails. More trails are planned on 102 acres of adjacent land, which will be protected by a conservation easement. It lies to either side of the new connector road now under construction from North Hillside Rd to Rte 44, which will cross a narrow section of wetland on a bridge affording passage for wildlife underneath.

UConn currently gathers **hazardous waste** for off-campus disposal at the so-called Main Accumulation Area – consisting of storage containers enclosed by a chain link fence – behind Horsebarn Hill and close to the Fenton Aquifer Protection Area. A committee representing diverse interests was assembled to study alternative sites. It selected one near Lot C as the most suitable for a permanent hazardous waste transfer station, which is to be constructed there soon.

When old-style **storm-water management** (consisting of directing runoff to the nearest watercourse) met UConn 2000 (consisting of massive new construction that increased runoff and

sediment and pollutant loads), the Connecticut DEP (now DEEP) stepped in to require better management. In consequence, UConn is now building storm-water management into construction, designing projects so that runoff is reduced or slowed through use of porous pavement, green roofs, and rain gardens. Mr. Miller hopes DEEP will be satisfied by the substantial reductions in impervious surface area and runoff volumes achieved through this effort.

Mr. Miller noted that proposed buildings at UConn require an **environmental assessment (EA)** under the Connecticut Environmental Policy Act (CEPA). In addition, recent new and renovated buildings have been designed to achieve **silver or gold LEED certification** by the Green Building Council (LEED = Leadership in Energy and Environmental Design). For a virtual tour of these buildings, go to www.uconn.greentouchscreen.com.

Outdoor lighting at the Sherman Athletic Complex has been upgraded to reduce light pollution and increase efficiency.

In its **Climate Action Plan (2012)**, the university set a goal of being carbon-neutral by 2050. As a step toward that goal, it is now acquiring a fleet of **hybrids and plug-in electric vehicles** for on-campus deliveries. An **Institute for Resiliency and Climate Adaptation** has been established at Avery Point to serve as a resource for managing climate change in Connecticut. The university plans to construct a **microgrid** at the Depot Campus, powered by its fuel cell and solar array there, which could serve as an emergency back-up system for the community during an extended power outage.

Water consumption on the main campus has decreased 26% since 2005, despite a 5% increase in campus population. 400K gallons of water per day are saved by **recycling water** for use in irrigation and cooling. Leaves and food waste are now **composted** at a facility off Rte 32. **Solid-waste recycling** could be improved, as the amount recycled is now only 18%. **Water-bottle refilling stations** are now being installed on campus to give students and workers an alternative to purchasing bottled water.

New or planned **academic programs related to the environment** include an undergraduate major in environmental studies and a masters program in energy and environmental management.

Mr. Miller left the meeting at 8:45p, after being thanked for his presentation and commended for his initiatives and achievements.

3. The draft **minutes** of the 22 October 2014 meeting were approved as written.

4. **IWA referrals.** Lehmann joined the IWA Field Trip to these sites on 12 November; his report is attached.

a. **W1539 (Anderson, 74 Knowlton Hill Rd).** The applicants propose to dredge a now shallow farm pond, located off Wormwood Hill Rd across from the old McDaniels house. Overflow or leakage from this pond drains to the north beneath Wormwood Hill Rd and eventually into Knowlton Pond. Muck bulldozed out (after opening the dam at the pond's outlet to drain water) would be piled up to dry at several locations around the pond and then used to fill depressions around the pond. The Commission agreed unanimously (**motion: Lehmann, Kessel**) that:

This project is unlikely to have a significant impact on downstream wetlands, since any erosion of dredged material would be contained in the pond's basin. (However, the applicants might consider installing silt fences below the piles of dredged material, lest a heavy rain undo their work.)

b. **W1540 (Anthony, 54 Mansfield Hollow Rd).** The applicants propose to place an 18x26

ft pre-fab garage on a crushed stone pad just off their driveway, which lies on a level terrace above the Natchaug River. At its closest point, the garage would be 31ft from the river. After some discussion, the Commission agreed unanimously (**motion: Kessel, Facchinetti**) to warn that:

There is a potential for a significant wetlands impact from this project, as proposed, given its proximity to the Natchaug River and the fact that a crushed stone floor would not contain spills of gasoline, oil, antifreeze, lawn chemicals, etc. The Commission suggests that the garage be placed on a concrete slab with a raised edge to reduce the risk of pollution from this source.

c. **W1541 (Mason Brook LLC, 153 Moulton Rd)**. The applicant proposes to split off, from a 25-acre parcel, a 2-acre lot with a building envelope around an existing house and barn. At its closest point, this envelope is about 23 ft from wetlands. There was some question about what implications for wetlands approval of this proposal would have, as no work is proposed at this time. Assuming that the owner would still need IWA approval of projects within the regulated area that go beyond maintenance of existing buildings, the Commission agreed unanimously (**motion: Soares, Buck**) that the proposed subdivision and building envelope threatens no significant wetland impact.

d. **W1543 (W. J. Stearns & Sons Inc., 40-100 Stearns Rd)**. The applicant seeks the IWA's blessing of removal of 1,500 cubic yards of gravel, some of which is now piled up only 3 ft from a wetland. This project was well under way when the applicant was ordered to stop work until wetlands were delineated and the required wetlands permit obtained, and to install a double silt fence with hay bales to protect the wetland. The Commission unanimously approved (**motion: Booth, Kessel**) the proposed remediation: after removal of the remaining gravel, the site is to be (1) graded so that a low berm protects the wetland and runoff is directed away from it and (2) reseeded with grass, the existing silt fence remaining in place until the site is stabilized.

e. **W1544 (OMS Development LLC, 659 Middle Tpk)**. This application is for site work at the old Zenny's at Four Corners, now being rehabilitated as a banquet and catering facility. Trenches are to be dug for waterlines & electrical conduit from two wells near the western property line and for electrical conduit connecting parking-lot lighting. A rip-rap level spreader is to disperse runoff from the parking lot over grass to a wetland off the property to the west. A silt fence has effectively prevented sediment from site grading from washing into this wetland. The Commission unanimously agreed (**motion: Soares, Facchinetti**) that the design of the spreader should prevent a significant wetlands impact once the area is re-vegetated.

Kessel, a neighbor of Mr. Guyette, recused himself and left the meeting at 9:30p, before the Commission, now chaired by Facchinetti, took up W1542.

f. **W1542 (Guyette, 140 Codfish Falls Rd)**. The applicant proposes to carve two new lots out of a 56 acre parcel, which currently has two family residences on a common driveway. The new houses would also be accessed from this driveway, widened to 20 ft. Construction on the new lots would not impact wetlands, as development would be downhill from wetlands on Lot 1 and over a hill from wetlands on Lot 2. However, the road shown on the yield plan would require filling 2400 ft² of wetland near Codfish Falls Rd, and widening the common driveway would require filling 180 ft² of wetland at the same location. After some discussion, it was unanimously agreed (**motion: Lehmann, Buck**) that the Commission does

not view loss of the relatively small portion of wetland from widening the driveway to 20 ft as having a significant impact on wetlands, but regrets that the common driveway provisions of the zoning regulations are again not being utilized for clustered development, contrary to their intent. The Commission also unanimously agreed (motion: Booth, Soares) to endorse Kessel's letter of 11/03/14 to the PZC, save for the comments on Notes 3 and 4 (p.3), which he now wishes to withdraw.

5. Adjourned at 10:10p. Next meeting: 7:30p, Wednesday, 17 December 2014.

Scott Lehmann, Secretary, 20 November 2014.

Attachment: Report on the IWA Field Trip of 12 Nov 2014

W1539 (Anderson, Lot 7 Wormwood Hill Rd). The new owners of this piece of the old Claude McDaniels farm propose to restore (by dredging) a farm pond, approximately 0.6 acres in area, on the SE side of Wormwood Hill Rd. The pond is now going the way of all shallow New England ponds: toward bog, brush, & forest. It would be emptied of the small amount of water now in it by removing a low dam at its outlet (water flows under the road and eventually into Knowlton Pond). The muck at the bottom would then be bulldozed out, piled to dry away from the pond, and finally used to even out the land around the pond. The project should probably include silt fencing to keep dredged material from being washed back into the basin (and perhaps downstream) in a deluge.

W1542 (Guyette, 140 Codfish Falls Rd). A large parcel on the E side of Codfish Falls Rd currently has two family houses on it, connected to the road by a long driveway. The owners propose to carve two more lots out of the parcel. Access would be via the same long driveway, which would be widened to the 20-foot required for common driveways. The new houses and septic systems, while within the regulated area, would be downhill from the relevant wetlands. However, widening the driveway would require filling a small portion of wetland near the road, where the driveway runs between wetland on the SE and the property line on the NW.

W1541 (Mason Brook LLC, 153 Moulton Rd). The proposal defines a development envelope around an existing house and barn, essentially carving off a lot from a larger parcel. No work is proposed at this time.

W1544 (OMS, 625 Middle Tpk). The old Zenny's at 4-Corners is being rehabbed into a Deanston's banquet and catering facility with a breakfast restaurant. This application concerns site work within the regulated area: wetlands lie just beyond the W property line. A trench for water and electrical connections is to be dug near this property line to connect two wells with the building; additional trenches for parking-lot lighting are also proposed. According to the contractor, these trenches would be dug and filled in a couple of days. A silt fence, installed along the property line, appears to have been effective in preventing site-work sediment from entering the wetland; a rip-rap water spreader will disperse runoff into the wetland from the parking area. A rain garden near Rte 195 is also being constructed. However, I believe this application concerns only the trenches for water lines and electrical conduit.

W1543 (Stearns, 40-100 Stearns Rd). This is an application for approval of work already underway. Trees and soil have been removed or pushed aside to get at sand and gravel, which has been heaped up for trucking to Desiato's plant on Rte 32. The heap is quite close to a

wetland just N of Stearns Rd. A double silt fence enclosing hay bales seems to have kept sediment out of the wetland. When the sand and gravel is removed, the site will be graded so that runoff flows away from this wetland, resurfaced with topsoil, and replanted with grass.

W1540 (Anthony, 54 Mansfield Hollow Rd). This location is a flat terrace above the Natchaug River below the Mansfield Hollow Dam. The homeowners propose placing an 18x26 foot pre-fab garage on stone dust at a site just off the driveway; it would be 31 feet from the river at its closest point. The minimal site work proposed (no foundation or slab -- is this permitted by Mansfield's building codes?) would probably have little or no wetlands impact. However, potential leakage of gasoline, oil, and chemicals into the ground inside the garage could be a concern.

Request for Jurisdictional Ruling (Holt, 653 Storrs Rd). PZC member Kay Holt engaged a tree service to clean up fallen trees on her property. Unfortunately, the workers tidied up by dumping limbs and branches into a wetland. She wants to know what to do: have them dragged out (probably with machinery and attendant wetland disturbance), or leave them there?

Scott Lehmann
13 Nov 2014

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Town of Mansfield

Department of Planning and Development

Date: November 25, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 140 Codfish Falls Road (File #W1542)
Steven Guyette
Description of work: 3-lot subdivision
Map Date: 9/25/2014

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 Overview

The applicant proposes to subdivide a 55.22-acre parcel into three lots (2 new lots and an existing lot). Because parcel has only enough frontage to develop 1 lot, the applicant has submitted a yield plan that shows a road leading to the 2 new proposed lots. In this scenario, 2400 square feet of wetlands would be filled. Thus, the applicant is proposing that the new lots be accessed from a common driveway. To meet the Town of Mansfield's design guidelines for common driveways, the existing driveway will need to be widened and graded. Approximately 300 cubic yards of clean gravel will be deposited in the wetland and in adjacent upland review area, disturbing 180 square feet within the wetland and 0.26 acres (11,325 square feet) in the upland review area.

For Lot #1, there will be no activity in the wetlands. However, a portion of the driveway and house are within the upland review area. For lot #2 there is no proposed activity within the wetlands or the upland review area.

Recommendation

After a brief review of the proposed subdivision, planning staff noted that PZC would also be required to hold a public hearing. The applicant has requested that the Agency continue the public hearing to their January 20, 2015 meeting so that they can address both the Inland Wetland Issues and the Planning and Zoning issues in the same meeting.

140 Codfish Falls Road (File #W1542)

Steven Gnyette

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Recommendation/Suggested Motion

The following motion has been prepared for the Agency's consideration:

_____ MOVES, _____ seconds to continue the public hearing for the proposed 3-lot subdivision located at 140 Codfish Falls Road to the January 20th IWA meeting.



Town of Mansfield

Department of Planning and Development

Date: November 25, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 40-100 Stearns Road (File #W1543)
WJ Stearns and Sons, Inc.
Description of work: Gravel Removal
Map Date: 10/28/2014

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 Overview

The applicant is seeking retroactive approval for removal of approximately 1500 cubic yards of gravel and approval site restoration. At its closest point, the gravel removal occurred approximately 3 feet from 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. An additional site inspection on October 16, 2014, the owners were informed that they needed to have a certified soil scientist delineate the wetlands and submit an application for an inland wetlands application detailing a plan for site restoration.

To restore the site, the applicants propose to grade and seed all disturbed areas. In addition, a shallow berm shall be placed adjacent to the wetlands to prevent direct runoff. The plan as proposed for restoration seems adequate. However, because we are coming into the winter months, the applicants will need to take extra precautions to mulch and stabilize the site until permanent seeding can be complete. In addition, during the site visit, Agency members noticed that there was a large stockpile of tires close to the wetland. The applicant should confirm with the Fire Marshal that this is in compliance with the Fire Code.

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Town of Mansfield

Department of Planning and Development

Date: November 17, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Lot 7 Wormwood Hill Road (Parcel ID 5.51.1-7 (File #W1539)
Greg and Mona Anderson
Description of work: Pond Dredging
Map Date: 10/8/2014

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
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.

Project Overview

The applicants propose to dredge the bottom silt of a 0.5-0.8- acre farm pond to remove encroaching water weeds and to deepen the pond for wildlife, including possibly some small game fish. Prior to removing the sediment the applicants propose to drain the pond by removing stones that form a small dam to retain the water in the pond. The water will be allowed to drain slowly to a small stream that flows to the north into a 10-20-acre red maple swamp. After the pond is drained, using a back hoe, approximately 450 cubic yards (the applicant revised amount from 600 cubic yards, which was indicated in the application) of silt will be removed from the pond and placed in upland areas that were disturbed previously when some stone walls were removed from the site prior to the current owners' purchase of the property. Once dried, these areas will be seeded to stabilize the area. No silt will be removed or transported from the property. Should the dredging result in a large stockpile, it should be surrounded by silt fence supported by hay bales until distributed and stabilized.

While in some instances pond dredging can cause significant disturbance, it is also an important tool to improve habitat, remove non-native species plant biomass, and improve recreational access. A major concern in some dredging operations is the dewatering operation. Because this pond will be allowed to drain slowly into a natural stream system and the dredging will occur when there is no standing water in the pond, it is unlikely that the dewatering will disturb the silt and cause impact to the down gradient wetland.

Recommendation/Suggested Motion

_____ MOVES, _____ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Greg and Mona Anderson (File #W1539) for Pond Dredging on property owned by the applicants and located at Lot 7 Wormwood Hill Road (Parcel ID 5.51.1-7 as shown on plans dated 10/8/2014 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. Should any large stock piles be created, they shall be surrounded by silt fence supported by hay bales and silt fence until distributed and stabilized.

This approval is valid for five years (until December 1, 2019) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency and is contingent upon all other state and federal permit requirements being met. 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: November 17, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 54 Mansfield Hollow Road (File #W1540)
Stephen and Denette Anthony
Description of work: 18 foot by 26 foot garage
Map Date: 9/4/2014

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
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities may be on the property.

Project Overview

The applicants initially proposed to install an 18 x 26 foot prefabricated garage approximately 31 feet from the Natchaug River. After discussions with the Inland Wetlands Agent, in an effort to increase the distance between the garage and the river and thus reduce the potential impact on the watercourse, the owners have agreed to install a different model garage that is 14x26 feet. This garage will be 35 feet from the edge of the river. The proposed garage will be installed on flat, well-drained area adjacent to an existing paved driveway. The application indicated that the garage will be placed on a crushed stone pad. At their meeting of 11/19/2014, the Conservation Commission expressed concern that there would be no barrier between the garage floor and the ground surface to prevent any possible spills of hazardous materials from contacting the soil and entering the river. However, the applicants have since clarified that the garage will be constructed with fire retardant, pressure treated 8x4 foot plywood boards. The plywood boards will be painted and sealed with an epoxy, which will contain any spills that may occur in the garage. The applicants will also place a plastic barrier between the ground and the crushed stone to further prevent contact with the ground surface.

The CT DEEP's Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities may be on the property. However, I do not believe that it involves further investigation from CT DEEP, given that there will be no soil disturbance.

Recommendation/Suggested Motion

_____ MOVES, _____ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Stephen and Denette Anthony (File #W1540) for 18 foot by 26 foot garage on property owned by the applicants and located at 54 Mansfield Hollow Road as shown on plans dated 9/4/2014 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. All roof drainage shall be directed away from the river and into a natural area;
3. The garage will be built with a pressure treated, fire retardant plywood floor that is painted and treated with epoxy to prevent direct contact between the ground surface and materials being stored in the garage;
4. An impervious barrier will be placed between the ground and the crushed stone to prevent any potentially hazardous material from contacting the ground and entering the river;
5. Should any material be stockpiled, it shall be placed at least 50 feet from the edge of the river bank and surrounded by silt fence until removed or distributed; and
6. It is recommended that the applicants maintain a riparian buffer along the river using native plants.

This approval is valid for five years (until December 1, 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: November 17, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 153 Moulton Road (File #W1541)
Mason Brook, LLC
Description of work: Subdivision
Map Date: 08/2014

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
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.

Project Overview

The applicant proposes to subdivide a 25-acre parcel into two lots, creating one 2-acre lot with an existing house and a 23-acre lot with no structures. No new development is proposed. A Building Area Envelope (BAE) has been established for the proposed 2-acre lot. At its closest point, the building area envelope is approximately 23 feet from the edge of wetlands. Because of the close proximity of the BAE to the wetlands, I recommend that the applicant come before the agency should further regulated activities be proposed.

Recommendation/Suggested Motion

_____ MOVES, _____ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Mason Brook, LLC (File #W1541) for Subdivision on property owned by the applicants and located at 153 Moulton Road as shown on plans dated 08/2014 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:

153 Moulton Road (File #W1541)

Mason Brook, LLC

Page 2

1. Should any regulated activity take place in the upland review area or in the wetlands or watercourse the applicant shall submit an inland wetlands application as required by the Town of Mansfield's Inland Wetlands and Watercourses Regulations.



Town of Mansfield

Department of Planning and Development

Date: November 18, 2014

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 625 Middle Turnpike (File #W1544)
OMS Development, LLC.
Description of work: installation of rip-rap storm water dissipater, water line, light poles and sign base
Map Date: 10/27/2014

Notifications

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities may be on the property.

Project Overview

The applicant is seeking approval for the following activities:

1. *Installation of a rip-rap storm water dissipater/diffuser at the northwesterly corner of the existing parking area*—The dissipater will be 10x30 feet and designed to slow and filter the storm water as it flows from the parking lot to the wetlands. The design has been reviewed by Mansfield's Assistant Engineer, Derek Dilaj, who indicated that it is adequate provided that all of the runoff from the parking lot is directed to the dissipater.
2. *Installation of six light poles surrounding the existing parking area*—The light poles will be installed on bases 4 feet deep and 1 foot in diameter. The bases will be made of reinforced concrete and connected by underground electrical conduit lines. The conduit lines will be buried in an 18x24-inch deep trench and will be backfilled with sand combined with existing material.
3. *Installation of a new sign base on Middle Turnpike*—The sign base will include 2, 4-foot deep by 1-foot wide concrete piers. An electrical conduit line will be connected to this sign base.
4. *Installation of a 510 foot water line to connect 2 existing wells*—The water line will be installed in a 5 feet deep and 2 feet wide trench and back filled with approximately 288 cubic yards of sand and the existing soils. The area will then be hydroseeded.

It is expected that all work will be completed over a period of two days and there will be no stockpiled material. There is an existing silt fence installed approximately 5 feet from the edge of wetlands that will remain until the site is stabilized.

All work will take place in the upland review area and at its closest point will take place at least 40 feet from the edge of wetlands.

The site is located in an area that is shown on the CT DEEP's Natural Diversity Database and state and/or federal listed species or significant natural communities may be on the property. In my opinion no further investigation is required because the activities are occurring in an area that has already been disturbed.

Recommendation/Suggested Motion

_____ MOVES, _____ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to OMS Development, LLC. (File #W1544) for installation of rip-rap storm water dissipater, water line, light poles and sign base on property owned by the applicants and located at 625 Middle Turnpike as shown on plans dated 10/27/2014 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. All runoff from the parking lot is directed to the dissipater;
3. In the event that it is necessary to stockpile material, stockpiles shall be placed at least 50 feet from wetland and surrounded by silt fence until removed or distributed;
4. If material is distributed on site, it shall be placed at least 50 feet from the edge of wetlands and stabilized immediately; and
5. Should maintenance activities that would be considered regulated activities pursuant to the Town of Mansfield's Inland Wetland and Watercourses Regulations be required, the owners shall notify the Mansfield Inland Wetlands Agent to determine if an application for an Inland Wetlands License is required

This approval is valid for five years (until December 1, 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 30, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 563 Storrs Road (File #J-2)
Katherine K Holt
Description of work: Repair of an existing horse trail/tree debris in wetlands

Notifications

Request for a ruling-None Required

Project Overview/Background

On November 12, 2014, the Inland Wetlands Agency (IWA) conducted a site visit to 563 Storrs Road to examine tree debris that had been placed in a wetland and to view the location of proposed repairs to an existing horse trail.

In 2011, 8 Norway spruce and 1 large maple blew down in a wetland located on the western side of the property blocking an existing horse trail. An arborist was hired to clear the trail of the trees. In performing this work, he placed the tree debris in the wetlands. The equipment used to complete the work combined with the tree blow downs eroded the trail. The applicant is proposing to leave the tree debris in the wetland and to repair approximately 20 feet of the existing trail. To repair the trail, approximately 30 cubic yards of gravel will be placed in the eroded areas. At its closest point, the trail repair will occur 10 feet from the edge of wetlands.

Pursuant to Section 4 of Mansfield's Inland Wetlands and Watercourse Regulations (the Regulations), "Uses incidental to the enjoyment and maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the municipality, provided that in any town, where there are no zoning regulations establishing minimum residential lot sites, the largest minimum lot site shall be two acres. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of significant amounts of material from or onto a wetland or watercourse, or diversion or alteration of a watercourse" are permitted as of right.

I am seeking for the IWA to determine if this is in fact a permitted as an as of right activity.

Recommendation

While it would not be a recommended practice to place tree debris in a wetland, the activity was accidental. Removal of the debris at this point would require heavy equipment that would likely cause more disturbance than leaving the debris where it is and allowing it to naturally decay. I would consider the repair to the existing horse trail to be “uses incidental to the enjoyment and maintenance of residential property” stated in section 4 of the Regulations and is a permitted, non-regulated activity.

Motions for Consideration by the Agency

Jurisdictional Ruling

If the IWA 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 repair of an existing horse trail and tree debris on land owned by Katherine K. Holt located at 563 Storrs Road (IWA File # J-2) as shown on a map dated 9/20/2014 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 IWA believes that the proposed trail repair is a regulated activity, the following motion to receive an Inland Wetlands application would be in order:

_____ MOVES, _____ seconds to receive the application submitted by the Katherine K. Holt (IWA File #1546) for the repair of an existing horse trail on land owned by the Katherine K. Holt under the Wetlands and Watercourses Regulations of the Town of Mansfield, 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.



Town of Mansfield

Department of Planning and Development

Date: November 24, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 101 East Road (File #W1545)
C. and L. Niarhakos
Description of work: Subdivision
Map Date: 9/25/2014

Project Overview

The applicants propose to subdivide a 14.8-acre parcel into 3 lots. There is an existing single family dwelling located on the property and the applicant is proposing 2 new lots for single family dwellings. No activity will occur within the wetlands. At its closest point, the Building Area Envelope (BAE) of lot 2 is located 16 feet from the edge of wetlands. At its closest point the BAE of lot 3 is located 45 feet from the edge of wetlands.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

101 East Road (File #W1545)

C. and L. Niarhakos

Page 2

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by C. and L. Niarhakos (IWA File #1545) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a Subdivision on property located at 101 East Road as shown on a map dated 9/25/2014 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 # 1545
W
Fee Paid \$810-
Official Date of Receipt 11-20-14

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 Christopher & Lindsey Niarhakos

Mailing Address 68 Brookside Lane

Mansfield Center, CT Zip 06250

Phone 860-617-5396 Email chris_niarhakos@hotmail.com
lindsey.niarhakos@gmail.com

Title and Brief Description of Project

3 lot subdivision with existing house lot and 2 proposed lots
for single family dwellings

Location of Project 101 East Road, Storrs, CT 06268

Intended Start Date Spring 2015

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

Name same as applicant

Mailing Address _____

_____ Zip _____

Phone _____ Email _____

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

Signature  date 11/20/14

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

Lot 1-existing dwelling-no proposed activity

Lot 2-a) no proposed activity within wetland soils

b) proposed dwelling - 42' ± at its closest point

proposed well - 56' ± at its closest point

proposed septic system - 65' ± at its closest point

proposed reserve septic area - 50' ± at its closest point

proposed driveway - 80' ± at its closest point

proposed foundation drain - 16' ± at its closest point

Lot 3-a) no proposed activity within wetland soils

b) proposed dwelling - 71' ± at its closest point

proposed driveway - 83' ± at its closest point

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

Lot 1-a) none -b) none

Lot 2-a) none -b) 24,000 sq. ft.

Lot 3-a) none -b) 13,000 sq. ft.

3) Describe the type of materials you are using for the project: _____
gravel fill for driveways and septic sand for septic systems

a) include **type** of material used as fill or to be excavated gravel and sand

b) include **volume** of material to be filled or excavated Lot 1 - none
Lot 2 - septic 100 cu. yds. & driveway 100 cu. yds. Lot 3 - driveway 100 cu. yds.

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).

Installation of silt fencing prior to start of construction

(see E & S notes on submitted plans)

Part D - Site Description

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

See attached letter and Site Analysis prepared by the landscape architect,

John Alexopoulos.

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.

The proposed house sites were designed to avoid any disturbance of wetland soils on this site.

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 September 25, 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, 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.** (This is not needed for exemptions).

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 X 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 X 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 X 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. X \$750. ___ \$500. ___ \$250. ___ \$125. ___ \$100. ___ \$50. ___ \$25.

X \$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

11/20/14

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

11/20/14

Date

John Alexopoulos ● Landscape Architect ● 16 Storrs Heights Road ● Storrs, CT 06268
Phone: 860-429-5558 ● johnalexopoulos@sbcglobal.net

October 1, 2014

To: Datum Engineering
132 Conantville Road
Mansfield Center, CT 06250

Subject: East Road, Mansfield, CT Proposed House Lots – Significant Trees

I reviewed 2 proposed house sites at the East Road property. I have visited this site on a number of occasions performing a site assessment. In addition, late this September 2014 I returned in order to assess any trees of significant size or species within the proposed house lots.

The only trees of large diameter, mostly oaks, are found along the right of way on East Road and some on the western boundary near the existing residence.

The proposed house sites are within a thinned woods. Most of the trees are small in diameter with only a couple of trees around 12” in diameter. None were flagged as significant.

September 7, 2014

Site Analysis: 101 East Road, Mansfield, CT

I visited the property several times during the week of 14th of April, 2014 and then again in late August of this year.

The property is located on the north side of East Road adjacent the University of Connecticut Research Farm. The property of 14.8 acres has an existing residence and driveway on its western border adjacent to the University of Connecticut property. The property lies within a RAR 90 residential zone.

There are no outbuildings associated with the residence, and no activity of any consequence related to the use of the property such as large open lawns or gardens, etc.

Approximately twenty-eight percent of the property is wetland according to a field survey by John Ianni, soil scientist. The accompanying map outlines two major areas of wetland. Significantly, these two areas are either associated with the existing residence, close to the front SW corner and next to the University property and in the rear center of the property. The wetland in the rear extends over half the distance from the rear property line towards the front property line.

The property is essentially wooded, nearly full canopied including the wetlands and even close to the existing residence. The property consistently slopes from the western boundary to the eastern boundary, with the gentler slope percentages in most of the property below the existing residence.

Significant Assets:

- The large wetland adjacent the northern boundary.
- Stone walls on nearly all of the boundaries, an additional one just below the residence
- Contiguous woodland on the property and to the rear of the property.
- Adjacent University property.

Constraints:

- Approximately 28 % of the parcel is unbuildable with regards to wetlands.
- There appears to be a small area of slopes of 15% near the southeast corner.
- Stony soils – numerous glacial erratics.
- Sight line restriction on most of the property, except near the existing driveway as well as the southeast corner.

Considerations:

There are over 5 acres of dry land between the large wetland and the front property not including the area around the existing residence. Since the test pits proved septic field capability and given the frontage requirement, three lots in addition to the existing residence appear reasonable. Nearly all of this area is within the wetland review.

Open Space allotment/ possible location:

There are 2 options, traditional layout (2 acre lot with 200' frontage) or an open space or cluster subdivision which waives the frontage requirement, etc.

Traditional layout requires 15% dedication of Open Space or often a conservation easement dedication of 2.2 Acres. Cluster layout requires 40% open space or 5.9 Acres.

In order to get the 15% open space dedication that includes no greater than 28% wetland, 2.2 acres are available in the northwest corner of the property, mostly consisting of dry land. In the cluster subdivision dedicating the rear of the lot would be best. This dedication would join University of Connecticut property as well as the wetland that continues towards Hanks Hill Road.

Topography:

The site basically is characterized by a topography that slopes moderately down from the highest point along the western boundary to the eastern boundary. The difference in elevation is around 70' from west to east. There is an area near East Road and in the southeast corner of the property that has some 15% slopes. The DAE can be expanded to include these slopes. Parts of the BAE can be as narrow as 75' in one or two places, so it is possible to outline a buildable BAE.

There are no slopes 20% or greater on the property which would be factored in along with the wetlands for percentage of unbuildable land as part of an open space dedication.

Vegetation:

The 1934 aerial photograph of the property shows some of the property in open pasture. There is a complete canopy of deciduous trees throughout including the wetland, excepting a very small area at the existing residence and driveway. A few tall and thin white pine are located west of the residence near the University border. Another lone thin white pine is at the lower southeast corner. The canopy trees consist of second growth ash, some oak, red maple and sweet birch mainly. There are young saplings present throughout, but still sparse under canopy as most of the property outside the main wetland is open to view. The youngest trees are within the large wetland and most of the largest trees are near the western boundary and the existing residence. Only a few scattered trees are around 24" in diameter at breast height. There is little marketable timber apparent. A cutting likely occurred in the past and there are a few stumps evident that might have been taken within ten years. The wetlands are mostly red maple and sweet birch and shrubs such as spicebush.

Stone Walls:

Stone walls are significant in that they mark the property boundaries for the most part. There is a line of wall that starts midway along the existing driveway and extends northward to just beyond the existing drive turn-around below the residence. All the walls are typically rubble and marked a pasture enclosure for the most part. Very short lengths of wall are found along East Road on both ends of the front property

John Alexopoulos ● Landscape Architect ● 16 Storrs Heights Road ● Storrs, CT 06268
Phone : 860-420-9497 ● johnalexopoulos@sbcglobal.net

line. Most likely the front wall extended the full length of the property, but nearly all was taken long ago.

Views:

No significant view into or out from the site.

Existing Open Space:

Directly across East Road is a Mansfield Open Space property. This doesn't offer an opportunity to connect in some way to any proposed open space on this property.

Soils:

Test pits confirm suitability for septic fields.

Stony throughout means some difficulty in excavation. No visually apparent ledge.

Species endangered, threatened or of special concern:

There are no species indicated within the property area or adjacent the property according to the State of Connecticut Natural History Database.

Solar access:

The orientation of proposed houses likely will orient to the south. However, given the continuous forest and a high canopy on both sides of East Road, and even with some clearing for house and septic field, solar gain will be somewhat limited.

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Inland Wetlands Agency
Planning and Zoning Commission

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

Date: Tuesday, November 25, 2014

Subject: January 5, 2015 Meeting

Due to the indication that several members and staff will be absent at the January 5, 2015 meeting of the Inland Wetlands Agency and Planning and Zoning Commission, the following motion has been prepared if members deem it appropriate.

That the Inland Wetlands Agency and Planning & Zoning Commission cancel the January 5, 2015 meeting(s).

PAGE
BREAK