



# MEETING NOTICE AND AGENDA

## MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, JUNE 20, 2016 ■ 6:30 PM

### SPECIAL MEETING

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. APPROVAL OF MINUTES

- A. June 6, 2016 – REGULAR MEETING
- B. June 15, 2016 – FIELD TRIP NOTES

#### 3. PUBLIC HEARINGS

- 6:30 PM ■ W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)  
*Memo from Inland Wetlands Agent*

#### 4. OLD BUSINESS

- A. W1568 – R. SUSCA, 131 GURLEYVILLE ROAD, 10'X16' SHED  
*Memo from Inland Wetlands Agent*
- B. W1569 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME  
*Memo from Inland Wetlands Agent*

#### 5. REPORTS FROM OFFICERS AND COMMITTEES

#### 6. ADJOURNMENT

**DRAFT Minutes**  
Mansfield Inland Wetlands Agency  
Regular Meeting  
Monday, June 6, 2016  
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward,  
Members absent: S. Westa  
Alternates present: K. Fratoni  
Alternates absent: P. Aho, T. Berthelot  
Staff present: J. Kaufman, Wetlands Agent  
L. Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 6:36 p.m. and appointed alternate Fratoni to act.

**APPROVAL OF MINUTES:**

**a. MAY 2, 2016 – REGULAR MEETING**

Ward MOVED and Chandy seconded to approve the 5/2/2016 minutes as presented. MOTION PASSED UNANIMOUSLY.

**b. MAY 11, 2016 – FIELD TRIP NOTES**

The notes from the 5/11/2016 field trip were noted.

**c. MAY 16, 2016 – SPECIAL MEETING**

Ryan MOVED and Hall seconded to approve the 5/16/2016 minutes as presented. MOTION PASSED UNANIMOUSLY.

**COMMUNICATIONS:**

The Conservation Commission meeting minutes and Kaufman's monthly business memo were noted. Kaufman called attention to the two violation notices that will be coming to the Agency for approval and requested that the Agency start thinking about how to address "after the fact" permits.

**OLD BUSINESS:**

**A. W1561 – H. RAPHAELSON, DOG LANE, LOT SPLIT**

Rawn MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Howard Raphaelson (File W1561) for a lot split on property owned by the applicant and located at Dog Lane (Assessor's Parcel ID 14.41.23) as shown on plans dated January 12, 2016, revised through March 16, 2016, and as described in application submissions.

In granting this license, the Agency has considered the relevant facts and circumstances as presented at public hearing and in light of the requirements and criteria set out in Section 10.2 and 10.3 of Mansfield's Inland Wetlands and Watercourses Regulations, makes a specific finding that the proposed activities will have no anticipated significant adverse impact on the wetlands or watercourses.

This action 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. The following revisions shall be made to the plans dated February 10, 2016, revised through March 16, 2016, and submitted to the Inland Wetlands Agent. The Plans shall be signed and sealed by both the Surveyor and Soil Scientist and recorded on the land records as part of the lot split:

- a. Note 3 on the Boundary Plan shall be removed.
- b. Site Development Plan:
  - i. To sustain the long-term functions and values of the wetland system, restrict future development close to the edge of the wetlands, application of fertilizers and pesticides, and the cutting of vegetation, a natural buffer of at least 40 feet from the edge of wetlands shall be maintained. There is a footing drain proposed to be located 10 feet from the edge of wetlands on lot 2. The buffer shall permit only construction and maintenance of this footing drain.
  - ii. A construction sequence, approved by the Mansfield Assistant Town Engineer, shall be added.
  - iii. House Site Development:
    1. Note 1 shall read "Land disturbance shall be kept to a minimum and shall not exceed the Limit of Disturbance indicated on the plan."
    2. The plan shall be revised so that the limit of disturbance is inside the edge of silt fence.
    3. Note 2 shall read "Driveway shoulders shall be stabilized immediately upon completion of rough grading. Shoulder seed bed preparation shall be used to entrap any sediment generated from exposed soil surfaces. Driveway roadbeds shall be stabilized with compacted road aggregates as soon as possible."
    4. Note 3 shall read: "Topsoil and excavated subsoil shall be stockpiled at least 50 feet from the edge of wetlands and within the limit of disturbance indicated on this plan if not used immediately for regrading. Each stockpile shall be ringed with sediment control measures such as hay bales and/or silt fence."
    5. Note 4 shall read "Any additional stockpiling of lumber and building materials shall be confined to the area of disturbance. Vehicular movement shall be directed to established parking areas."
    6. Note 5 shall read: "Once the proposed structure is enclosed, all site improvements, such as well, footing drain, septic system, driveway, etc. shall be completed expeditiously and all exposed soil areas shall be fine graded and mulched."
    7. Add an additional note that states "Development of the of sewage disposal leaching areas shall be staged to follow house site preparation. Only the primary leaching system shall be cleared of existing vegetation. The septic system reserve area shall remain undisturbed if site conditions permit."
  - iv. General Notes
    1. Should "stilling basins" be required to manage the dewatering of excavated areas, the design shall be submitted to the Inland Wetlands Agent for review and approval by the Assistant Town Engineer. Construction of such stilling basins shall not begin until written authorization from the Inland Wetlands Agent is received by the property owner.
    2. Note C.-Change should in the second to last line to shall.
  - v. Plan implementation
    1. First paragraph shall read "During construction it shall be the responsibility of Howard Raphaelson (860-429-1340) or the current owner of record..."
    2. Add the following note: Prior to the start of construction, there shall be a pre-construction meeting with the Mansfield Inland Wetlands Agent, Zoning Enforcement

Officer, the site contractor to review the construction plan and develop inspection procedures and reporting requirements.

vi. Notes:

1. Revise note 5 to read “no brush or stumps shall be buried on the site.”
2. Revise note 8 to read “Any regulated activity within the upland review area of this site that are not specified on the plans approved by the Inland Wetlands Agency shall be reviewed with the Mansfield Inland Wetlands Agent to determine if it is necessary to go before the Inland Wetlands Agency.”
3. Remove Note 12
4. Note 15 remove “pursuant to section 6.5.j.3 of the Mansfield Subdivision Regulations.”

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Chandy, Hall, Rawn, Ryan in favor and Ausburger, Goodwin, Ward opposed. Fratoni disqualified herself and Lewis abstained.

**B. W1562 – MEADOWBROOK GARDENS, 91 & 93 MEADOWBROOK LANE, 36 UNITS**

Ryan MOVED, Rawn seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Uniglobe Investments, LLC (File W1562) for construction of 36 dwelling units on property owned by the applicants and located at 91 & 93 Meadowbrook Lane as shown on plans dated January 8, 2016, revised through May 16, 2016 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; and
2. Under special requirements section on page 6 of 11 of the plans, the applicants shall change the note to “Construction activities between April 1<sup>st</sup> and September 30<sup>th</sup> shall follow the recommended strategies to protect wood turtles.”

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Inland Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Fratoni disqualifying herself.

**C. W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)**

Tabled Pending Special Meeting on 6/20/16 Public Hearing.

**D. W1566 – GROUNDWATER & ENVIRONMENTAL SERVICES, 7 STORRS ROAD, REMEDIAL SOIL EXCAVATION**

Chandy MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Groundwater and Environmental Services, Inc. (File W1566) for removal of petroleum impacted soil on property owned by the Magic Holdings, LLC. and located at 7 Storrs Road as shown on plans dated 4/18/2016 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 provision 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.

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Inland Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Fratoni disqualifying herself.

**E. W1567 – R. HENNING, 166 MOULTON ROAD, WATER WHEEL**

Ryan MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to R. Henning (File W1567) for the installation of a water wheel on property owned by the applicant and located at 166 Moulton Road as shown on plans dated 1/15/2015 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 provision 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;

This approval is valid for five years (until June 6, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with Fratoni disqualifying herself.

**NEW BUSINESS:**

**A. W1568 – R. SUSCA, 131 GURLEYVILLE ROAD, 10'X16' SHED**

Ward MOVED, Ryan to receive the application submitted by R. Susca (IWA File 1568) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 10 by 16 foot shed on property located at 131 Gurleyville Road as shown on a map dated 4/21/2016 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. W1569 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME**

Chandy MOVED, Ryan seconded, to receive the application submitted by T. Ainsworth (IWA File 1569) under the Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a single family home on property located on the west side of Woodland Road (parcel Id 18.67.3) as shown on a map dated 4/28/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

**PUBLIC HEARING:**

**W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)**

The Public Hearing was not opened due to a failure on the part of The Chronicle to properly publish notice as requested; an error discovered just prior to the commencement of the meeting. Chairman Goodwin informed those present that no testimony would be taken this evening. The Agency set a Special Meeting for June 20<sup>th</sup> to commence the Public Hearing.

**Reports from Officers and Committees:**

A Field Trip was scheduled for 6/15/16 at 3:00 p.m.

**Other Communications:**

Noted.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



# MEETING NOTICE AND AGENDA

## MANSFIELD INLAND WETLANDS AGENCY CONSERVATION COMMISSION

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SPECIAL JOINT MEETING ■ FIELD TRIP

### FIELD TRIP NOTES

WEDNESDAY, JUNE 15, 2016

IWA Members present: B. Ryan, V. Ward  
Conservation Commission: None  
Staff present: Jennifer Kaufman, Environmental Planner/Inland Wetlands Agent

Field trip began at approximately 3:05 pm.

#### W1568 – R. SUSCA, 131 GURLEYVILLE ROAD, 10 X 16 FOOT SHED

Members were met on site by Rich Susca. Current conditions and site characteristics were observed. No decisions were made.

#### W1568 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME

Members were met on site by Tom Ainsworth, John Monticello, Jo and Allen Barstow. Current conditions and site characteristics were observed. No decisions were made.

Field Trip adjourned at 4:05 pm.



# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: June 13, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Hunting Lodge Road (Assessor's Parcel ID 15.21.3) (File W1564)  
Storrs Lodges, LLC  
Description of Work: Construction of a 218-unit apartment complex  
Map Date: 3/18/2016

## PROJECT OVERVIEW AND ANALYSIS

On April 4, 2016 you scheduled a public hearing for the above referenced application on June 6, 2016. Despite the fact that staff sent the notices to the Chronicle, they were not published. In addition, Mansfield Environmental Trust, LLC ("MET") and Beverly Sims, have filed a petition to intervene in this proceeding as intervenors under the Connecticut Environmental Protection Act, Conn. Gen. Stat. §22a-19.

The applicants have agreed to an extension and request that the public hearing be opened on June 20, 2016 and adjourned to July 18, 2016, so that they have adequate time to respond to the intervenors' comments, allow the IWA's independent consultant to review their responses, and allow the Conservation Commission to provide comments on the application. Staff has re-sent the required legal notice to the Chronicle and confirmed that they have in fact been published.

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## NOTIFICATIONS

The applicant has submitted certified mail receipts for notices mailed to abutters.

## RECOMMENDATION/SUGGESTED MOTION

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to adjourn the public hearing on the Inlands Wetlands Application of Storrs Lodges, LLC to construct a 218 unit apartment complex and located at Hunting Lodge Road (Assessor's Parcel ID 15.21.3) (IWA File 1564) to July 18, 2016 and to schedule a special meeting of the Inland Wetlands Agency on July 18, 2016.



# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: June 16, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 131 Gurleyville Road (File W1568)  
R. Susca  
Description of Work: Construction of a 10 by 16-foot shed  
Map Date: 4/21/2016

## PROJECT OVERVIEW AND ANALYSIS

The applicant proposes to add a 10 by 16 foot shed to the rear of an existing garage, approximately 50 feet from the edge of wetlands. The shed will be supported by 5 concrete piers. As part of this work, the applicant will bury two existing rainwater discharges from the garage. Approximately 27 cubic feet material will be excavated and backfilled in to the area of the concrete footings. The construction of the shed on footings will cause very little soil disturbance and will have minimal impact on wetlands. The burying of the rainwater discharge pipes will better manage the stormwater, which is currently causing erosion on the site. There is always the concern that potentially hazardous materials will be stored in a shed. This shed will be elevated which provides additional distance from anything that is stored in the shed and the ground surface and the wetland. However, the applicant should be cautious about storing potentially hazardous materials and should make sure that should a spill occur, it can be contained quickly and effectively. Provided caution is taken with the storage of potentially hazardous materials, this activity as proposed will have no significant impact on the wetlands.

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## NOTIFICATIONS

The applicant has submitted certified mail receipts for notices mailed to abutters.

## RECOMMENDATION/SUGGESTED MOTION

If the Agency agrees with my recommendation, the following motion is in order:

\_\_\_\_\_ MOVE to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to R. Susca (File W1568) for construction of a 10 by

16-foot shed and repair of footing drains on property owned by the applicant and located at 131 Gurleyville Road as shown on plans dated 4/21/2016 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. Silt fence shall be installed at least 10 feet from the edge of wetlands prior to construction to prevent sedimentation during construction;
2. All excess soil shall be either removed from the site or spread at least 50 feet from the edge of wetlands; and
3. All erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until June 20, 2021) 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: June 16, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Woodland Road (Parcel ID 18.67.3) (File W1569)  
T. Ainsworth  
Description of Work: Construction of a Single Family Home  
Map Date: 4/28/2016

## PROJECT OVERVIEW AND ANALYSIS

The applicant proposes to construct a single family home on the west side of Woodland Road on a one-acre lot located between 119 and 139 Woodland Road. There will be no activity in the wetlands. The closest activity to wetlands is site grading, which will occur approximately 40 feet from the edge of wetlands. The applicants estimate that approximately 15,000 square feet within the upland review area will be disturbed. Approximately 400 cubic yards of imported fill will be used to grade the site. There is a large wetland to the west of the site, downgradient of the proposed activity.

You received this application at your June 6, 2016 meeting; however, at that time, it was unclear if a public hearing would be necessary. Three neighbors were present at the field trip. They expressed concern over the impact to the wetlands from the proposed activity. They were advised that the field trip was to observe site conditions. Because there are neighbors that would like to be heard by the IWA and the only forum for this is a public hearing, I believe it is in the public interest that a public hearing be scheduled for your July 18, 2016 meeting.

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## NOTIFICATIONS

The applicant has submitted certified mail receipts for notices mailed to abutters.

## RECOMMENDATION/SUGGESTED MOTION

If the Agency agrees with my recommendation, the following motion is in order:

\_\_\_\_\_ MOVE to schedule a public hearing on July 18, 2016 on the application submitted by T. Ainsworth (IWA File 1569) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family home on property located on the west side of Woodland Road (parcel Id 18.67.3) as shown on a map dated 4/28/2016 and as described in application submissions.