



MINUTES

MANSFIELD INLAND WETLANDS AGENCY

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

TUESDAY, SEPTEMBER 6, 2016 ■ SPECIAL MEETING

- MEMBERS PRESENT:** J. Goodwin, C. Ausburger, B. Chandy, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa
- MEMBERS ABSENT:** R. Hall
- ALTERNATES PRESENT:** P. Aho, T. Berthelot, K. Fratoni (left at 8:45 p.m.)
- STAFF PRESENT:** Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 8:00 p.m. and appointed Aho to act.

APPROVAL OF MINUTES:

A. AUGUST 1, 2016 – REGULAR MEETING

Ryan MOVED, Rawn seconded, to approve the 08-01-2016 minutes as presented. MOTION PASSED with all in favor except Westa who disqualified herself. Chandy noted for the record that she listened to the recording.

B. AUGUST 11, 2016- FIELD TRIP NOTES

Noted.

COMMUNICATIONS:

The Conservation Commission draft minutes and the Wetlands Agent Report were both noted.

NEW BUSINESS:

A. W1575- WILLARD J. STEARNS & SONS, INC., BROWNS & COVENTRY ROAD, 9 LOT SUBDIVISION

Westa MOVED, Ryan seconded, to receive the application submitted by Willard J. Stearns and Sons, Inc. (IWA File 1575) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 9-lot subdivision on property located at 522 Browns Road as shown on a map dated 12/15/2015 and as described in application submissions, to refer said application to staff and the Conservation Commission for review and comments, and to schedule a public hearing on November 2, 2016. MOTION PASSED UNANIMOUSLY. Ward noted for the record that she will recuse herself when this application is heard.

B. W1576- C. & J. RUSSEY-MILNE., 494 WORMWOOD HILL ROAD, 24' X 24' ADDITION

Chandy MOVED, Ryan seconded, to receive the application submitted by C and J Russey-Milne (IWA File 1576) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a garage/work shop and associated site work on property located at 494 Wormwood Hill Rd. as shown on a map dated 8/30/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED with all in favor except Rawn who recused himself.

C. W1577-M. BENZIE, 1029 STORRS ROAD, SEPTIC SYSTEM AND LEECH FIELD

Chandy MOVED, Ausburger seconded, to receive the application submitted by M. Benzie (IWA File W1577) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of new onsite sewage treatment system on property located at 1029 Storrs Road as shown on a map dated 7/19/2016,

revised through 8/31/2016, and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY. Goodwin noted for the record that she will recuse herself when this application is heard.

D. J7- T. WOLLEN, 205 PLEASANT VALLEY ROAD, CONSTRUCTION OF A 20' X 30' BARN

Lewis MOVED, Ward seconded, to approve a Jurisdictional Ruling finding that the construction of a 20 foot by 30 foot barn used exclusively for farming (IWA File # J-7) on property owned by T. Wollen, located at 205 Pleasant Valley Road as shown on a map dated 8/24/2016 and as described in the associated attachments is permitted as of right pursuant to Section 4.1 of the Mansfield Inland Wetlands and Watercourses Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

A 3pm Field Trip was set for 9/14/16.

COMMUNICATIONS AND BILLS:

Noted.

PUBLIC HEARINGS:

A. W1564-2 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

Chairman Goodwin opened the Public Hearing at 8:09 p.m. Members present were Goodwin, Ausburger, Chandy, Lewis, Rawn, Ryan, Ward, Westa and alternates Aho, Berthelot and Fratoni (until 8:45 p.m.). Aho was appointed to act. Jennifer Kaufman, Inland Wetlands Agent read the Legal Notice as it appeared in The Chronicle on 8/23/16 and 8/31/16 and noted her 8/31/16 memo that listed all of the communications received and distributed to members of the Agency thus far. In addition to those listed in the memo, distributed this evening were a 7/14/16 letter from K. Green; an 8/16/16 letter from W. Hirsch; and a 9/6/16 letter from State Representative Gregory Haddad.

Chairman Goodwin stated that the hearing will commence with an approximate 2- hour presentation from the applicant's team. Given the length of the presentation and the hour the hearing is commencing, upon conclusion of the presentation, if there is time this evening, public comment will be heard from anyone who will be unable to attend the 10/6/16 continued Public Hearing. Goodwin added that the meeting will be adjourned no later than 11 p.m. and continued to the Thursday, October 6th meeting. On October 6, it is expected that the Agency will question the applicant and/or request input from the Agency's expert, then the intervenors will make their presentation, as well any other members of the public who may wish to offer comment.

Attorney David Sherwood, representing the applicant, distributed a 9/6/16 letter from himself, and a copy of 2/4/16 approval from the IWA for a map amendment and a map. He reviewed the project proposal and then introduced Guy Hesketh of F.A. Hesketh & Associates. Mr. Hesketh presented his resume to the Agency and made a presentation describing the overall project. Attorney Sherwood then introduced George Logan of REMA Ecological Services. Mr. Logan submitted his resume, the resume of his associate, Sigrun Gadwa, who worked with him on the project, a list of dates and times they visited the site and made a presentation concerning the wetlands.

Upon conclusion of the presentations, Chairman Goodwin opened the floor to Public Comment.

Charles Vidich, resident of Ashford, spoke at length about the detrimental effects that a proposal of this scale will have on the wetlands, water quality, and the surrounding neighborhood. He suggested that a prudent and feasible alternative would be a smaller scaled development. He also suggested that parking for at least each resident should be part of the plan. He would like to see a more extensive operational maintenance plan to ensure the stormwater controls are adequate. He requested that along with the physical disturbance to the wetlands, the chemical disturbance be evaluated, and that staff look more closely at the functions and values assessment and the wetland mitigation/restoration plan.

Brian Usher, 44 Meadowood Road, (spoke on behalf of himself, Kathy, Elizabeth and Ann Usher) stated that his property abuts the proposed project, that area residents already have a substantial problem because of the high water table. He noted his concerns about the effect this development will have on their property since they are downhill from it and questioned who will be responsible for fixing the problems the neighborhood will have as a direct result of the development, noting the high likelihood of failing septic systems and flooding leech fields. In his opinion, the development is too large, too close to the neighborhoods, and it will have a dangerous effect on the neighborhood and environment.

Alison Hilding, 17 Southwood Road, submitted folders (to each Agency member) of letters from the public.

At 10:57 p.m., Aho MOVED, Westa seconded, to adjourn the public hearing to Thursday, October 6, 2016. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

- A. W1574- 122-124 THORNBUSH ROAD LLC, 122-124 THORNBUSH ROAD, SITE WORK
Item Tabled

- B. W1564-2 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)
Item Tabled pending 10/6/16 continued public hearing

ADJOURNMENT:

The Chair declared the meeting adjourned at 10:57 p.m.

Respectfully submitted,

Vera S. Ward, Secretary