

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/26944?splitscreen=true>.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months. Public Comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 and must be received by 3:00 p.m. on the day of the meeting to be included in an updated meeting packet. Public comment received after this time will be shared at the next meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. January 19, 2021 Minutes
[01-19-2021 IWA Minutes](#)

5 - 7

3. COMMUNICATIONS

- A. Inland Wetlands Agent Monthly Report

- B. Go-To-Meeting Quick Guide for Attendees

[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)

8 - 11

4. OLD BUSINESS

- A. W1614-1- Application of Haven Communities (Formerly Haven Campus Communities) for the construction of a mixed-use development and associated amenities at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10) and a vacant adjacent parcel (Assessor's Parcel ID 8.15.9-1).

Attachments beginning with (1) were received at the January 4, 2021 meeting. Attachments beginning with a (2) are being received at this meeting. Materials submitted after the agenda and packet were

originally published for the meeting at which they were received are noted with an *.

B.	<i>W1614-1: Staff Comments</i> 1 Staff Memo-Receipt 2 Staff Memo-W1614 Exhibits to be included in W1614-1	12 - 16
C.	<i>W1614-1: Applicant Forms and Extensions</i> 1 Applicant Cover Letter 1 Application Form 12.29.2020 1 CTDEEP SIWWARF-12.29.2020 2 Property Owners Consent to Submit 2 Mansfield IWA License Application Full	17 - 40
D.	<i>W1614-1: Applicant Submittals-Site Plans and Aerial Photos</i> 1 Site Plans 07.17.2020 Rev thru 12.29.20 1 Boring Locations 09.18.20 1 Forested Cover Exhibit 12.29.2020 1 Proposed Conservation Easement	41 - 77
E.	<i>W1614-1: Applicant Submittals-Technical Reports</i> 1 Wetland Functions and Values Report 1 Drainage Report REV 4 12.29.20 1 Limited Phase II Site Investigation Report 1 Phase I Enviro Assessment 1 Report of Geotechnical Investigation 1 Stormwater Management Area Evaluation 1 Vernal Pool Survey Report 1 Wetland Delineation Report 01.4-2019	78 - 1133
F.	<i>W1614-1: Applicant Submittals-Responses to Comments</i> 1 Applicant Response to LandTech 12.29.20	1134 - 1138
G.	<i>W1614-1: Intervenor Submittals</i> 2 Petition for Intervention-UConn 01-13-2021 2 2020 11 30 Haven Campus Comm. IWA Presentation 2 CDM Smith Memo - 01.15.21 * 2 R. Corbett-UConn Letter to IWA re EIE 01-17-2021 * 2 MansfieldSewerEIEJan2016 submitted 01-17-2021 *2 IWA Presentation 01-19-2021	1139 - 1596
H.	<i>W1614-1: IWA Peer Review Consultant (LandTech) Comments</i> 2 LandTech Follow-up 1-11-2021 2 1611-1 Christopher Allan-CV 2 1611-1 Rob Pryor-CV	1597 - 1607
I.	<i>W1614-1: Communications</i> 2* L. Ross e-mail 11-23-2020 2* B. Sims e-mail 11-30-2020	1608 - 1625

- [2* H. Barlow letter 01-11-2021](#)
- [2 D. & H. Field e-mail 01-12-2021](#)
- [2 G. Mizla e-mail 01-12-2021](#)
- [2 M. & W. Gergler e-mail 01-12-2021](#)
- [2* B. Ryan e-mail 01-13-2021](#)
- [2* Conservation Commission Minutes 01-13-2021](#)
- [2* C. Brodrick e-mail 01-17-2021](#)
- [2* C. Neal e-mail 01-18-2021](#)
- [2* R. Marouski e-mail 01-18-2021](#)
- [2* S. Amdur e-mail 01-18-2021](#)

- J. **W1614-1: Abutter and Legal Notices** 1626 -
 - [1 Neighbor Notificaton Ltr Certified Mail Receipts](#) 1632
 - [2 Public Hearing Legal Notice](#)

5. NEW BUSINESS

- A. **W1618- Application of Earth Dynamics LLC for storage and management of earth materials for offsite reuse on property located at 164 Stafford Road, Assessor's Parcel ID 36.88.1** 1633 - 1638

MOVE Receive the application submitted by Earth Dynamics LLC for storage and management of earth materials for off-site reuse on property located at 164 Stafford Road, Assessor's Parcel ID 36.88.1 as shown on a map dated 07/17/2020 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comment.

[W1618-Application](#)

[W1618 Earth Dynamics Site Plan 164 Stafford Road](#)

[W1618 Dust Control Program 164 Stafford Road Mansfield CT](#)

- B. **J-24- Application of D. Dzurec for a jurisdictional ruling for the construction of at 30 by 40 foot-barn used exclusively for farming in the upland review area on property located at 945 Mansfield City Road** 1639 - 1645

[J-24 945 Mansfield City Road -Staff Memo](#)

[J-24 Application-945 Mansfield Clity Road](#)

[J-24 dzurec barn site plan](#)

- C. **Application of R. Cardinal for a jurisdictional ruling for installation of a farm road, culvert improvements and a farm building on land located on the south side of Pleasant Valley Road, Assessor's Parcel ID 37.92.1** 1646 - 1653

[J-25 Pleasant Valley Road Staff Memo](#)

[J-25 Application](#)

[J-25 Description of Work](#)

[J-25 Pleasant Valley Rd Site Plan](#)

- 6. OTHER COMMUNICATIONS AND BILLS**
- 7. REPORTS FROM OFFICERS AND COMMITTEES**
- 8. ADJOURNMENT**