

OR

Council Chamber | 4 South Eagleville Road  
Mansfield, CT

## MINUTES

**Members Present:** S. Accorsi, P. Aho, B. Chandy (6:15 p.m.), L. Cooley, C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward

**Alternates Present:** L. Manville, C. Wutsch

**Staff Present:** L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner I; Sandra Forand, Administrative Assistant

### CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:00 p.m. Members present are Accorsi, Aho, Cooley, Cotton, DeVivo, Fratoni, Plante and Ward and alternates Manville and Wutsch. Alternate Wutsch was seated for absent member Chandy. Members Chandy (6:15 p.m.), Cooley, Cotton, Fratoni, and alternate Wutsch attended virtually.

### APPROVAL OF MINUTES

Ward MOVED, Plante seconded, approval of the March 7, 2022 meeting minutes as presented. Motion PASSED unanimously.

### COMMUNICATIONS

The Inland Wetlands Agent Monthly Report and March 13 & 16, 2022 minutes of the Conservation Commission were noted for the record.

### PUBLIC HEARINGS

Kaufman read the guidelines for the public hearing. Kaufman read the legal notice that was published in the Chronicle on March 22, 2022, and March 30, 2022.

The public hearing was opened at 6:08 p.m. Members present are, Aho, Cooley, DeVivo, Fratoni, Plante, Ward. Alternates Manville and Wutsch. Alternate Wutsch seated for absent member Chandy.

**W1420-1 Application of White Oak Condominium Association for installation of a wastewater conveyance system**

J. Kaufman noted her staff memo dated March 31, 2022, the Conservation Commission minutes of March 16, 2022, and an email from M. Peterson dated April 1, 2022, and that the Applicant submitted revised plans dated, March 31, 2022.

Chandy joined the meeting at 6:15 p.m. and C. Wutsch was no longer seated.

M. Peterson of Gardner and Peterson, presented a detailed overview of the project for the Applicant.

V. Ward asked how the maintenance of the leach field and conveyance system would be monitored. Painter gave an overview of the agreement

Accorsi MOVED, DeVivo seconded, to close the public hearing. Public hearing closed at 6:24 p.m.

## **OLD BUSINESS**

### **W1420-1 Application of White Oak Condominium Association for installation of a wastewater conveyance system**

Ward MOVED, Plante seconded, to grant Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to White Oak Condominium Association for the installation of a wastewater conveyance system in the upland review area on property located on White Oak and Mansfield City Roads (Assessor's Parcel ID 36.88.90) as shown on plans dated 12/1/2006 revised through 3/31/2022, and as described in application submissions.

This action is based on a finding that there will be no significant impact to the wetlands and watercourses and is conditioned on the following provisions being met:

1. Prior to commencing construction, the applicant or their representative must schedule an inspection with the inland wetlands agent to confirm that the limits of disturbance have been clearly demarcated and erosion and sedimentation controls installed.
2. Appropriate erosion and sedimentation controls (as shown on the plan) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
3. Fertilizer shall not be used in the disturbed areas.
4. The disturbed areas shall be monitored for a period of no less than 18 months and areas and bare soil shall be revegetated as needed.
5. All excess material shall be removed from the site or distributed at least 75 feet from the edge of wetlands.
6. The leach field shall be stabilized with a native pollinator seed mix and mowed annually. If possible, this shall be included in the terms of the official sewer maintenance agreement with the Town of Mansfield

This approval is valid through April 4, 2027. 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.

**W1625 CPH Mansfield LLC - for an Inland/Wetlands License for mixed use (automotive sale & services, retail and restaurants) at 106 Storrs Road (Assessor's Parcel ID# 38.109.38).**

*Tabled Until Further Notice*

## **NEW BUSINESS**

**J-29 Request of M. Wood, Hull Forest Projects for a Jurisdictional Ruling Associated with a Timber Harvest and Two Wetland Crossings at 254 Wormwood Hill Road and an Adjacent Vacant Parcel.**

Kaufman presented a detailed overview of the projects for the Applicant.

Plante MOVED, Accorsi seconded, to approve a finding that the proposed timber harvest and associated wetland crossings on land located at 254 Wormwood Hill Road and an adjacent vacant parcel (Assessor Parcel IDs 18.70.15A and 18.70.14-1. File # J-29) owned by Carol Enright, as shown on a map dated March 18, 2022, and described in the associated attachments, is permitted as of right pursuant to Section 4.1 of the Mansfield Inland Wetlands and Watercourses Regulations.

### **Guidelines for Mansfield Department of Public Works Roadwork in Wetlands or Watercourses or the Upland Review Area.**

Kaufman presented an overview of the Guidelines for the Public Works related to (emergency or routine) roadwork repair.

Accorsi MOVED, DeVivo seconded, to adopt the following guidelines for Town roadwork:

- Repairs involving regulated activities (emergency or routine) will be reviewed administratively through our existing agent approval application.
- Larger projects requiring redesign and work in the upland review area or wetland/watercourse require the submission of an Inland Wetlands License Application and action by the Inland Wetlands Agency

In addition, the Department of Public Works will provide the road crew with annual training on proper erosion and sedimentation controls outlined in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.

## **REPORTS FROM OFFICERS AND COMMITTEES**

### **ADJOURNMENT**

Aho adjourned the meeting at 6:38 p.m.

Respectfully Submitted:



Sandra L. Forand  
Administrative Assistant