

SPECIAL MEETING AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/filepro/documents/11353?preview=16232&plitscreen=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 prior to the meeting (public comment received after the meeting will be shared at the next meeting). Additionally, public comment can be phoned in live. Please email planzonedept@mansfieldct.org or call 860.429.3335 by 4 P.M. on Wednesday, May 13th to receive instructions for how to phone in public comment.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. Conservation Commission March 31, 2020 Draft Minutes
[CC31Mar20d](#)

3. OPPORTUNITY FOR PUBLIC COMMENT

4. CONTINUING BUSINESS

W1611-1- Application of J.E. Shepard Company and Capstone Collegiate Communities-Construction of a 358-Unit Multi-family Development-1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8)

A. Applicant Submittals

Site plans and Stormwater Management Report are the most current versions and reflect the changes Land Tech's 1-16-20 comments.

[W1611-1 Application Coverletter](#)

[W1611-1 JE Shepard-Capstone Collegiate-Multi-family Development Application](#)

[W1611-1 Site Plans - Revised through 02-06-20](#)

[W1611-1 SWM Report - Revised through 02.06.20](#)

[W1611-1 Stormwater- Operation & Maintenance revised through 12-30-19](#)

[W1611-1 Wetland Functions and Values Report revised through 12-30-19](#)

[W1611-1 02.06.20 Applicant response to intervener](#)

[W1611-1-02-06-20 Applicant Resp.toLandTech1-16](#)

[W1611-1 Applicant Presentation to ConsCom 02-19-20](#)

[W1611-1 Applicant 03-02-20 letter to IWA with attached letters from UConn](#)

[W1611-1 Alternative Analysis-2.28.2020](#)

[W1611-1 M. W. Klemens comments re-vernal pool 2_26_20](#)

[W1611-1 Applicant 03-04-20 IWA Presentation Outline and Qualifications](#)
[W1611-1 Applicant 03-04-20 Inland Wetlands Presentation](#)
[W1611-1 Applicant Response to John Silander's 03-04-20 Comments](#)
[W1611-1 Applicant Response to NV5 02-28-20 Report](#)
[W1611-1 Applicant Information Regarding Kardestuncer Wetlands-03-23-20](#)
[W1611-1 Applicant's Response to Vidich Report 03-23-20](#)
[W1611-1- Extension to 5-5-20](#)
[W1611-1 Applicants' response to LandTech questions 04-30-20](#)
[W1611-1 Klemens 5.4.20 response to NV5 report of 4.27.20](#)
[W1611-1 Applicant 5-4-20 Presentation](#)
[W1611-1-Extension to 6-2-2020](#)

B. Intervener Submittals

On 1-27-20, UConn filed a petition for intervention pursuant to CGS Section 22a-19.

[W1611-1 UConn Presentation Drawings 03-04-2020](#)
[W1611-1 Mansfield IWA Notice of Intervention 28 Feb 2020 SIGNED](#)
[W1611-1 Intervener-NV5 Report to Mansfield IWA 02-28-2020](#)
[W1611-1 UConn Intervention Petition 01-27-2020](#)
[W1611-1 19 Feb 2020 UConn Letter to the Conservation Commission](#)
[W1611-1 Intervener Response 04-27-20](#)
[W1611-1 Intervener Presentation 05-04-20](#)

C. IWA Technical Consultant (LANDTECH) Submittals

The IWA's consultant, Land Tech has conducted three rounds of comments of the revised application (W1611-1) and reviewed and commented on the Conservation Commission comments. Land Tech's comments from the previous withdrawn (W1611) application are included here.

[Land Tech Comments from Previous Application \(W1611\)](#)
[W1611-1 LandTech review 01-16-20](#)
[W1611-1 LandTech review 2-13-2020](#)
[W1611-1 Land Tech review Cons Com Comments 03-02-2020](#)
[W1611-1 LandTech Review 04-17-2020](#)

D. Communications from the public

All communications marked with an asterisk were received after the 05-04-20 public hearing.

[Conservation Commission 02-26-2020 Draft Minutes](#)
[Conservation Commission 02-19-2019 Minutes](#)
[W1611-1 Jo Ann Douda Letter re application 02-27-2020](#)
[W1611-1-Charles Vidich Kardestuncer Property Report 02-27-2020](#)
[W1611-1 Mona Friedland Letter re application 02-18-2020](#)
[W1611-1 Comments from J.Silander to Cons Com Re Davison Environmental report - 02-14-2020](#)
[W1611-1 Don Fontaine received 3-2-20](#)
[W1611-1 Todd Friedland 03-04-20](#)
[W1611-1 John Silander 03-04-20](#)
[W1611-1 Silander CV 3-20](#)

[W1611-1 M Soares-Clarification on Cons Comm Comments 03-04-20](#)
[W1611-1 Comments from Stacey Boothroyd 3-10-2020](#)
[W1611-1 Comments from Cynthia Hirschorn 03-11-2020](#)
[W1611-1 Silander Rebuttal of Applicant Response 04-13-20](#)
[W1611-1 Todd Friedland 04-26-20](#)
[W1611-1 Comments from Ayla Kardesuncer 05-03-20](#)
[W1611-1 Charlie Vidich Rebuttal of Applicant's comments 05-04-2020](#)
[W1611-1-M. Soares 05-04-20](#)
[Application W1611-1 Silander 05-12-20*](#)

5. NEW BUSINESS

- A. Mansfield Conservation Commission Charge**
[Mansfield Conservation Commission Charge](#)

6. COMMUNICATIONS

- A. IWA Meeting Minutes**
[04-06-2020 IWA Minutes-Draft](#)
[5-04-2020 IWA Minutes-Draft](#)
- B. Inland Wetlands Agent Monthly Report**
[2020-05-04](#)
[2020-04-6](#)
- C. UConn Hockey EIE**
[2020 04 14 Hockey Arena EIE-Town Comments](#)

7. FUTURE MEETINGS

8. ADJOURNMENT