

MINUTES

Members Present: S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward

Alternates Present: J. DeVivo, K. Fratoni

Staff Present: L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist; E. Galbraith, Administrative Assistant

CALL TO ORDER AND ROLL CALL

Chair Aho called the virtual June 1, 2020 regular meeting of the Inland Wetlands Agency to order at 6:35 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward. Alternates DeVivo and Fratoni are present but not seated.

APPROVAL OF MINUTES

Ward MOVED, Hall seconded, to approve the May 4, 2020 IWA meeting Minutes as presented. Accorsi and Hall stated that they watched the recording of the March 4, 2020 IWA meeting.

Motion PASSED unanimously.

COMMUNICATIONS

Inland Wetlands Agent Monthly Report

Kaufman reported three agent approvals and two notifications.

PUBLIC HEARINGS

6:30 PM 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)

Aho opened the public hearing at 6:43 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward. Alternates DeVivo and Fratoni are present but not seated.

Kaufman read aloud the public hearing legal notice, which was published on the Town of Mansfield's website on May 19, 2020 in accordance with Governor Lamont's executive order 7B.

Kaufman listed submittals of new written comments received from the public, these notices are in the member packet and include comments from J. Silander dated 5-12-20, M. Soares dated 5-13-20, Q.Kessel dated 5-13-20, Concerned Citizen (anonymous) dated 5-13-20, E. Rychling dated 5-21-20, L. Brandon dated 5-21-20, M. Whitehouse dated 5-21-20, N. & E. Tomastik dated 5-21-20, S. Boothroyd dated 5-21-20, R. Kolanowski dated 5-22-20, R. Lester dated 5-23-20, J. Knox dated 5-23-20, K. Fisherkeller dated 5-23-20, M. Hirsch dated 5-23-20, P. Tuite dated 5-23-20, L. Lester dated 5-25-20, T. Kask dated 5-25-20, C. Vidich (power point presentation) 5-29-20, S. Opperman 6-1-20.

Tom Cody of Robinson & Cole, representing the applicant, presented a power point that was included in the meeting packet. The presentation began with an overview of the process to date. T. Cody, Geoffrey Fitzgerald of Bohler Engineering and Michael Klein of Davison Environmental provided additional detail as to how the project met the various criteria for decision outlined in Section 10.2 of the Regulations. Key arguments include no direct impact to wetlands; significant protections and design features to prevent indirect impacts on wetlands and watercourses; a state of the art stormwater treatment system; a comprehensive feasible and prudent alternatives analysis; and no impacts to the vernal pool system. The applicant noted that they have also address all of the concerns identified by LandTech, the Agency's consultant assisting in review of the application.

Cody provided a review of the intervener's arguments contending that they have failed to meet their burden of proof. The applicant's presentation concluded with suggested conditions of approval for the agency to consider.

On 1-27-20, UConn filed a petition for intervention pursuant to CGS Section 22a-19. Mark Branse of Hollaran and Sage, representing the intervener, presented power point slides (included in the IWA meeting packet) summarizing the intervener's testimony to date, outlining their objections to the application, and a discussion of their response to the applicant's May 18, 2020 letter. Key objections included arguments that the project will exceed the recommended maximum impervious cover/disturbance within the Critical Terrestrial Habitat; lack of adequate buffer and protection for the vernal pool and on-site wetland systems; adverse cumulative impacts to inland wetlands and watercourses in Mansfield; failure to provide an adequate analysis of feasible and prudent alternatives; and the precedent an approval would set for future applications. In addition to Mark Branse, Steve Normandin and Lynn Brass-Smith, both of NV5, and Robert Corbett of UConn spoke on behalf of the applicant.

Chris Allan introduced the IWA's consultant team including himself and Rob Pryor of Land Tech. Mr. Allan provided an overview of the reviews conducted to date and reiterated that they believe the applicant has provided acceptable responses to issues outlined in their reviews.

The meeting paused from approximately 9:50 pm to 10 pm to allow the public to call in. Aho invited members of the public to speak in the order they signed in, with proponents speaking first, and opponents speaking second.

Charles Vidich, presented a power point (included in the IWA meeting packet) highlighting his opinion of the impact the application will have on the abutting Kardestuncer property.

The meeting paused from approximately 10:25 to 10:35 pm to address technical issues. When the break was over, Charles Vidich completed his presentation.

John Silander of 30 Silver Falls Lane spoke in opposition of the application. Silander noted that while he serves on the Conservation Commission, he was speaking as an individual and not on behalf of the Commission.

After an opportunity for questions, Cooley MOVED, Ward seconded, to continue the public hearing on the Inland Wetlands Agency Application of J.E. Shepard Company and Capstone Collegiate Communities for 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) (File W1611-1) to June 15, 2020 at 7:00 pm (or upon completion of the Planning and Zoning Commission Meeting) in the Council Chamber, AP Beck Building, 4 South Eagleville Road or a virtual meeting per the Governor's Executive order 7B.

Motion PASSED unanimously.

The public hearing was adjourned at 11:02 p.m.

OLD BUSINESS

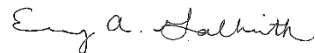
W1611-1- Application of J.E. Shepard Company and Capstone Collegiate Communities-Construction of a 358-Unit Multi-family Development-1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8)

Tabled to June 15, 2020 special meeting.

ADJOURNMENT

The meeting was adjourned at 11:03 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant