

## **SPECIAL MEETING AGENDA**

The Packet for this meeting is available at:

<https://mansfield.civicweb.net/document/17287>

### **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.

#### **1. CALL TO ORDER AND ROLL CALL**

#### **2. APPROVAL OF MINUTES**

#### **3. COMMUNICATIONS**

##### **A. The Quick Guide for GoToMeeting Attendees**

[The Quick Guide for GoToMeeting Attendees](#)

#### **4. PUBLIC HEARINGS**

**7:00 PM (Or Upon Completion of the Planning and Zoning Commission Meeting) 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)**

*Written public comment will be accepted by email at [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 prior to the meeting and preferably by 10 am on Friday, June 12th, 2020. Any comments received after the close of the public hearing will not be distributed to Agency Members.*

*Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at <https://global.gotomeeting.com/join/201585493> or by calling +1 (571) 317-3122 and using the following access code: 201-585-493. If you have not used the GoToMeeting platform before, we recommend downloading the app at <https://global.gotomeeting.com/install/201585493> before the meeting.*

*If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3341 before 3 pm on Monday, June 15th or during the meeting.*

*If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:*

- **Please make sure you are in a quiet space to reduce background noise interference.**
- **Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute your microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.**
- **Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name. When you have completed your comments to the Agency and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.**
- **If anyone is disruptive to the meeting, the Agency reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.**

#### **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 Stormwater Management 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](#)

[W1611-1 Applicants' comments 5.18.20](#)

[W1611-1 Applicants' PowerPoint presentation 6.1.20](#)

[W1611-1 Applicants' consent to extension to 6-16-20](#)

#### **B. Intervener Submittals**

**On 1-27-20, UConn filed a petition for intervention pursuant to CGS**

Section 22a-19. All materials received after 5/26/20 are marked with an asterisk. \*The intervener is also submitting 4 documents for the record, which can be downloaded at

<https://nv5.filetransfers.net/downloadPublic/i7a6u7d4jsggoma>. These documents include:

- Application for DEEP Inland Water Resources Division and U.S. Army Corps of Engineers Section 404 Individual Permit – North Hillside Road Extension (June 2012)\*;
- North Campus Master Plan EIE (February 2001)\*;
- Final Environmental Impact Statement – North Hillside Road Extension (October 2011)\*; and
- Correspondence from Town of Mansfield re Final Environmental Impact Statement (January 23, 2012, including referenced letter dated February 10, 2009)\*.

[W1611-1Mansfield 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 Presentation 03-04-2020](#)

[W1611-1 Intervener Response 04-27-20](#)

[W1611-1 Intervener Presentation 05-04-20](#)

[W1611-1 Intervener Comments 05-18-20](#)

[W1611-1 -Intervenor Presentation 06-01-20 FINAL](#)

#### C. IWA Technical Consultant (LANDTECH) Submittals

The IWA's consultant, Land Tech has conducted four 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 also 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 03-02-20](#)

[W1611-1 LandTech Review 04-17-2020](#)

[W1611-1 LandTech Review 05-26-20](#)

[1611-1 Christopher Allan-CV](#)

[1611-1 Rob Pryor-CV](#)

#### D. Communications

[W1611-1 Comments from J.Silander to Cons Com Re Davison Environmental report - 02-14-2020](#)

[Conservation Commission 02-19-2019 Minutes](#)

[W1611-1 Mona Friedland Letter re application 02-18-2020](#)

[Conservation Commission 02-26-2020 Draft Minutes](#)

[W1611-1 Jo Ann Douda Letter re application 02-27-2020](#)

[W1611-1-Charles Vidich Kardestuncer Property Report 02-27-2020](#)

[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](#)  
[W1611-1 Silander comments 05-12-20](#)  
[W1611-1 M. Soares 05-13-20](#)  
[W1611-1 Q. Kessel 05-13-2020](#)  
[W1611-1 Anonymous 05-21-2020](#)  
[W1611-1 E. Rychling 05-21-2020](#)  
[W1611-1 L. Brandon 05-21-2020](#)  
[W1611-1 M. Whitehouse 05-21-2020](#)  
[W1611-1 N. & E. Tomastik 05-21-2020](#)  
[W1611-1 S. Boothroyd 05-21-2020](#)  
[W1611-1 R. Kolanowski 05-22-2020](#)  
[W1611-1 R. Lester 05-22-2020](#)  
[W1611-1 J. Knox 05-23-2020](#)  
[W1611-1 J. Seide 05-26-2020](#)  
[W1611-1 K. Fisherkeller 05-23-2020](#)  
[W1611-1 M. Hirsch 05-23-2020](#)  
[W1611-1 P. Tuite 05-23-2020](#)  
[W1611-1 L. Lester 05-25-2020](#)  
[W1611-1 T. Kask 05-25-2020](#)  
[W1611-1 Revised Vidich Presentation - Impacts to Kardestuncer Property-05-29-20](#)  
[W-1611-1 S. Opperman 06-01-20](#)  
[W1611-1 J. Silander 6-4-20](#)

**E. Notices**

[W1611-1 Legal Notice](#)  
[W1611-1 Legal Notice Proof](#)  
[W1611-1 Notice Cover Letter](#)  
[W1611-1 Abutters Notification](#)  
[W1611-1 Watershed of Aquifer Area Project Notification](#)  
[W1611-1 Windham Water Works Notification](#)  
[W1611-1 JE Shepard Legal Notice June 1st Public Hearing](#)

**5. OLD BUSINESS**

- A. 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)**

**6. NEW BUSINESS**

**7. OTHER COMMUNICATIONS AND BILLS**

**8. REPORTS FROM OFFICERS AND COMMITTEES**

**9. ADJOURNMENT**

