

SPECIAL MEETING AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/filepro/documents/11059?preview=20681&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. September 8, 2020 09-08-2020 IWA Minutes-DRAFT | 4 - 6 |
| B. September 10, 2020 Field Trip Notes 09-10-2020 IWA CC PZC Field Trip Minutes | 7 - 8 |

3. COMMUNICATIONS

4. PUBLIC HEARINGS

Written 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 prior to the meeting and preferably by **4 pm on Monday, September 21, 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/458299741> or by calling **+1 (646) 749-3122** and using the following access code: **458-299-741**. If you have not previously used the GoToMeeting platform, we recommend downloading the app at

<https://global.gotomeeting.com/install/458299741> before the meeting.

If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3330 before 3 pm on the day of the meeting 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 their 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. Application of Clear Mountain Capital to Change the Town’s Inland Wetlands and Watercourses Map on four parcels located at 497 Middle Turnpike and Cedar Swamp Road (Assessor’s Parcel IDs 8.14.14-2, 8.14.14-3, 8.14.14-4, and 8.14.19) (File# W1613)

Staff Report

9 - 10

[W1613- Staff Memo 09-17-2020](#)

Applicant Submittals

11 - 52

[W1613-Clear Mountain Capital IWA Map Amendment Application](#)

[W1613- Wetlands depicted from Town GIS](#)

[W1613- Soil Scientist Report 06-11-2020](#)

[W1613- Survey with Field Delineated Wetlands Revised to 06-11-20](#)

[W1613 SoilScientist Response 09-01-2020](#)

[W1613-497 Middle Turnpike Survey - Revised to 09-02-2020](#)

[W1613 Soil Scientist-Response 09-16-2020](#)

[W1613 497 Middle Turnpike - Survey Revised to 09-15-2020](#)

[W1613 497 Middle Turnpike - Revised Wetland Area Worksheet 09-15-2020](#)

Notices

53 - 64

[W1613 Abutter Notification Package](#)

[W1613- Legal Notice](#)

Peer Review (LandTech) Comments

65 - 75

[W1613 LandTech Review 09-2-2020](#)

[W1613- LandTech Review 08-14-2020](#)

[W1613 LandTech Review 09-17-2020](#)

5. OLD BUSINESS

- A. Application of Clear Mountain Capital to Change the Town's Inland Wetlands and Watercourses Map on four parcels located at 497 Middle Turnpike and Cedar Swamp Road (Assessor's Parcel IDs 8.14.14-2, 8.14.14-3, 8.14.14-4, and 8.14.19) (File# W1613)**

6. NEW BUSINESS

- A. Notice of Violation 512 and 514 Chaffeeville Rd. (Assessor's Parcel IDs 17.66.6-1 and 17.66.6)**

76 - 79

The owner of 514 Chaffeeville Road and responsible party will be at your meeting to discuss a plan of action and answer questions.

[512-514 Chaffeeville- Soil Scientist Report 09-17-20](#)

[512 Chaffeeville Rd NOV](#)

[514 Chaffeeville Rd NOV](#)

7. OTHER COMMUNICATIONS AND BILLS

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT