

SPECIAL MEETING AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/24237>.

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. November 16, 2020 6 - 8
[11-16-2020 IWA Minutes](#)

3. COMMUNICATIONS

- A. Go-To-Meeting Quick Guide for Attendees 9 - 12
[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)
- B. Conservation Commission Minutes 13 - 15
[11-18-2020 ConsCom- DRAFT](#)

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 **10 a.m. on November 27, 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/503567629> or by calling +1 (786) 535-3211 and using the following access code: 503-567-629. If you have not previously

used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/503567629> 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. 6:30 PM: W1614-Application of Haven Campus Communities for the construction of a mixed-use development consisting of seven new buildings with a five-story parking deck, paved parking areas and associated amenities. The parcels are located at 1753, 1733, and 1717 Storrs Road (Assessor’s Parcel IDs 8.15.8, 8.15.9, and 8.15.10).

All communications and materials submitted after the October 15, 2020 meeting are noted with an *. Materials submitted after the packet has been published will be noted with a #.

B. Notices

16 - 21

- [W1614 Abutters Notification](#)
- [W1614 Public Hearing Legal Notice](#)
- [*W1614-Public Hearing Continued](#)

C. Applicant Submittals

22 - 1928

- [W1614 Application Form-Magnet with Applicant Name and Address](#)
- [W1614 Authorization and Consent to Application](#)
- [W1614- Site Aerial Photo](#)
- [W1614 Site Plans 07.21.20](#)

[W1614 CTDEEP SIWWARF](#)
[W1614 Drainage Report 07.17.20](#)
[W1614 Report of Geotechnical Investigation 03.27.20](#)
[W1614 vernal pool survey report 12-16-19](#)
[W1614 Wetland Delineation Report 1-4-19](#)
[W1614 Wetland Functions and Values Report \(submitted 9-11-2020\)](#)
[W1614 Applicant Response to LandTech's 09-10-20 Comments](#)
[W1614 Color Aerial 09-21-20](#)
[W1614 Drainage Report REV1 09-25-20](#)
[W1614 Site Plans REV1 09-25-2-20](#)
[W1614 Applicant Response to Land Tech \(w. ref to site plans\) 09-25-20](#)
[W1614 Boring Hole Locations 09-16-20](#)
[W1614 Request for extension](#)
[W1614 Bohler Resumes](#)
[W1614 Applicant Response to LandTech 10-09-2020](#)
[W1614 Site Plan revised through-10.09.20](#)
[*W1614 Alternative Analysis 1](#)
[*W1614 Alternative Analysis 2](#)
[*W1614 Applicant Response to CDM Smith Comments 11-4-2020](#)
[*W1614 Drainage Report 11-4-2020](#)
[*W1614-Site Plans Revised thru 11-3-2020](#)
[*W1614 Applicant response to LandTech 10-14-2020 comments 11-4-2020](#)
[*W1614 Letter of Map Amendment Exhibit 11-5-20](#)
[*W1614 Phase I Environmental Site Assessment](#)
[*W1614 Applicant Response to 11.19.20-CDM 11.19.2020](#)
[*W1614 URA Area Exhibit 11.19.2020](#)
[*W1614 Applicant Response to LandTech 11.19.2020](#)
[*W1614 HydroCAD Drawdown Calculations 11.19.2020](#)
[*W1614 Consent to Extension of Public Hearing through 11-30-2020](#)

D. Intervenor Submittals

1929 -
2019

On 10-1-20, UConn filed a petition for intervention pursuant to CGS Section 22a-19.

[W1614 Petition for Intervention](#)
[W1614 CDM Smith Technical Memo - 10.04.20](#)
[W1614 CDM Smith Technical Memo -Revised through 10.14.20](#)
[*W1614 Intervenor Revised 10.15.2020](#)
[*W1614 CDM Smith Memo 11.15.20](#)

E. IWA Peer Review Consultant (LandTech) Comments

2020 -
2055

[LandTech Resumes](#)
[W1614 LandTech Review 09-10-2020](#)
[W1614 Land Tech Review of Functions and Values Report 9-14-2020](#)
[W1614 LandTech Followup Review 10-1-2020](#)

[W1614 LandTech Followup Review 10-14-2020](#)
[*W1614 LandTech Follow-Up Review 11-12-2020](#)

F. Communications

2056 -
2063

Possible Motion

MOVE to adjourn the public hearing on the wetlands license application of Haven Campus Communities to authorize a mixed-use development at 1753,1733 and 1717 Storrs Road, (File W1614) to December 7, 2020 at 6:30 p.m. The hearing will be held virtually unless the Agency has resumed in-person meetings, in which case the hearing will be held in the Town Council Chambers, 4 South Eagleville Road. Information on how to participate in the virtual hearing will be published on the meeting agenda.

[Conservation Commission - 22 Sep 2020 - Minutes Draft](#)

[T. Friedland 10-13-2020](#)

[D. Fontaine 10-14-2020](#)

[*G. Mizla 11-23-20](#)

5. OLD BUSINESS

- A. W1614-Application of Haven Campus Communities for the construction of a mixed-use development consisting of seven new buildings with a five-story parking deck, paved parking areas and associated amenities. The parcels are located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10).**

Tabled until close of public hearing

- B. W1616- Application of the Town of Mansfield for the construction of an 8-car parking lot off Puddin Lane to access Sawmill Brook Park and the Nipmuck Trail**

2064 -
2071

[W1616-Application](#)

[W1616 Sawmill Brook Parking Lot Site Plan](#)

[W1616 Sawmill Brook with Site Plan with Wetlands](#)

[W1616-Sawmill Preserve 8 car parking lot-Staff Memo](#)

6. NEW BUSINESS

- A. Proposed 2021 Regular Meeting Schedule**

2072 -
2073

MOVE to adopt the 2021 regular meeting schedule as presented by staff and file with the Mansfield Town Clerk.

[2021 Meeting Schedule IWA.PZC](#)

7. OTHER COMMUNICATIONS AND BILLS

- A. Conservation Commission Minutes - November 18, 2020**

2074 -
2076

[11-18-2020 ConsCom](#)

- 8. REPORTS FROM OFFICERS AND COMMITTEES**
- 9. ADJOURNMENT**