

## **Draft MINUTES**

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

**Members Absent:** R. Hall

**Alternates Present:** J. DeVivo, K. Fratoni

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

### **CALL TO ORDER AND ROLL CALL**

Chair Aho called the August 3, 2020 regular meeting of the Inland Wetlands Agency to order at 6:30 p.m. Members present are Aho, Accorsi, Rawn, Cotton, Cooley, Chandy, Plante and Ward. Alternates DeVivo and Fratoni and present, and Fratoni is seated for absent member Hall.

### **EXECUTIVE SESSION IN ACCORDANCE WITH CGS SEC. 1-200(6)(D)**

Ward MOVED, Rawn seconded, to enter executive session for the purpose of discussing Strategy and Negotiations with Respect to Pending Claims or Litigation [University of Connecticut v Town of Mansfield et al], in accordance with CGS §1-200(6)(B) and to invite into executive session Linda Painter, Kevin Deneen, Jennifer Kaufman, and Emmy Galbraith.

Motion PASSED unanimously.

The IWA entered into executive session at 6:31 p.m. and resumed its regular meeting at 6:43 p.m. Members present are Aho, Accorsi, Rawn, Cotton, Cooley, Chandy, Plante and Ward. Alternates DeVivo and Fratoni and present, and Fratoni is seated for absent member Hall.

### **APPROVAL OF MINUTES**

Cotton noted the date listed in the Heading of the 7-6-2020 draft Minutes needed to be changed from "July 7, 2020" to "July 6, 2020." Ward MOVED, Chandy seconded, to accept the July 6, 2020 meeting Minutes as corrected.

Motion PASSED unanimously.

### **COMMUNICATIONS**

Inland Wetlands Agent monthly report noted.

### **OLD BUSINESS**

**W1613- 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)**

Tabled until 9/8/2020.

**NEW 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 located at 1753, 1733 and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10).**

Rawn MOVED, Fratoni seconded, to

- 1) Receive 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, located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10);
- 2) Refer the application to the Conservation Commission;
- 3) Schedule a public hearing for Monday, October 5, 2020 at 6:30 pm in the Council Chamber of the Mansfield Town Hall or a virtual meeting per the Governor's Executive order 7B; and
- 4) Authorize staff to engage the services of Clough, Harbor & Associates to provide independent review of the application. Pursuant to 8.6 of Mansfield's Inland Wetlands Regulations, fees incurred for this review will be the responsibility of the applicant and a deposit in the amount of the estimated cost shall be received prior to issuance of a notice to proceed.

A site visit will be scheduled for Thursday, September 10 at 3:30 p.m.

Motion PASSED unanimously.

**B. J-20-Request for Jurisdictional Ruling**

The applicant requests a jurisdictional ruling to reclaim a 2-acre pasture and construct two run-in sheds to house a horse and store hay on property located at 200A Spring Hill Road. Kaufman reviewed the proposed activities, and determined that because the activities are within the definition of agriculture, it is her opinion that these activities are permitted as of right in accordance with the Regulations.

Ward MOVED, Cooley seconded, to approve a Jurisdictional Ruling finding that the land clearing, stump removal and construction of two 10 by 16 foot sheds used exclusively for agriculture on land located at 200A Spring Hill Road (File # J-22) on land owned by the Gwendolyn Schneider as shown on a map dated 7/7/2020 and as described in the associated attachments is permitted as of right pursuant to Section 4 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield.

Motion PASSED unanimously.

**C. Appointment of Deputy Inland Wetland Agent**

Cooley MOVED, Chandy seconded to designate Jillene Woodmansee as the Deputy Inland Wetlands Agent for the Mansfield Inland Wetlands Agency effective August 3, 2020.

Motion PASSED unanimously.

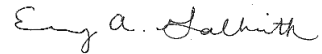
### **REPORTS FROM OFFICERS AND COMMITTEES**

Appeal of Inland Wetlands Agency decision regarding 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) noted.

### **ADJOURNMENT**

The meeting was adjourned at 6:59 p.m.

Respectfully Submitted:



Emmy A. Galbraith  
Administrative Assistant