

AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/25698>.

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. December 21, 2020 Meeting Minutes 4 - 5
[12-21-2020 IWA Minutes-Draft](#)

3. COMMUNICATIONS

- A. Conservation Commission meeting Minutes 6 - 7
[12-29-2020 Cons Com Minutes-Special](#)
- B. Inland Wetlands Agent Monthly Business Report
- C. Go-To-Meeting Quick Guide for Attendees

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 **3 pm on January 4, 2021**. 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/887562557> or by calling [+1 \(872\) 240-3412](tel:+18722403412)

and using the following access code: 887-562-557. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/887562557> 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. W1617- Application of Mallory Bagwell for wetland restoration on property located at 512 and 514 Chaffeeville Road

8 - 25

[W1617-Staff Memo 12-29-2020](#)

[W1617-Staff Memo 12-18-2020](#)

[W1617 Applicaton](#)

[W1617 Site Plan 12-2-2020](#)

[W1617 Letter from R. Zulick Professional Soil Scientist 12-15-2020](#)

[W1617 512-514 Chaffeeville- Soil Scientist Report \(Initial\) 09-17-20](#)

[512 Chaffeeville Rd NOV](#)

[514 Chaffeeville Rd NOV](#)

[W1617 Public Hearing 12-07-2020 Bagwell](#)

[W1617 Public Hearing Bagwell- Continued to 12-21-20](#)

5. OLD BUSINESS

A. W1617- Application of Mallory Bagwell for wetland restoration on property located at 512 and 514 Chaffeeville Road

6. NEW BUSINESS

- A. W1614-1- Application of Haven Communities (Formerly Haven Campus Communities) for the construction of a mixed-use development and associated amenities on three parcels located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10) and a vacant adjacent parcel (Assessor's Parcel ID 8.15.9-1).**

Staff Memos

26 - 27

[W1614-1 Staff Memo-Receipt](#)

Applicant Submittals

28 - 1132

[W1614-1 Applicant Cover Letter](#)

[W1614-1 Application Form 12.29.2020](#)

[W1614-1 Site Plans 07.17.2020 Rev thru 12.29.20](#)

[W1614-1 Boring Locations 09.18.20](#)

[W1614-1 Forested Cover Exhibit 12.29.2020](#)

[W1614-1 Proposed Conservation Easement](#)

[W1614-1 Drainage Report REV 4 12.29.20](#)

[W1614-1 Limited Phase II Site Investigation Report](#)

[W1614-1 Phase I Enviro Assessment](#)

[W1614-1 Report of Geotechnical Investigation](#)

[W1614-1 Stormwater Management Area Evaluation](#)

[W1614-1 Vernal Pool Survey Report](#)

[W1614-1 Wetland Delineation Report 01.4-2019](#)

[W1614-1 Wetland Functions and Values Report](#)

[W1614-1 Applicant Response to LandTech 12.29.20](#)

Applicant Required Notifications

1133 -

[W1614 Neighbor Notificaton Ltr Certified Mail Receipts](#)

1142

[W1614-1 CTDEEP SIWWARF-12.29.2020](#)

- 7. OTHER COMMUNICATIONS AND BILLS**
- 8. REPORTS FROM OFFICERS AND COMMITTEES**
- 9. ADJOURNMENT**