

## REVISED AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/26944?splitscreen=true>.

### CHANGES TO MEETING PROCEDURES DUE TO SNOWSTORM

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 listen to the meeting live by calling 1 (408) 650-3123 and using access code 422-939-021. If you would like to view the meeting via the internet, please email [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) by 3:00 p.m. on the day of the meeting to request a link.

Additionally, an archive recording of the meeting will be made available at <https://mansfieldct.gov/video> for 12 months. 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 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. January 19, 2021 Minutes 6 - 8  
[01-19-2021 IWA Minutes](#)

#### 3. COMMUNICATIONS

- A. Inland Wetlands Agent Monthly Report
- B. Go-To-Meeting Quick Guide for Attendees 9 - 12  
[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)

#### 4. OLD BUSINESS

- A. W1614-1- Application of Haven Communities (Formerly Haven Campus Communities) for the construction of a mixed-use development and associated amenities 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).

*Attachments beginning with (1) were received at the January 4, 2021 meeting. Attachments beginning with a (2) are being received at*

***this meeting. Materials submitted after the agenda and packet were originally published for the meeting at which they were received are noted with an \*.***

<b>B.</b>	<b><i>W1614-1: Staff Comments</i></b>	13 - 17
	<a href="#"><u>1 Staff Memo-Receipt</u></a>	
	<a href="#"><u>2 Staff Memo-W1614 Exhibits to be included in W1614-1</u></a>	
<b>C.</b>	<b><i>W1614-1: Applicant Forms and Extensions</i></b>	18 - 41
	<a href="#"><u>1 Applicant Cover Letter</u></a>	
	<a href="#"><u>1 Application Form 12.29.2020</u></a>	
	<a href="#"><u>1 CTDEEP SIWWARF-12.29.2020</u></a>	
	<a href="#"><u>2 Property Owners Consent to Submit</u></a>	
	<a href="#"><u>2 Mansfield IWA License Application Full</u></a>	
<b>D.</b>	<b><i>W1614-1: Applicant Submittals-Site Plans and Aerial Photos</i></b>	42 - 78
	<a href="#"><u>1 Site Plans 07.17.2020 Rev thru 12.29.20</u></a>	
	<a href="#"><u>1 Boring Locations 09.18.20</u></a>	
	<a href="#"><u>1 Forested Cover Exhibit 12.29.2020</u></a>	
	<a href="#"><u>1 Proposed Conservation Easement</u></a>	
<b>E.</b>	<b><i>W1614-1: Applicant Submittals-Technical Reports</i></b>	79 - 1134
	<a href="#"><u>1 Wetland Functions and Values Report</u></a>	
	<a href="#"><u>1 Drainage Report REV 4 12.29.20</u></a>	
	<a href="#"><u>1 Limited Phase II Site Investigation Report</u></a>	
	<a href="#"><u>1 Phase I Enviro Assessment</u></a>	
	<a href="#"><u>1 Report of Geotechnical Investigation</u></a>	
	<a href="#"><u>1 Stormwater Management Area Evaluation</u></a>	
	<a href="#"><u>1 Vernal Pool Survey Report</u></a>	
	<a href="#"><u>1 Wetland Delineation Report 01.4-2019</u></a>	
<b>F.</b>	<b><i>W1614-1: Applicant Submittals-Responses to Comments</i></b>	1135 -
	<a href="#"><u>1 Applicant Response to LandTech 12.29.20</u></a>	1139
<b>G.</b>	<b><i>W1614-1: Intervenor Submittals</i></b>	1140 -
	<a href="#"><u>2 Petition for Intervention-UConn 01-13-2021</u></a>	1597
	<a href="#"><u>2 2020 11 30 Haven Campus Comm. IWA Presentation</u></a>	
	<a href="#"><u>2 CDM Smith Memo - 01.15.21</u></a>	
	<a href="#"><u>* 2 R. Corbett-UConn Letter to IWA re EIE 01-17-2021</u></a>	
	<a href="#"><u>* 2 MansfieldSewerEIEJan2016 submitted 01-17-2021</u></a>	
	<a href="#"><u>*2 IWA Presentation 01-19-2021</u></a>	
<b>H.</b>	<b><i>W1614-1: IWA Peer Review Consultant (LandTech) Comments</i></b>	1598 -
	<a href="#"><u>2 LandTech Follow-up 1-11-2021</u></a>	1608
	<a href="#"><u>2 1611-1 Christopher Allan-CV</u></a>	
	<a href="#"><u>2 1611-1 Rob Pryor-CV</u></a>	
<b>I.</b>	<b><i>W1614-1: Communications</i></b>	1609 -
	<a href="#"><u>2* L. Ross e-mail 11-23-2020</u></a>	1626

- [2\\* B. Sims e-mail 11-30-2020](#)
- [2\\* H. Barlow letter 01-11-2021](#)
- [2 D. & H. Field e-mail 01-12-2021](#)
- [2 G. Mizla e-mail 01-12-2021](#)
- [2 M. & W. Gergler e-mail 01-12-2021](#)
- [2\\* B. Ryan e-mail 01-13-2021](#)
- [2\\* Conservation Commission Minutes 01-13-2021](#)
- [2\\* C. Brodrick e-mail 01-17-2021](#)
- [2\\* C. Neal e-mail 01-18-2021](#)
- [2\\* R. Marouski e-mail 01-18-2021](#)
- [2\\* S. Amdur e-mail 01-18-2021](#)

- J. **W1614-1: Abutter and Legal Notices** 1627 -
  - [1 Neighbor Notificaton Ltr Certified Mail Receipts](#) 1633
  - [2 Public Hearing Legal Notice](#)

**5. NEW BUSINESS**

- A. **W1618- Application of Earth Dynamics LLC for storage and management of earth materials for offsite reuse on property located at 164 Stafford Road, Assessor's Parcel ID 36.88.1** 1634 - 1639

**MOVE** Receive the application submitted by Earth Dynamics LLC for storage and management of earth materials for off-site reuse on property located at 164 Stafford Road, Assessor's Parcel ID 36.88.1 as shown on a map dated 07/17/2020 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comment.

- [W1618-Application](#)
- [W1618 Earth Dynamics Site Plan 164 Stafford Road](#)
- [W1618 Dust Control Program 164 Stafford Road Mansfield CT](#)

- B. **J-24- Application of D. Dzurec for a jurisdictional ruling for the construction of at 30 by 40 foot-barn used exclusively for farming in the upland review area on property located at 945 Mansfield City Road** 1640 - 1646

**Possible Motions**

If the IWA concurs with my interpretation that the proposed farm building is a permitted as of right activity pursuant to section 4.1 of the regulations, the following motion would be in order:

**MOVE** to approve a finding that the construction of a 30 by 40 foot-barn used exclusively for agriculture on land located at 945

**Mansfield City Road (Assessor Parcel ID 26.56.5-1) owned by 945 Mansfield City Road LLC, as shown on a map revised through 1/25/2021, and as described in the associated attachments, is permitted as of right pursuant to Section 4.1 of the Mansfield Inland Wetlands and Watercourses Regulations.**

**Alternatively, if the IWA believes that the proposed project is a regulated activity, the following motion would be in order:**

**MOVE to require the applicant to submit an application for an Agent Approval pursuant to section 12.0 of the Mansfield Inland Wetlands and Watercourses Regulations.**

[J-24 945 Mansfield City Road -Staff Memo](#)

[J-24 Application-945 Mansfield Clity Road](#)

[J-24 dzurec barn site plan](#)

- C. Application of R. Cardinal for a jurisdictional ruling for installation of a farm road, culvert improvements and a farm building on land located on the south side of Pleasant Valley Road, Assessor's Parcel ID 37.92.1**

1647 -  
1654

**Possible Motions:**

**If the IWA concurs with my interpretation that the proposed project is a permitted as of right activity pursuant to section 4.1 of the regulations, the following motion would be in order:**

**MOVE to approve a finding that the installation of a farm road, culvert improvements and a farm building on land located on the south side of Pleasant Valley Road, Assessor's Parcel ID 37.92.1 owned by R. and K. Cardinal, as shown on a map dated 1/19/2021, and as described in the associated attachments, is permitted as of right pursuant to Section 4.1 of the Mansfield Inland Wetlands and Watercourses Regulations.**

**Alternatively, if the IWA believes that the proposed project is a regulated activity, the following motion would be in order:**

**MOVE to receive the application of R. Cardinal for installation of a farm road, culvert improvements, and a farm building on land located on the**

**south side of Pleasant Valley Road, Assessor's Parcel ID 37.92.1 as shown on a map dated 1/19/21 and described in application submissions and to refer said application to the Conservation Commission for review and comment.**

[J-25 Pleasant Valley Road Staff Memo](#)

[J-25 Application](#)

[J-25 Description of Work](#)

[J-25 Pleasant Valley Rd Site Plan](#)

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