

MINUTES (Draft)

Members Present:	S. Accorsi, B. Chandy, L. Cooley, D. Plante, K. Rawn, V. Ward
Members Absent:	P. Aho, C. Cotton, R. Hall
Alternates Present:	J. DeVivo, K. Fratoni
Staff Present:	J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist

CALL TO ORDER AND ROLL CALL

Acting Chair Rawn called the meeting to order at 6:32 p.m. Members present are Accorsi, Chandy, Cooley, Plante, Rawn, and Ward. Alternates DeVivo and Fratoni are seated for absent members.

Kaufman presented members with an Agenda Item to add under New Business.

Ward MOVED, Chandy seconded, to add under Old Business B a revised motion for Jurisdictional Ruling (J-19) for proposed Timber Harvest located at 488-500 Mansfield Avenue. Motion PASSED unanimously.

APPROVAL OF MINUTES

Chandy MOVED, Plante seconded, to approve the February 3, 2020, meeting Minutes with the correction that the address be corrected from 488-500 Pleasant Valley Road to 488-500 Mansfield Avenue. Motion PASSED unanimously.

PUBLIC HEARINGS

A. 6:30 PM – W1612 – Application of the Mansfield non-Profit Housing Development Corporation (owner/applicant) for a multifamily development at 113-121 S. Eagleville Rd. (Parcel ID 16.57.5)

Rawn opened the Public Hearing at 6:34 p.m. Members present are Accorsi, Chandy, Cooley, Plante, Rawn and Ward. Alternate members DeVivo and Fratoni are seated for absent members. J. Kaufman read the Legal Notice that was published in *The Chronicle* on 2-18-2020 and 02-26-2020. Kaufman noted two additional documents, the 02-26-2020 Draft Minutes from the Conservation Commission that speak to this application and the letter from UConn dated 03-02-2020.

Kathy Dorgan of Dorgan Architecture and Planning and Robert Newton of BSC Group are present on behalf of the applicant. Dorgan gave an overview of the project including site design, driveway, structure on the property that will remain, design of buildings and different unit configurations. Newton gave an overview of the site in relation to the wetlands, stating that approximately 1 acre of the project will be developed within the upland review area. He noted grade changes, stormwater collection systems, detention basins and outlets, test pit data and

that public water and sewer will serve the site. He indicated that he is submitting the revised stormwater management plan.

Chuck Eaton from CHA and James Sipperly, Soil Scientist, are present on behalf of the Agency. Sipperly discussed the wetland delineation. During the site visit he noted standing water and vegetation that may have been indicative of a wetland. This issue has since been resolved by the applicant's soil scientist. Sipperly discussed recommendations with regard to native plantings, fertilizer, snow removal and de-icing materials. He also noted the importance of sedimentation and erosion controls during construction and regular reporting.

There were no speakers from the public regarding this application.

Ward questioned if best practices regarding protection of the wetlands would be applied during construction. Newton responded that the maintenance schedule is listed on the plans and that the applicant is agreeable to reporting.

Rawn questioned the use of fertilizer at the site and Newton responded that the landscape plan calls for native plantings for a low maintenance landscape. Newton also reviewed the snow stockpile locations on the site plan and indicated that they had been moved further away from wetlands than on previous plans.

Ward MOVED, Plante seconded to close the public hearing at 7:12 p.m.

OLD BUSINESS

A. W1612 – Application of the Mansfield non-Profit Housing Development Corporation (owner/applicant) for a multifamily development at 113-121 S. Eagleville Rd. (Parcel ID 16.57.5)

Ward MOVED, Cooley seconded, to schedule a special meeting on March 16, 2020 at 6:30 pm in the Council Chamber, A.P. Beck Municipal Building, 4 South Eagleville Road to discuss the Inland Wetlands Application of the Mansfield Non-Profit Housing Corporation (owner/applicant) for a multifamily development at 113-121 S. Eagleville Rd. (Parcel ID 16.57.5) IWA File 1612). Motion PASSED unanimously.

NEW BUSINESS

A. J-20-Town of Mansfield Parks and Recreation Department Request for Jurisdictional Ruling – Footbridges at Simpson-Wood Preserve (Assessor's Parcel ID 19.70.-2.1)

Chandy MOVED, Fratoni seconded, to approve a Jurisdictional Ruling finding that the installation of a 4-foot by 40-foot footbridge and a foot bridge consisting of 6, 8 foot preconstruction wooden walkway at Simpson-Wood Preserve on land owned by the Town of Mansfield (Assessor's Parcel ID 19.70.2-1)(IWA File # J-20) as shown on a map dated 2/27/2020 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. Motion PASSED unanimously.

B. J-19 – Application of J. Randazzo for a Jurisdictional Ruling to Conduct a Timber Harvest at 488-500 Mansfield Avenue- Assessor's Parcel ID 37.93.4 (File J-19)

L. Cooley MOVED, Fratoni seconded, to approve a finding that the proposed timber harvest (IWA File #J-19) located at 488-500 Mansfield Avenue (Assessor's Parcel ID 37.93.4) on land owned by UW Stearns and Sons, Inc. as shown on a map dated 01/28/2020 and as described in the associated attachments is permitted as a right pursuant to Section 4/1 of the Mansfield Inland Wetlands and Watercourses Regulations. Motion PASSED unanimously.

OTHER COMMUNICATIONS AND BILLS

Noted. Kaufman noted that there is still time to sign up for the CT Land Conservation Conference coming up in March.

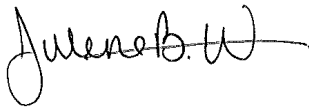
REPORTS FROM OFFICERS AND COMMITTEES

None.

ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Jillene B. W.", with a horizontal line extending to the right.

Jillene Woodmansee
Planning Specialist