

AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/filepro/documents/11059?preview=14996&splitscreen=true>

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, Town Hall has been closed to the public. Accordingly, this PZC meeting will be conducted as a web-based virtual meeting. Members of the public can view the proceedings live on Charter Cable Channel 191 or on-line at https://townhallstreams.com/towns/mansfield_ct. A recording of the meeting can be viewed on the same website for 12 months after the meeting. Please note that due to technology limitations, the image clarity on the internet live stream feed is much better than that which is available on Channel 191. If you have access to the internet, we strongly recommend using the on-line stream for viewing. If you are in need of internet access, the Town is providing free outdoor internet access at certain town facilities; please visit <http://www.mansfieldct.gov/covid19> and review the posting from March 17, 2020 for more information.

Members of the public may submit written communications to the PZC via email to planzonedept@mansfieldct.org. Please submit communications by 6:30 p.m. on Sunday, April 5, 2020 for inclusion in an updated digital packet. While we will do our best to update the digital packet with Communications received after the time specified above, there is no guarantee that they will be included for the meeting. Any communications that are not included in an updated digital packet for this meeting will be provided to the Commission in the packet for the April 20, 2020 meeting.

Public Hearings

At this time, open public hearings will be adjourned to a future date as we have not yet determined how to hold public hearings while complying with existing Executive Orders to slow the spread of the virus. The date to which the hearing will be continued is identified in the suggested motion for that hearing.

1. CALL TO ORDER AND ROLL CALL

A. Virtual Meeting Orientation

[The Quick Guide for GoToMeeting Attendees](#)
[Executive-Order-No-7B-Public Meeting Requirements](#)

5 - 13

2. APPROVAL OF MINUTES

- A. **March 16, 2020 Special Meeting** 14 - 15
[03-16-2020 IWA Minutes-Draft](#)

3. COMMUNICATIONS

- A. **Conservation Commission March 31, 2020 Draft Minutes** 16 - 21
[CC31Mar20d](#)
- B. **Inland Wetlands Agent Monthly Report** 22
[2020-04-6](#)

4. PUBLIC HEARINGS

- A. **6:30 pm 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)**

MOVE to adjourn the public hearing on the application of the J.E. Shapard Company and Capstone Collegiate Communities (File W1611) to May 4, 2020 at 6:30 p.m. in the Town Council Chamber or, if COVID-19 social distance restrictions remain in place, a virtual meeting room. If a virtual meeting room is used, instructions on how to access the meeting room will be posted on the meeting agenda..

Applicant Submittals

23 - 1012

Site plans and Stormwater Management Report are the most current versions and reflect the changes Land Tech's 1-16-20 comments.

[W1611-1 Application Coverletter](#)

[W1611-1 JE Shepard-Capstone Collegiate-Multi-family Development Application](#)

[W1611-1 Site Plans - Revised through 02-06-20](#)

[W1611-1 SWM Report - Revised through 02.06.20](#)

[W1611-1 Stormwater- Operation & Maintenance revised through 12-30-19](#)

[W1611-1 Wetland Functions and Values Report revised through 12-30-19](#)

[W1611-1 02.06.20 Applicant response to intervener](#)

[W1611-1-02-06-20 Applicant Resp.toLandTech1-16](#)

[W1611-1 Applicant Presentation to ConsCom 02-19-20](#)

[W1611-1 Applicant 03-02-20 letter to IWA with attached letters from UConn](#)

[W1611-1 Alternative Analysis-2.28.2020](#)

[W1611-1 M. W. Klemens comments re-vernal pool 2 26 20](#)

[W1611-1 Applicant Response to NV5 Report](#)

[W1611-1 Applicant Response to John Silander's Comments](#)

Intervenor Submittals



On 1-27-20, UConn filed a petition for intervention pursuant to CGS Section 22a-19.

1013 -
1077

[W1611-1 UConn Presentation Drawings 03-04-2020](#)

[W1611-1 Mansfield IWA Notice of Intervention 28 Feb 2020 SIGNED](#)

[W1611-1 Intervener-NV5 Report to Mansfield IWA 02-28-2020](#)

[W1611-1 UConn Intervention Petition 01-27-2020](#)

[W1611-1 19 Feb 2020 UConn Letter to the Conservation Commission](#)

IWA Consultant (Land Tech) Comments

The IWA's consultant, Land Tech has conducted two rounds of comments of the revised application (W1611-1) and reviewed and commented on the Conservation Commission comments. Land Tech's comments from the previous withdrawn (W1611) application are included here.

1078 -
1105

[W1611-1 Land Tech review Cons Com Comments 03-02-2020](#)

[W1611-1 LandTech review 2-13-2020](#)

[W1611-1 LandTech review 01-16-20](#)

[Land Tech Comments from Previous Application \(W1611\)](#)

5. OLD BUSINESS

- A. **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)**

Tabled until completion of public hearing.

6. NEW BUSINESS

- A. **Town of Mansfield Parks and Recreation Department Request for Jurisdictional Ruling-Foot Bridges-Dunhamtown Forest and other Town Properties (File #J-21)**

1106 -
1110

[J-21 Dunhamtown Forest-Staff Memo](#)

[Dunhamtown Forest Map](#)

[Basic Bridge Design](#)

7. OTHER COMMUNICATIONS AND BILLS

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT