

## AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/filepro/documents/11059?preview=15951&plitscreen=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, 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.

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. APPROVAL OF MINUTES

- A. April 6, 2020 regular meeting Minutes  
04-06-2020 IWA Minutes-Draft

#### 3. COMMUNICATIONS

- A. Conservation Commission-No April Meeting
- B. Inland Wetlands Agent Monthly Report  
2020-05-04
- C. The Quick Guide for GoToMeeting Attendees  
The Quick Guide for GoToMeeting Attendees

#### 4. PUBLIC HEARINGS

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)

*Written 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 prior to the meeting and preferably by 10 am on Friday, May 1, 2020. 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://www.gotomeet.me/GTM01GTM01/iwa-pzc\\_meetings](https://www.gotomeet.me/GTM01GTM01/iwa-pzc_meetings) or by calling +1 (872) 240-3212 and using the following access code: 129-662-773. If you have not previously used the*

*GoToMeeting platform, we recommend downloading the app at*

*<https://global.gotomeeting.com/install/129662773> before the meeting. If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3341 before 3 pm on Monday, May 4th, 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 your 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. Applicant Submittals**

**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 03-04-20 IWA Presentation Outline and Qualifications

W1611-1 Applicant 03-04-20 Inland Wetlands Presentation

W1611-1 Applicant Response to John Silander's 03-04-20 Comments

W1611-1 Applicant Response to NV5 02-28-20 Report

W1611-1 Applicant Information Regarding Kardestuncer Wetlands-03-23-20

W1611-1 Applicant's Response to Vidich Report

W1611-1- Extension to 5-5-20

**B. Intervener Submittals**

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

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

W1611-1 Intervener Response 04-27-20

**C. IWA Technical Consultant (LANDTECH) Submittals**

**The IWA's consultant, Land Tech has conducted three 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.**

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)

**D. Notices**

W1611-1 Legal Notice

W1611-1 Legal Notice Proof

W1611-1 Notice Cover Letter

W1611-1 Abutters Notification

W1611-1 Watershed of Aquifer Area Project Notification

W1611-1 Windham Water Works Notification

**E. Communications**



**Communications received prior to 3 pm on 5/4/20 will be added to the electronic packet.**

Conservation Commission 02-26-2020 Draft Minutes

Conservation Commission 02-19-2019 Minutes

W1611-1 Jo Ann Douda Letter re application 02-27-2020

W1611-1 Charles Vidich Kardestuncer Property Report 02-27-2020

W1611-1 Mona Friedland Letter re application 02-18-2020

W1611-1 Comments from J.Silander to Cons Com Re Davison Environmental report -02-14-2020

W1611-1 Don Fontaine received 3-2-20

W1611-1 Todd Friedland 03-04-20

W1611-1 John Silander 03-04-20

W1611-1 Silander CV 3-20

W1611-1 M Soares-Clarification on Cons Comm Comments 03-04-20

W1611-1 Silander Rebuttal of Applicant Response to 03-04-20 Comments

W1611-1 Todd Friedland 04-26-20

**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)**

**6. NEW BUSINESS**

**7. OTHER COMMUNICATIONS AND BILLS**

**8. REPORTS FROM OFFICERS AND COMMITTEES**

**9. ADJOURNMENT**