

AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/19040>

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. EXECUTIVE SESSION IN ACCORDANCE WITH CGS SEC. 1-200(6)(D)

Suggested Motion:

Move, to enter executive session for the purpose of discussing Strategy and Negotiations with Respect to Pending Claims or Litigation [University of Connecticut v Town of Mansfield et al], in accordance with CGS §1-200(6)(B) and to invite into executive session Linda Painter, Kevin Deneen, Jennifer Kaufman, and Emmy Galbraith.

3. APPROVAL OF MINUTES

- A. July 6, 2020 draft Minutes
[07-06-2020 IWA Minutes-draft](#)

4. COMMUNICATIONS

- A. Conservation Commission-No July Meeting
B. Inland Wetlands Agent Monthly Report

5. OLD BUSINESS

- A. W1613- Application of Clear Mountain Capital to Change the Town's Inland Wetlands and Watercourses Map on four parcels located at 497 Middle Turnpike and Cedar Swamp Road (Assessor's Parcel IDs 8.14.14-2, 8.14.14-3, 8.14.14-4, and 8.14.19) (File# W1613)

Tabled until 9/8/2020.

[W1613-Clear Mountain Capital IWA Map Amendment Application](#)

[W1613- Soil Scientist Report](#)

[W1613- Survey with Field Delineated Wetlands](#)

[W1613- Wetlands depicted from Town GIS](#)

[W1613 - BETA Group Peer Review Proposal](#)

6. NEW BUSINESS

- A. **W1614-Application of Haven Campus Communities for the construction of a mixed-use development consisting of seven new buildings with a five-story parking deck, paved parking areas and associated amenities. The parcels are located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10).**

MOVE to :

- 1) Application of Haven Campus Communities for the construction of a mixed-use development consisting of seven new buildings with a five-story parking deck, paved parking areas and associated amenities, located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10);*
- 2) Refer the application to the Conservation Commission;*
- 3) Schedule a public hearing for Monday, October 5, 2020 at 6:30 pm in the Council Chamber of the Mansfield Town Hall or a virtual meeting per the Governor's Executive order 7B; and*
- 4) Authorize staff to engage the services of _____ to provide independent review of the application. Pursuant to 8.6 of Mansfield's Inland Wetlands Regulations, fees incurred for this review will be the responsibility of the applicant and a deposit in the amount of the estimated cost shall be received prior to issuance of a notice to proceed.*

[W1614 Application Form-Magnet](#)

[W1614 Authorization and Consent to Application](#)

[W1614 CTDEEP_SIWWARF](#)

[W1614 Site Plans_07.21.20](#)

[W1614 Wetland Delineation Report 01.4.19](#)

[W1614 Vernal Pool Survey Report 12.16.19](#)

[W1614 Drainage Report_07.17.20](#)

[W1614 Report of Geotechnical Investigation 03.27.20](#)

[W1614 Technical Consultants Request for Proposals](#)

[W1614 Land Tech Proposal](#)

[W1614 LandTech Resumes](#)

[W1614 CHA Proposal](#)

[W1614 CHA Resumes](#)

[W1614 Trinkhaus Proposal](#)

- B. **J-20-Request for Jurisdictional Ruling**
[J-22 200A Spring Hill Road- Staff Memo](#)
- C. **Appointment of Deputy Inland Wetland Agent**

Suggested Motion:

MOVE to designate Jillene Woodmansee as the Deputy Inland Wetlands Agent for the Mansfield Inland Wetlands Agency effective August 3, 2020.

[Staff Memo-Appointment of Deputy Inland Wetlands Agent](#)

7. OTHER COMMUNICATIONS AND BILLS

- A. **Appeal of Inland Wetlands Agency decision regarding 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)**

[UCONN v. Inland Wetlands Agency of the Town of Mansfield, et al](#)

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT