

AGENDA

The Packet for this meeting is available at:

<https://mansfield.civicweb.net/filepro/documents/11059?preview=21345&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. 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. APPROVAL OF MINUTES

- A. September 30, 2020 Special Meeting 5 - 7
[09-30-2020 IWA Minutes](#)

3. COMMUNICATIONS

- A. Conservation Commission 8 - 11
[Conservation Commission - 22 Sep 2020 - Minutes Draft](#)
- B. Inland Wetlands Agent Monthly Report 12
[2020-10-05](#)
- C. Go-To-Meeting Quick Guide for Attendees 13 - 16
[The Quick Guide for GoToMeeting Attendees _GoToMeeting](#)

4. PUBLIC HEARINGS

Written 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 prior to the meeting and preferably by **3 PM on October 5, 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://global.gotomeeting.com/join/900652437> or by calling 1 (408) 650-3123 and using the following access code: 900-652-437. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/900652437> before the meeting.

If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3330 before 3 pm on the day of the meeting 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 their 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. 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).

Notices 17 - 21

- [W1614 Abutters Notification](#)
- [W1614 Public Hearing Legal Notice](#)

Applicant Submittals 22 - 991

- [W1614 Application Form-Magnet](#)
- [W1614 Authorization and Consent to Application](#)
- [W1614- Site Aerial Photo](#)
- [W1614 Site Plans_07.21.20](#)
- [W1614 CTDEEP_SIWWARF](#)
- [W1614 Drainage Report_07.17.20](#)
- [W1614 Report of Geotechnical Investigation 03.27.20](#)
- [W1614 vernal pool survey report 12-16-19](#)
- [W1614 Wetland Delineation Report 1-4-19](#)
- [W1614 Wetland Functions and Values Report \(submitted 9-11-2020\)](#)
- [W1614 Applicant Response to LandTech's 09-10-20 Comments](#)
- [W1614 Color Aerial 09-21-20](#)
- [W1614 Drainage Report REV1 09-25-20](#)
- [W1614 Site Plans REV1 09-25-2-20](#)
- [W1614 Applicant Response to Land Tech \(w. ref to site plans\) 09-25-20](#)
- [W1614 Boring Hole Locations 09-16-20](#)

Intervenor Submittals 992 - 1000

On 10-1-20, UConn filed a petition for intervention pursuant to CGS Section 22a-19.

[W1614 Petition for Intervention](#)

IWA Peer Review Consultant (LandTech) Comments

1001 - 1025

[LandTech Resumes](#)

[W1614 LandTech Review 09-10-2020](#)

[W1614 Land Tech Review of Functions and Values Report 9-14-2020](#)

[W1614 LandTech Followup Review 10-1-2020](#)

Communications

1026 - 1029

[Conservation Commission - 22 Sep 2020 - Minutes Draft](#)

5. OLD 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).**

- B. **Application of Greg Anderson for Pond Dredging on Property Located at Wormwood Hill Road (Assessor's Parcel ID 5.51.1-6) File # W1615**

1030 - 1040

[W1615-Pond- Wormwood Hill Rd- Pond Dredging-Staff Analysis and Recommendation](#)

[W1615 Clarification Email from Applicant](#)

[W1615-Pond- Wormwood Hill Rd- Pond Dredging](#)

[W1615 Site Plan](#)

6. NEW BUSINESS

7. OTHER COMMUNICATIONS AND BILLS

- A. **Town of Chaplin Notice of Resubdivision within 500 feet of Mansfield Town Line-Davis and N. Bedlam Road.**

1041 - 1048

Creation of one lot for the purpose of residential development for a single family dwelling with onsite septic and well.

[Davis and N. Bedlam Road Chaplin Inland Wetlands Commission Application](#)

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT