

## **SPECIAL MEETING AGENDA**

The Packet for this meeting is available at:

<https://mansfield.civicweb.net/filepro/documents/11059?preview=22243&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, 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](mailto: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. **October 5, 2020 Regular Meeting**  
[10-05-2020 IWA Minutes Draft](#)

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#### **3. COMMUNICATIONS**

- A. **Go-To-Meeting Quick Guide for Attendees**  
[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)

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#### **4. PUBLIC HEARINGS**

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 **3 pm on October 15, 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/273367949> or by calling **+1 (669) 224-3412** and using the following access code: 273-367-949. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/273367949> 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).**

**B. Notices**

12 - 16

[W1614 Abutters Notification](#)

[W1614 Public Hearing Legal Notice](#)

**C. Applicant Submittals**

17 - 1036

[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](#)

[W1614 Request for extension](#)

[W1614 Bohler Resumes](#)

[W1614 Applicant Response to LandTech 10-09-2020](#)

[W1614 Site Plan revised through-10.09.20](#)

**D. Intervenor Submittals**

1037 -  
1070

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

[W1614 Petition for Intervention](#)

[W1614 CDM Smith Technical Memo - 10.04.20](#)

**E. IWA Peer Review Consultant (LandTech) Comments**

1071 -  
1095

[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](#)

**F. Communications**

1096 -  
1099

**Possible Motions**

\_\_\_\_\_ **MOVED**, \_\_\_\_\_ **seconded to adjourn the public hearing on the wetlands license application of Haven Campus Communities to authorize a mixed-use development at 1753,1733 and 1717 Storrs Road, (File W1614) to November 16, 2020 at 6:30 p.m. The hearing will be held virtually unless the Agency has resumed in-person meetings, in which case the hearing will be held in the Town Council Chambers, 4 South Eagleville Road. Information on how to participate in the virtual hearing will be published on the meeting agenda.**

\_\_\_\_\_ **MOVED**, \_\_\_\_\_ **seconded to close the public hearing on the wetlands license application of Haven Campus Communities to authorize a mixed-use development at 1753,1733 and 1717 Storrs Road, (File W1614). No new public comment or new information will be entered into the record.**

[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).**

**Tabled until close of public hearing**

- 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** 1100 - 1110

**Draft Motion**

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for pond dredging on property owned by Gregory Anderson and located on the southeastern side of Wormwood Hill Road (**Assessor’s Parcel ID 5.51.1-6**) as shown on a map dated 9/8/2020 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. All silt shall be distributed at least 50 feet from the edge of wetlands; and
3. Areas where pond silt is distributed shall be seeded and mulched.

This approval is valid for five years (until October 5, 2025) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency and is contingent upon all other state and federal permit requirements being met. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

[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.** 1111 - 1118

**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](#)

**B. UConn Permit Application for Use of Pesticides in State Waters to Control Phragmites within the Hillside Environmental Education Park (HEEP) wetlands**

1119 -  
1159

[HEEP 2020 Invasives Tract1reduced](#)

[200709 UConn HEEP aquaticpermit attachments signed](#)

**C. [UConn Water Supply Plan](#) Updated August 31, 2020**

**8. REPORTS FROM OFFICERS AND COMMITTEES**

**9. ADJOURNMENT**