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OH161

TOWN OF MANSFIELD
INLAND WETLAND AGENCY

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILL ROAD
STORRS, CT 06268
(860) 429-3330

COPY

May 7, 2009

Ponde Place LLC
56 East Main Street
Suite 202
Avon, CT 06001

Re: Mansfield's IWA approval
IWA file #1428

Dear Mr. Giorgio,

At a meeting held on 5/4/09, the Mansfield Inland Wetlands Agency adopted the following motion:

"to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **Ponde Place LLC** (file no. W1428), for Phase I well drilling and testing, on property owned by the Keystone Companies, LLC, located at Hunting Lodge and Northwood Roads, as shown on plans dated March 31, 2009 and as described in other applications submissions.

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

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
2. There shall be no additional work on the access road in the old fill area between the 2 wetlands; however, if using heavy equipment necessitates additional fill, the applicant shall consult with the Wetlands Agent as to the type and placement of said fill.

This approval is valid for a period of five years (until May 4, 2014), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. 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."

This letter constitutes your license.

If you have any questions regarding this action, please call the Planning Office at 429-3330.

Very truly yours,

Kath K Holt

Katherine K. Holt, Secretary
Mansfield Inland Wetlands Agency

Cc: Roger Kellman, P.E., Hesketh

Hesketh

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

F. A. Hesketh & Associates, Inc.

FILE

April 2, 2009

Mansfield Inland Wetlands Agency
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Attn: Grant Meitzler

Re: Ponde Place
Phase 1 Well Installation and Testing
Hunting Lodge Road
IWWC Application
Our File: 04161.00

Dear Mr. Meitzler:

On behalf of the applicant, Ponde Place, LLC, please find attached a Wetlands Application for the installation and testing of up to four wells on the site of the proposed residential project known as Ponde Place on Hunting Lodge Road. Also attached are the plans and a check for $155.

If you have any questions, please feel free to contact me.

Very truly yours,

F. A. Hesketh & Associates, Inc.

Roger Kellman, P.E.
Project Engineer

cc: The Keystone Companies, LLC
Attorney Thomas Fahey

T:prj/04161/gmei4029.doc

CT Office: 6 Creamery Brook • East Granby, CT 06026
NC Office: 146 NW Broad Street • Southern Pines, NC 28387

Tel 860.653.8000 • Fax 860.844.8600
Tel 910.692.2844 • Fax 910.692.3356
www.fahesketh.com

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3334 OR 429-3331
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # W _____
Fee Paid _____
Official Date of Receipt _____

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name Ponde Place LLC

Mailing Address 56 East Main St. Suite 202

Avon CT Zip 06001

Telephone-Home _____ Telephone-Business (860) 677-5555

Title and Brief Description of Project

Ponde Place - Phase 1 Well Drilling and testing

Location of Project Hunting Lodge Road and Northwood Road

Intended Start Date Spring 2009

Part B - Property Owner (if applicant is the owner, just write "same")

Name The Keystone Companies, LLC

Mailing Address (same as applicant)

Zip _____

Telephone-Home _____ Telephone-Business _____

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature (same as applicant) date _____

Applicant's interest in the land: (if other than owner) _____

Part C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (**See guidelines at end of application – page 6.**)
Please include a description of all activity or construction or disturbance:
a) ***in*** the wetland/watercourse
b) ***in*** the area ***adjacent*** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is ***off*** your property

1) Installation and testing of water supply wells.

a) There will be no activity within wetlands or watercourses

b) There will be minimal activity adjacent to wetlands. This will include minor clearing, grading and filling to create an access path for the well drilling equipment.

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):
a) ***in*** the wetland/watercourse
b) ***in*** the area ***adjacent*** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

2a) 0 acres.

2b) .2 acres

3) Describe the type of materials you are using for the project: clean fill for access path

a) include ***type*** of material used as fill or to be excavated gravel/stone
b) include ***volume*** of material to be filled or excavated <50 cu excavation/fill within the regulated area.

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).
Minimize disturbance just adequate for equipment access. Silt fence, haybales, stone as needed for SE+SC measures.

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)
Moderately wooded and somewhat hilly, well drained except for limited areas.

Part E - Alternatives

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

Other access points were considered but would have a greater wetland impact.

Part F - Map/Site Plan (all applications)

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. **(See guidelines at end of application – page 6.)**

2) Applicant's map date and date of last revision UT-5 03-31-2009

3) Zone Classification RAR-90 changed to DMR

4) Is your property in a flood zone? ____ Yes X No ____ Don't Know

Part G - Major Applications Requiring Full Review and a Public Hearing

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

1) List the names and addresses of abutting property owners

Name Address

See attached list.

2) **Written Notice to Abutters** . You must notify abutting property owners by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. ***Postal receipts of your notice to abutters must accompany your application.*** (This is not needed for exemptions).

Part I - Additional Notices, if necessary

1) Notice to Windham Water Works is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

CONNECTICUT DEPARTMENT OF
ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

Arthur J. Rocque, Jr., Commissioner

GIS CODE #: _____
For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year _____ Month _____
2. ACTION TAKEN: _____
3. WAS A PUBLIC HEARING HELD? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

   (print) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING: Mansfield

   Does this project cross municipal boundaries? Yes _____ No X

   If Yes, list the other town(s) in which the action is occurring: _____, _____
6. LOCATION: USGS Quad Map Name: Coventry *AND* Quad Number: 40

   Subregional Drainage Basin Number: 3100-17-2-R1, 3100-19-1
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: Ponde Place LLC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: Hunting Lodge Road / Northwood Road

   Briefly describe the action/project/activity: Well drilling and testing
9. ACTIVITY *PURPOSE* CODE: C
10. ACTIVITY *TYPE* CODE(S): 12, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:

    Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: .2 acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres [must be provided in acres as indicated]

DATE RECEIVED PART II: To Be Completed By The DEP DATE RETURNED TO OP

FORM COMPLETED: YES NO FORM CORRECTED/COMPLETED: YES NO

Packet in PDF

AGENDA
Inland Wetland Agency
Regular Meeting
Monday, April 6, 2009
Council Chambers, Audrey Beck Building

Call to Order: 7:00 PM

Review of Minutes of Previous Meetings and Action Thereon:
3.02.09 - Regular Meeting
3.16.09 - Field Trip
3.16.09 - Special Meeting

Communications:
Conservation Commission: W1423 - Schafer- shed
W1424 - Whispering Glen- 37 units
GM monthly business memorandum

Outstanding Enforcement Actions:
W1400 – Glode – Stafford Rd
W1419 - Chernushek, 473 Middle Turnpike-violation notice
(To be tabled pending outcome of related application)

Old Business:
1. W1419 - Chernushek, 473 Middle Turnpike-application
2. W1423 - Shafer, 45 Echo Road - shed within 75'
3. W1424 - Whispering Glen, 73 Meadowbrook Road - 37 units
(Tabled pending May 4, 2009 Public Hearing)

New Business:
1. W1425- Town of Mansfield, Stonemill Rd- Bridge Replacement
2. W1426- Hallock, East side of Wormwood Hill Rd - 3 lots
3. W1427- Hartley, 72 Crane Hill Road- gazebo
4. W1428- Ponde Place, Hunting Lodge and Northwood Rd - well drilling & testing
5. W1429- Kleinfelder/Exxon, 4 Corners Remediation

Reports of Officers and Committees:

Other Communications and Bills:
1. DEP Permit Applications for the Use of Pesticides in State Waters: Swan Lake, Mirror Lake, Curtin Pond on Farmstead Rd.
2. DEP Inland Wetlands Reporting Program 2005 Status & Trends Report
3. DEP Training Program 2005 Summary Report
4. Winter 2009 "The Habitat"

Adjournment:

04161

RECEIVED
APR 13 2009
HESKETH ASSOC.

AGENDA
MANSFIELD INLAND WETLAND AGENCY/PLANNING & ZONING COMMISSION
Special Meeting – Field Trip
Wednesday, April 15, 2009

The purpose of the field trip is to observe site and neighborhood characteristics. The merits of the proposals will not be discussed and no public comments will be allowed. Times listed are estimated times of arrival. In the event of inclement weather, or if you mentioned previously that you planned to attend but now find you cannot, please contact the Planning Office at 429-3330.

1:00 p.m. Meet at the Planning Office if you would like a ride.

1:10 p.m. HARTLEY, 72 CRANE HILL ROAD- proposed gazebo
W1427

1:25 p.m. HALLOCK, EAST SIDE OF WORMWOOD HILL RD (east side about 2500 feet north of Route 89)- proposed 3 lot subdivision W1426, PZC File #1285

1:50 p.m. TOWN OF MANSFIELD, STONEMILL RD- proposed bridge replacement
W1425

2:10 p.m. KLEINFELDER/EXXON, (CVS SITE AT CORNER OF ROUTES 44 AND 195)- proposed ground water remediation W1429, PZC File #1157-2

2:30 p.m. PONDE PLACE, HUNTING LODGE AND NORTHWOOD RD - proposed well drilling & testing W1428 (meet at northerly end of Northwood Rd)

cc: IWA/PZC, Conservation Commission, PAC, OSPC, G. Meitzler, G. Padick, C. Hirsch, Kleinfelder, Merchants Mansfield LLC., K. Hallock, Holmes & Henry Assoc., Hartley, Hesketh, Ponde Place LLC., Town of Mansfield Public Works

View Packet Materials

AGENDA
Inland Wetland Agency
Regular Meeting
Monday, May 4, 2009
Council Chambers, Audrey beck Building

Call to Order: 7:00 PM

Review of Minutes of Previous Meetings and Action Thereon:
4.06.2009 - Regular Meeting
4.15.2009 - Field Trip

Communications:
Conservation Commission: W1425 - Town of mansfield - Stone Mill Bridge
W1426 - Hallock Subdivision
W1427 - Hartley
W1428 - Ponde Place
W1429 - Kleinfelder (CVS)
GM monthly business memorandum

Outstanding Enforcement Actions:
W1400 – Glode – Stafford Rd

7:15 PM Public Hearing
W1424 - Whispering Glen Condominiums - Meadowbrook Lane

Old Business:
Consideration of action:
W1425 - Town of Mansfield - Stone Mill Bridge Replacement Approved
W1426 - Hallock Subdivision - Wormwood Hill Rd continued
W1427 - Hartley - Crane Hill Rd - gazebo in buffer
W1428 - Ponde Place - well drilling accessway in buffer
W1429 - Kleinfelder - Rte 44 & 195 - remediation CVS, former Exxon site

New Business:
New Applications:
W1430 - Block - 8 Hanks Hill Rd - Modification Request
W1431 - Juliano Pools - 853 Storrs Rd - in-ground pool

Reports of Officers and Committees:

Other Communications and Bills:
Conn. Federation of Lakes News, April 2009
Other

Adjournment: