

Fahey & Landolina, Attorneys LLC

A Connecticut Limited Liability Company

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July 19, 2016

Jennifer S. Kaufman
Environmental Planner
Inland Wetlands Agent
Town of Mansfield
4 South Eagleville Road
Storrs-Mansfield, CT 06268

RE: Storrs Lodges, LLC ("Applicant") - Inland Wetland Permit Application

Dear Ms. Kaufman:

Due to the IWA's concern for having adequate time to complete and close the public hearing commenced for our withdrawn application (#W1564), the Applicant is filing and has attached a new application with the required supporting information and abutting landowner's notices and mailing certifications. This application shall replace item 1 listed under Applicant Submittals in the Attached list you provided entitled "W1564 Submittals as of July 13, 2016". The applicant also respectfully requests that the IWA incorporate by reference and make a part of the record of this new application Items 2-15 listed under Applicant Submittals, Items 1 & 2 listed under GEI, Consultants (IWA's Independent Consultant) Submittals, Items 1, 2, & 3 listed Under Conservation Commission Minutes, and Items 1-5 listed under Comments from the Public.

Yesterday I spoke with Keith Ainsworth, the Intervenor's Attorney, and advised him of our intention to withdraw and resubmit. It is my understanding that he intends to resubmit and ask to incorporate previous submittals in similar fashion. As soon as that happens, we will request that the IWA incorporate by reference and make part of the record for this new application Items 17-19 listed under Applicant Submittals.

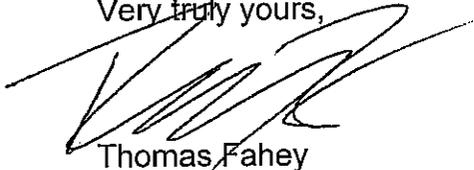
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We also request that the IWA consider waiving the application fee for good cause. We feel that all parties to this action, and the public, will benefit from a new schedule that will allow time for all issues to be fully vetted. Please bill us for the cost incurred for legal publication of the public hearing notice.

We would appreciate the IWA receiving and accepting this application at its August 1, 2016 meeting and scheduling it for public hearing on Tuesday, September 6, 2016.

Thank you for your cooperation in this matter, and please contact me with any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Thomas Fahey', written over the typed name below.

Thomas Fahey

twf/encl.

W1564 Submittals as of July 13, 2016

Applicant Submittals

1. *Application*
2. A March 18, 2016 WETLANDS ASSESSMENT&IMPACT ANALYSIS: *SUMMARY OF FINDINGS*
3. A March 30, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION
4. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WATER QUALITY INVESTIGATION*
5. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *FUNCTIONS & VALUES ASSESSMENT*
6. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WETLAND MITIGATION*
7. An April 6, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *REVIEW OF STORMWATER SYSTEM*
8. An April 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION
9. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WATER QUALITY INVESTIGATION*
10. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *SOIL TESTING*
11. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION
12. A letter dated February 28, 2016 from CT DEEP Regarding State Species of Concern
13. An Engineering Design and Drainage Report (Both a Summary and Full Report) Dated March 18, 2016
14. Plans Dated March 18, 2016, revised through June 10, 2016
15. FA Hesketh's Responses to the GEI Consultants Revised dated 5/31/2016 and revised through 6/10/2016
16. A July 12, 2016 Letter from Attorney Fahey requesting the Public Hearing not be continued to 8/1/16.
17. A February 12, 2011 Report from Michael Klemens Re: River Sound Development
18. A July 12, 2016 Memo from Attorney Sherwood re: Prudent and Feasible Alternative Analysis

19. A July 12, 2016 Memo from the Applicant's team re: Response to Intervention Petition Dated 5/16/16

Intervenor Submittals

- 1. A letter dated June 6, 2016 from the Law Offices of Keith Ainsworth on behalf of the Mansfield Environmental Trust and Beverly Sims**
- 2. Mansfield Environmental Trust and Beverly Sim's verified petition to intervene dated May 16, 2016 pursuant to CGS 22a-19 (a).**
- 3. A letter from Michael W. Klemens dated June 6, 2015**
- 4. A Vernal Pool Analysis Map of Storrs Lodges Prepared by Michael Klemens dated May 2016**
- 5. Michael Klemens Curriculum Vitae, undated**
- 6. A letter to Cheryl Chase, Director of the Inland Water Resources Division, CT DEEP from Michael Klemens dated September 10, 2013**
- 7. A report from Connecticut Ecosystems LLC Entitled Wetlands Report Ponde Place, July 5, 2007**
- 8. April 2009 Eastern Connecticut Environmental Review Team Report for Ponde Place**
- 9. A 2002 MCA Technical Paper Series: No. 5 Best Development Practices Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States by Calhoun and Klemens**

GEI, Consultants (IWA's Independent Consultant) Submittals

- 1. A Memo from Kimberly Bradley and John McGrane of GEI Consultants to Jennifer Kaufman dated May 12, 2016**
- 2. A Memo from Kimberly Bradley and John McGrane of GEI Consultants to Jennifer Kaufman dated June 29, 2016**

Conservation Commission Minutes

- 1. April 20**
- 2. May 18**
- 3. June 15**

Comments from the Public

- 1. A letter from Kathy and Brian Usher dated May 24, 2016**
- 2. An email response to Kathy Usher from Linda Painter dated May 25, 2016**
- 3. A letter from Susan and Michael Zito, 44 Westgate Lane dated July 9, 2016**

- 4. A letter from Robert and Jennie Talbot, 26 Southwood Road dated July 10, 2016**
- 5. An email from Chris Simon, 17 Silver Falls dated July 12, 2016**

**APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
860-429-3015x6204 (DIRECT) TEL: 860-429-3330 OR
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 the 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 Storrs Lodges, LLC

Mailing Address 30 Dorset Crossing, Suite 600

Simsbury, CT Zip 06070

Phone 860 217-1700 Email tony@thekeystonecompanies.com

Title and Brief Description of Project

Construction of 218-Unit Student Apartment Complex

Location of Project Hunting Lodge Road Parcel ID 15.21.3

Intended Start Date Spring 2017

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

Name Ponde Place, LLC

Mailing Address Same as Applicant

Zip _____

Phone _____ Email _____

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

Signature _____ date _____

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

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)

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

See attached sheet

- 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

Wetland/Watercourse = 4,402 S.F.

150' URU = 9.4 AC. +/-

- 3) Describe the type of materials you are using for the project: Conventional materials used for residential construction. Fill will be imported sands and gravel.

- a) include **type** of material used as fill or to be excavated Sands and gravel
b) include **volume** of material to be filled or excavated 25,000 CT +/-

- 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).

A full erosion and sedimentation plan is included in the application plan set that includes all required control measures.

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

The site is generally wooded with gentle to moderate slopes. Outside the wetland areas the soils are a mixture of well drained type B soils such as woodbridge, canton and paxton.

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.

See attached sheet.

Part F - Map/Site Plan (all applications) See Plans dated 03/10/2016.

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)**

- 2) Applicant's map date and date of last revision 03/18/2016
- 3) Zone Classification RAR 90 with zone change to new design district
- 4) Is your property in a flood zone? Yes 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) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) 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.** To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

Part I - Additional Notices, if necessary

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health 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.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes x No ___ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes x No ___ Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes x No ___ Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. (Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)

Part L - Filing Fee

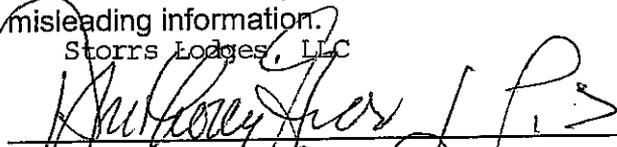
Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

Note: The Agency may require additional information about the upland review area or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

Certification

I hereby certify that:

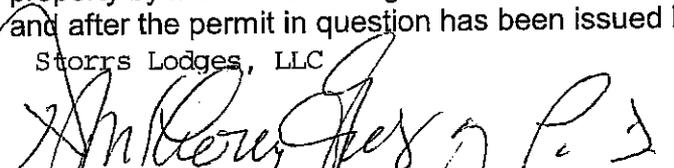
- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Storrs Lodges, LLC

 Signature P. Anthony Giorgio
 Its: member

July 18, 2016
 Date

Authorization to Enter Property

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.

Storrs Lodges, LLC

 Signature P. Anthony Giorgio
 Its: member

July 18, 2016
 Date

Project Description Guidelines for Part C

1. Explain exactly what work you propose to do and how close it will be to a wetland or watercourse.
2. Describe area of disturbance and volume and type of material to be filled or excavated. How much wetlands will be disturbed? Non-wetland areas nearby?
3. Does the area of activity drain toward the wetland?
4. Are there alternatives that you considered but eliminated for specific reasons?
5. Describe briefly the construction methods. What kind of heavy equipment will be used? When will the work be done?
6. How are you protecting the wetlands and watercourses against disturbance that will result from construction?
7. Do you have any knowledge of a previous wetlands application for this property? If yes, please explain.

Sketch Map or Site Plan Guidelines for Part F

The following 10 details are required for every application:

1. Applicant's name
2. Date and revision date, if applicable.
3. North arrow and scale of map.
4. Abutting road with road name shown on it.
5. Property lines --if a large property, at least those lines within 200' of the proposed work.
6. Wetland and watercourse locations (including those off your property) within 150' of your proposal--draw a line showing the part of the project that is the closest distance to wetlands and indicate distance in feet.
7. Existing buildings, driveways, well, septic and physical features.
8. Proposed work in detail, including all areas of construction, grading/regrading, excavation, filling. Include stockpiling and staging area locations if applicable. The exact location must be shown of all areas that will be disturbed.
9. Show roof and footing drains by drawing locations.
10. Show location of Erosion & Sedimentation controls (silt fence or hay bale protections) together with any other measures that will protect the wetland/watercourse areas.

Include any available information that may assist the Agency in understanding your proposal.

YOUR PERMIT, WHEN GRANTED, IS VALID FOR 5 YEARS; ONCE STARTED, WORK MUST BE FINISHED WITHIN THE SPECIFIC TIME PERIOD AS SPECIFIED IN THE APPROVAL MOTION UNLESS OTHERWISE APPROVED. SPECIFIC WRITTEN REQUESTS MUST BE MADE FOR EXTENSIONS OR RENEWALS.

Part C—Project Description:

- 1) The project includes the construction of 47 two-story residential buildings with 218 dwelling units providing housing a total of 692 UCONN students along with a Community Center Building and outdoor recreational areas. There will be two 24 foot wide access driveways proposed. The main access drive to the development will be from Hunting Lodge Road. The second access drive from Northwood Road will be for limited emergency access and campus bus circulation. On-site parking will be constructed for 619 vehicles.

Site work will be completed using conventional construction equipment and techniques. Little or no blasting or rock excavation is anticipated to construct the project based on soil characteristics on the property. Construction will take place over an 18-24 month period. The proposed storm drainage system incorporates Best Management Practices (BMP) and LID design techniques as described in the CTDEP stormwater regulations. The drainage system for the project discharges to the on-site wetland and watercourses. The project will be served by public water and sanitary sewer. A comprehensive Soil and Erosion Plan has been developed for the project and will be implemented throughout the duration of the construction of the development until all areas are fully stabilized. The project will submit a registration for the CTDEEP General Permit associated with site construction activities prior to the start of any construction.

Every effort has been made to maintain a substantial buffer from the wetland and watercourse resources identified on the site. The proposed wetland crossing for the main driveway out to Hunting Lodge Road will be accomplished using a precast concrete arch bridge so there are minimal impacts to the wetlands at this location. There are no other direct impacts to wetlands on the property.

- a. The site contains approximately 6.7 acres (291,172 s.f.) of flagged wetlands. The only direct impact is the loss of 4,402 s.f. of wetlands related to the construction of the main driveway crossing. There are 1,439 l.f. of watercourses on the property. There will be no direct impact to watercourses.
- b. There are approximately 24.1 acres of 150 foot Upland Review Area on the property. The project includes building construction and site improvements within approximately 9.4 acres of the Upland Review Area

Part E—Alternatives

- a. Given the topographical features of the property and practical access limitations to existing public roadways, any development on this property would include access roads and public utility connections following basically the layout included in the proposed project. There are no other alternate road locations on the property. The property is currently zoned for residential use development under the RAR-90 zone. If the property were developed as a

single family development, it would require carving up the site into 2-acre lots with a minimum 200 feet of frontage along a public road. Developing the site in this manner would mean portions of wetlands and watercourses would fall within these lots subjecting them to the long-term impacts resulting from the use of the land in a conventional residential environment. The monitoring and enforcement of potential activities and impacts on these resources becomes difficult when they occur on individually owned residential properties.

- b. Development of this property under a master planned development concept as proposed allows development to occur in selected upland areas and essentially sets aside the wetland and watercourse resources with appropriate buffers from the development in undisturbed portions of the property.
- c. The one wetland crossing required to gain proper and safe roadway access to Hunting Lodge Road occurs at a location that has been used for such access for many years. The existing remains of this crossing need to be upgraded to current design standards providing for a minimum 24-foot wide paved roadway. Crossing the wetlands using conventional culverts was evaluated as a possible more cost effective alternate to the proposed precast arch bridge crossing. Due to the sensitive nature of the crossing location, a conventional culvert and fill installation was deemed to not be the most prudent alternative.
- d. The applicant believes that the proposed project which restricts direct impacts to wetland and watercourse resources to a small area at the crossing for the main driveway to Hunting Lodge Road as the most prudent and feasible development alternative for the property.