

**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 W1567-2
Fee Paid YS
Official Date of Receipt 7-20-16

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 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

P. Anthony Giorgio
Signature P. Anthony Giorgio

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

P. Anthony Giorgio
Signature P. Anthony Giorgio

July 18, 2016
Date

Its: *member*

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.