

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 15 May 2013
Conference B, Audrey P. Beck Building
MINUTES

Members present: Robert Dahn, Peter Drzewiecki, Neil Facchinetti, Quentin Kessel, John Silander. *Members absent:* Aline Booth (Alt.), Joan Buck (Alt.), Scott Lehmann, Michael Soares. *Others present:* Grant Meitzler (Wetlands Agent).

1. The meeting was **called to order** at 7:31p by Chair Quentin Kessel.

2. The **draft minutes** of the 17 April 2013 meeting were amended and approved.

3. IWA referrals

a. **W1517 (111 Costigliola, Dunham Pond Road.)** The application is for construction of a garage in a regulated area. The Commission unanimously agreed (**motion:** Silander, Dahn) that no significant wetlands impact is to be expected from this project, assuming that standard erosion and sedimentation controls are in place during construction and removed after the site has stabilized.

b. **W1518 (Lapis, 107 Candide La.)** The application is for construction of a garage in a regulated area. The Commission unanimously agreed (**motion:** Silander, Facchinetti) that no significant wetlands impact is to be expected from this project, assuming that standard erosion and sedimentation controls are in place during construction and removed after the site has stabilized.

c. **W1519 (Town of Mansfield, Route 195 Streetscape)** The application is for new trail/bikepath construction that will run along Route 195 to the Liberty Bank and one that will go along Flaherty Road to Storrs Heights Road. This project will include the filling of portions of wetlands and direct road runoff directly into wetland areas. It was asked why the 195 path is to be located on the west side of 195. On the east side there would be a lesser effect on the wetland, and a pedestrian crossing in front of the Liberty Bank could be eliminated. Silander moved, and Drzewiecki seconded, that this project may have a significant impact on the wetlands in the area. The motion passed with four votes in favor and an abstention from a member living in Storrs heights.

d. **W1520 (OMS Development, LLC, Public Petroleum modifications at Four Corners)** Dahn recused himself and left the room, stating that his company had worked on this project. Silander moved, and Kessel seconded, that the construction would have minimal impact on an already disrupted wetland and recommended that standard erosion and sedimentation controls should be in place during construction and removed after the site has stabilized. The motion passed unanimously. Dahn returned to the meeting room following the vote.

4. Mansfield Tomorrow. Facchinetti reported on his meeting with the housing focus group and Kessel reported on the economic development focus meeting he and Lehmann attended. Kessel also distributed a sheet, "Fiscal Benefits: Farm and Forest Lands Help Maintain Lower Property Taxes," with a table of the cost of community services per dollar of revenue raised from taxes on Commercial and Industrial property, working and open space lands, and residential property for various towns in Connecticut. The first two categories are very profitable to the towns, costing them only 27 and 31 cents, respectively, for each dollar of tax being charged. Residential real estate, on the other hand, cost the towns 5 to 33 cents more than each dollar of tax paid. He also pointed out the strong support for maintaining the

village structure and what is left of Mansfield's rural nature, shown by the Mansfield Tomorrow's polls. It was agreed that the cost of education was the driving force behind the higher cost to the Town for residential property. Kessel suggested, and Facchinetti objected to his suggestion, that it would be of economic benefit to the Town to discourage additional residential units. Silander noted that many university towns are advertising themselves as retirement communities, and that more retirees, without children, might be helpful.

5. CL&P "Interstate Reliability Project." Kessel attempted to discuss a useless copy of a DEEP approval letter of CL&P's regulated activities that was left on the table for the meeting. It covers eleven towns in NE Connecticut and had ten references to maps that were not available to the CC. It was not possible to properly review or comment on this document.

6. Main Accumulation Area/Hazardous Waste Transfer Station. The Town Council responded positively to the Commission's suggestion that the Town write a letter supporting the EIE's recommendation that the MMA be removed from its current location in a public water supply watershed. Kessel circulated the letter from Mayor Paterson to UConn's Jason Coite dated May 13, 2013.

7. There will be a joint meeting of the Mansfield Conservation Commission and the Open Space Preservation Committee Wednesday May 22, 2013 to review and update those portions of Mansfield's POCD that are important to both groups.

8. Adjourned at 8:42p. Next regular meeting: 7:30p, Wednesday, 19 June 2013.

Quentin Kessel, acting secretary. Approved 19 June 2013.