

AGENDA
Regular Meeting
Mansfield Conservation Commission
Wednesday, December 17, 2014
Audrey P. Beck Building
Council Chambers
7:30 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Opportunity for Public Comment**
4. **Minutes**
 - a. November 19, 2014
5. **New Business**
 - a. Referrals:
 - W1545 & PZC #293-2-Niarhakos, 101 East Road, 3-Lot Re-Subdivision
 - W1546 – Renwood Apartments, 20 Dartmouth Road – New Septic System for Building #20
 - b. Discussion of UConn's Master Planning Effort
 - c. Other
6. **Continuing Business**
 - a. Kaufman Review of Monitoring Procedures for Town-Owned Easements
 - b. Town of Coventry/ Mansfield grant proposal to CT DEEP for Control of Fanwort in Eagleville Lake
 - c. Mansfield Tomorrow | Our Plan ▶ Our Future
 - d. Swan Lake Discharge Mirror Lake Dredging and other UConn Drainage Issues
 - e. UConn Agronomy Farm Irrigation Project
 - f. Eagleville Brook Impervious Surface TMDL Project
 - g. UConn Hazardous Waste Transfer Station
 - h. Ponde Place Student Housing Project
 - i. CL&P "Interstate Reliability Project"
 - j. Protecting Dark Skies in the Last Green Valley
 - k. Water Issues
 - l. Other
7. **Communications**
 - a. Minutes
 - Open Space: 11/18/14
 - PZC: 12/1/14
 - IWA: 12/1/14
 - b. Other
8. **Other**
9. **Future Agendas**
10. **Adjournment**

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 19 November 2014
Council Chambers, Audrey P. Beck Building
(draft) MINUTES

Members present: Aline Booth (Alt.), Joan Buck (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, Grant Meitzler, Michael Soares. *Members absent:* Robert Dahn, John Silander. *Others present:* Jim Morrow (Open Space Preservation Committee), Rich Miller (Director, Office of Environmental Quality at UConn), Jennifer Kaufman (Wetlands Agent).

1. The meeting was called to order at 7:30p by Kessel. Alternates Booth & Buck were designated voting members for this meeting.

2. **UConn environmental & sustainability update.** Rich Miller, Director of UConn's Office of Environmental Policy, narrated an informative slide show reviewing policy and action relating to environmental protection and sustainability at the university.

He began by reporting that UConn had been designated a **Tree Campus** by the Arbor Day Foundation in Spring 2014 (campus trees constitute an arboretum that includes 40 specimen trees), that 80 UConn students had participated in the **People's Climate March** in NYC on 09/21/14, and that in 2014 the university was again on the Sierra Club's list of (the 20) **Coolest Schools**.

Hired in 2002 (after protests derailed development on Horsebarn Hill that had been sanctioned by the university's 2000 Master Plan), Mr. Miller oversaw a planning process – including public meetings and a survey of natural resources – that produced an **East Campus Plan of Conservation and Development**. This document, which limited development east of Rte 195 to in-building in areas already developed while conserving farmland and preserving forest, has informed the 2006 Master Plan and the recently-released draft of a new Master Plan. {However, these planning documents do not commit the university to protecting forest and farmland on the east campus forever: they could be superseded by others calling for development. Soares noted that these lands could be given stronger protection through agricultural and conservation easements. Mr. Morrow pointed out that universities like Yale and Harvard maintain research forests, which have contributed significantly to scientific knowledge and to institutional prestige, and suggested that UConn consider emulating them.}

Another significant project has been cleaning up the old **chemical landfill** off Hunting Lodge Rd, which had contaminated neighborhood wells. Remediation has included removing overburden, compacting waste, and capping it with an impervious layer (Parking Lot C); putting properties with contaminated wells on the university water system; monitoring leachate; and restoring wetlands. The area is now part of the 64-acre **Hillside Environmental Education Park**, which has two miles of trails. More trails are planned on 102 acres of adjacent land, which will be protected by a conservation easement. It lies to either side of the new connector road now under construction from North Hillside Rd to Rte 44, which will cross a narrow section of wetland on a bridge affording passage for wildlife underneath.

UConn currently gathers **hazardous waste** for off-campus disposal at the so-called Main Accumulation Area – consisting of storage containers enclosed by a chain link fence – behind Horsebarn Hill and close to the Fenton Aquifer Protection Area. A committee representing diverse interests was assembled to study alternative sites. It selected one near Lot C as the most suitable for a permanent hazardous waste transfer station, which is to be constructed there soon.

When old-style **storm-water management** (consisting of directing runoff to the nearest watercourse) met UConn 2000 (consisting of massive new construction that increased runoff and

sediment and pollutant loads), the Connecticut DEP (now DEEP) stepped in to require better management. In consequence, UConn is now building storm-water management into construction, designing projects so that runoff is reduced or slowed through use of porous pavement, green roofs, and rain gardens. Mr. Miller hopes DEEP will be satisfied by the substantial reductions in impervious surface area and runoff volumes achieved through this effort.

Mr. Miller noted that proposed buildings at UConn require an **environmental assessment (EA)** under the Connecticut Environmental Policy Act (CEPA). In addition, recent new and renovated buildings have been designed to achieve **silver or gold LEED certification** by the Green Building Council (LEED = Leadership in Energy and Environmental Design). For a virtual tour of these buildings, go to www.uconn.greentouchscreen.com.

Outdoor lighting at the Sherman Athletic Complex has been upgraded to reduce light pollution and increase efficiency.

In its **Climate Action Plan (2012)**, the university set a goal of being carbon-neutral by 2050. As a step toward that goal, it is now acquiring a fleet of **hybrids and plug-in electric vehicles** for on-campus deliveries. An **Institute for Resiliency and Climate Adaptation** has been established at Avery Point to serve as a resource for managing climate change in Connecticut. The university plans to construct a **microgrid** at the Depot Campus, powered by its fuel cell and solar array there, which could serve as an emergency back-up system for the community during an extended power outage.

Water consumption on the main campus has decreased 26% since 2005, despite a 5% increase in campus population. 400K gallons of water per day are saved by **recycling water** for use in irrigation and cooling. Leaves and food waste are now **composted** at a facility off Rte 32. **Solid-waste recycling** could be improved, as the amount recycled is now only 18%. **Water-bottle refilling stations** are now being installed on campus to give students and workers an alternative to purchasing bottled water.

New or planned **academic programs related to the environment** include an undergraduate major in environmental studies and a masters program in energy and environmental management.

Mr. Miller left the meeting at 8:45p, after being thanked for his presentation and commended for his initiatives and achievements.

3. The draft minutes of the 22 October 2014 meeting were approved as written.

4. **IWA referrals.** Lehmann joined the IWA Field Trip to these sites on 12 November; his report is attached.

a. **W1539 (Anderson, 74 Knowlton Hill Rd).** The applicants propose to dredge a now shallow farm pond, located off Wormwood Hill Rd across from the old McDaniels house. Overflow or leakage from this pond drains to the north beneath Wormwood Hill Rd and eventually into Knowlton Pond. Muck bulldozed out (after opening the dam at the pond's outlet to drain water) would be piled up to dry at several locations around the pond and then used to fill depressions around the pond. The Commission agreed unanimously (**motion: Lehmann, Kessel**) that:

This project is unlikely to have a significant impact on downstream wetlands, since any erosion of dredged material would be contained in the pond's basin. (However, the applicants might consider installing silt fences below the piles of dredged material, lest a heavy rain undo their work.)

b. **W1540 (Anthony, 54 Mansfield Hollow Rd).** The applicants propose to place an 18x26

ft pre-fab garage on a crushed stone pad just off their driveway, which lies on a level terrace above the Natchaug River. At its closest point, the garage would be 31ft from the river. After some discussion, the Commission agreed unanimously (**motion:** Kessel, Facchinetti) to warn that:

There is a potential for a significant wetlands impact from this project, as proposed, given its proximity to the Natchaug River and the fact that a crushed stone floor would not contain spills of gasoline, oil, antifreeze, lawn chemicals, etc. The Commission suggests that the garage be placed on a concrete slab with a raised edge to reduce the risk of pollution from this source.

c. **W1541 (Mason Brook LLC, 153 Moulton Rd).** The applicant proposes to split off, from a 25-acre parcel, a 2-acre lot with a building envelope around an existing house and barn. At its closest point, this envelope is about 23 ft from wetlands. There was some question about what implications for wetlands approval of this proposal would have, as no work is proposed at this time. Assuming that the owner would still need IWA approval of projects within the regulated area that go beyond maintenance of existing buildings, the Commission agreed unanimously (**motion:** Soares, Buck) that the proposed subdivision and building envelope threatens no significant wetland impact.

d. **W1543 (W. J. Stearns & Sons Inc., 40-100 Stearns Rd).** The applicant seeks the IWA's blessing of removal of 1,500 cubic yards of gravel, some of which is now piled up only 3 ft from a wetland. This project was well under way when the applicant was ordered to stop work until wetlands were delineated and the required wetlands permit obtained, and to install a double silt fence with hay bales to protect the wetland. The Commission unanimously approved (**motion:** Booth, Kessel) the proposed remediation: after removal of the remaining gravel, the site is to be (1) graded so that a low berm protects the wetland and runoff is directed away from it and (2) reseeded with grass, the existing silt fence remaining in place until the site is stabilized.

e. **W1544 (OMS Development LLC, 659 Middle Tpk).** This application is for site work at the old Zenny's at Four Corners, now being rehabilitated as a banquet and catering facility. Trenches are to be dug for waterlines & electrical conduit from two wells near the western property line and for electrical conduit connecting parking-lot lighting. A rip-rap level spreader is to disperse runoff from the parking lot over grass to a wetland off the property to the west. A silt fence has effectively prevented sediment from site grading from washing into this wetland. The Commission unanimously agreed (**motion:** Soares, Facchinetti) that the design of the spreader should prevent a significant wetlands impact once the area is re-vegetated.

Kessel, a neighbor of Mr. Guyette, recused himself and left the meeting at 9:30p, before the Commission, now chaired by Facchinetti, took up W1542.

f. **W1542 (Guyette, 140 Codfish Falls Rd).** The applicant proposes to carve two new lots out of a 56 acre parcel, which currently has two family residences on a common driveway. The new houses would also be accessed from this driveway, widened to 20 ft. Construction on the new lots would not impact wetlands, as development would be downhill from wetlands on Lot 1 and over a hill from wetlands on Lot 2. However, the road shown on the yield plan would require filling 2400 ft² of wetland near Codfish Falls Rd, and widening the common driveway would require filling 180 ft² of wetland at the same location. After some discussion, it was unanimously agreed (**motion:** Lehmann, Buck) that the Commission does

not view loss of the relatively small portion of wetland from widening the driveway to 20 ft as having a significant impact on wetlands, but regrets that the common driveway provisions of the zoning regulations are again not being utilized for clustered development, contrary to their intent. The Commission also unanimously agreed (motion: Booth, Soares) to endorse Kessel's letter of 11/03/14 to the PZC, save for the comments on Notes 3 and 4 (p.3), which he now wishes to withdraw.

5. Adjourned at 10:10p. Next meeting: 7:30p, Wednesday, 17 December 2014.

Scott Lehmann, Secretary, 20 November 2014.

Attachment: Report on the IWA Field Trip of 12 Nov 2014

W1539 (Anderson, Lot 7 Wormwood Hill Rd). The new owners of this piece of the old Claude McDaniels farm propose to restore (by dredging) a farm pond, approximately 0.6 acres in area, on the SE side of Wormwood Hill Rd. The pond is now going the way of all shallow New England ponds: toward bog, brush, & forest. It would be emptied of the small amount of water now in it by removing a low dam at its outlet (water flows under the road and eventually into Knowlton Pond). The muck at the bottom would then be bulldozed out, piled to dry away from the pond, and finally used to even out the land around the pond. The project should probably include silt fencing to keep dredged material from being washed back into the basin (and perhaps downstream) in a deluge.

W1542 (Guyette, 140 Codfish Falls Rd). A large parcel on the E side of Codfish Falls Rd currently has two family houses on it, connected to the road by a long driveway. The owners propose to carve two more lots out of the parcel. Access would be via the same long driveway, which would be widened to the 20-feet required for common driveways. The new houses and septic systems, while within the regulated area, would be downhill from the relevant wetlands. However, widening the driveway would require filling a small portion of wetland near the road, where the driveway runs between wetland on the SE and the property line on the NW.

W1541 (Mason Brook LLC, 153 Moulton Rd). The proposal defines a development envelope around an existing house and barn, essentially carving off a lot from a larger parcel. No work is proposed at this time.

W1544 (OMS, 625 Middle Tpk). The old Zenny's at 4-Corners is being rehabbed into a Deanston's banquet and catering facility with a breakfast restaurant. This application concerns site work within the regulated area: wetlands lie just beyond the W property line. A trench for water and electrical connections is to be dug near this property line to connect two wells with the building; additional trenches for parking-lot lighting are also proposed. According to the contractor, these trenches would be dug and filled in a couple of days. A silt fence, installed along the property line, appears to have been effective in preventing site-work sediment from entering the wetland; a rip-rap water spreader will disperse runoff into the wetland from the parking area. A rain garden near Rte 195 is also being constructed. However, I believe this application concerns only the trenches for water lines and electrical conduit.

W1543 (Stearns, 40-100 Stearns Rd). This is an application for approval of work already underway. Trees and soil have been removed or pushed aside to get at sand and gravel, which has been heaped up for trucking to Desiato's plant on Rte 32. The heap is quite close to a

wetland just N of Stearns Rd. A double silt fence enclosing hay bales seems to have kept sediment out of the wetland. When the sand and gravel is removed, the site will be graded so that runoff flows away from this wetland, resurfaced with topsoil, and replanted with grass.

W1540 (Anthony, 54 Mansfield Hollow Rd). This location is a flat terrace above the Natchaug River below the Mansfield Hollow Dam. The homeowners propose placing an 18x26 foot pre-fab garage on stone dust at a site just off the driveway; it would be 31 feet from the river at its closest point. The minimal site work proposed (no foundation or slab -- is this permitted by Mansfield's building codes?) would probably have little or no wetlands impact. However, potential leakage of gasoline, oil, and chemicals into the ground inside the garage could be a concern.

Request for Jurisdictional Ruling (Holt, 653 Storrs Rd). PZC member Kay Holt engaged a tree service to clean up fallen trees on her property. Unfortunately, the workers tidied up by dumping limbs and branches into a wetland. She wants to know what to do: have them dragged out (probably with machinery and attendant wetland disturbance), or leave them there?

Scott Lehmann
13 Nov 2014

PAGE
BREAK

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3330 OR 860-429-3015x6204
FAX: 860-429-6863

FOR OFFICE USE ONLY

File# 1545
W
Fee Paid \$810-
Official Date of Receipt 11-20-14

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 Christopher & Lindsey Niarhakos

Mailing Address 68 Brookside Lane

Mansfield Center, CT Zip 06250

Phone 860-617-5396 Email chris.niarhakos@hotmail.com
lindsey.niarhakos@gmail.com

Title and Brief Description of Project

3 lot subdivision with existing house lot and 2 proposed lots
for single family dwellings

Location of Project 101 East Road, Storrs, CT 06268

Intended Start Date Spring 2015

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

Name same as applicant

Mailing Address _____

_____ Zip _____

Phone _____ Email _____

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

Signature  date 11/20/14

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

Lot 1-existing dwelling-no proposed activity

Lot 2-a) no proposed activity within wetland soils

b) proposed dwelling - 42' ± at its closest point

proposed well - 56' ± at its closest point

proposed septic system - 65' ± at its closest point

proposed reserve septic area - 50' ± at its closest point

proposed driveway - 80' ± at its closest point

proposed foundation drain - 16' ± at its closest point

Lot 3-a) no proposed activity within wetland soils

b) proposed dwelling - 71' ± at its closest point

proposed driveway - 83' ± at its closest point

- 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

Lot 1-a) none -b) none

Lot 2-a) none -b) 24,000 sq. ft.

Lot 3-a) none -b) 13,000 sq. ft.

- 3) Describe the type of materials you are using for the project:

gravel fill for driveways and septic sand for septic systems

- a) include *type* of material used as fill or to be excavated gravel and sand

- b) include *volume* of material to be filled or excavated Lot 1 - none

Lot 2 - septic 100 cu. yds. & driveway 100 cu. yds. Lot 3 - driveway 100 cu. yds.

- 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).

Installation of silt fencing prior to start of construction

(see E & S notes on submitted plans)

Part D - Site Description

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

See attached letter and Site Analysis prepared by the landscape architect,

John Alexopoulos.

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.

The proposed house sites were designed to avoid any disturbance of wetland soils on this site.

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 September 25, 2014

3) Zone Classification RAR-90

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, 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.** (This is not needed for exemptions).

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 (attached) shall be part of the application and specified parts must be completed and returned with this application.

John Alexopoulos ● Landscape Architect ● 16 Storrs Heights Road ● Storrs, CT 06268
Phone: 860-429-5558 ● johnalexopoulos@sbcglobal.net

October 1, 2014

To: Datum Engineering
132 Conantville Road
Mansfield Center, CT 06250

Subject: East Road, Mansfield, CT Proposed House Lots – Significant Trees

I reviewed 2 proposed house sites at the East Road property. I have visited this site on a number of occasions performing a site assessment. In addition, late this September 2014 I returned in order to assess any trees of significant size or species within the proposed house lots.

The only trees of large diameter, mostly oaks, are found along the right of way on East Road and some on the western boundary near the existing residence.

The proposed house sites are within a thinned woods. Most of the trees are small in diameter with only a couple of trees around 12” in diameter. None were flagged as significant.

September 7, 2014

Site Analysis: 101 East Road, Mansfield, CT

I visited the property several times during the week of 14th of April, 2014 and then again in late August of this year.

The property is located on the north side of East Road adjacent the University of Connecticut Research Farm. The property of 14.8 acres has an existing residence and driveway on its western border adjacent to the University of Connecticut property. The property lies within a RAR 90 residential zone.

There are no outbuildings associated with the residence, and no activity of any consequence related to the use of the property such as large open lawns or gardens, etc.

Approximately twenty-eight percent of the property is wetland according to a field survey by John Ianni, soil scientist. The accompanying map outlines two major areas of wetland. Significantly, these two areas are either associated with the existing residence, close to the front SW corner and next to the University property and in the rear center of the property. The wetland in the rear extends over half the distance from the rear property line towards the front property line.

The property is essentially wooded, nearly full canopied including the wetlands and even close to the existing residence. The property consistently slopes from the western boundary to the eastern boundary, with the gentler slope percentages in most of the property below the existing residence.

Significant Assets:

- The large wetland adjacent the northern boundary.
- Stone walls on nearly all of the boundaries, an additional one just below the residence
- Contiguous woodland on the property and to the rear of the property.
- Adjacent University property.

Constraints:

- Approximately 28 % of the parcel is unbuildable with regards to wetlands.
- There appears to be a small area of slopes of 15% near the southeast corner.
- Stony soils – numerous glacial erratics.
- Sight line restriction on most of the property, except near the existing driveway as well as the southeast corner.

Considerations:

There are over 5 acres of dry land between the large wetland and the front property not including the area around the existing residence. Since the test pits proved septic field capability and given the frontage requirement, three lots in addition to the existing residence appear reasonable. Nearly all of this area is within the wetland review.

Open Space allotment/ possible location:

There are 2 options, traditional layout (2 acre lot with 200' frontage) or an open space or cluster subdivision which waives the frontage requirement, etc.

Traditional layout requires 15% dedication of Open Space or often a conservation easement dedication of 2.2 Acres. Cluster layout requires 40% open space or 5.9 Acres.

In order to get the 15% open space dedication that includes no greater than 28% wetland, 2.2 acres are available in the northwest corner of the property, mostly consisting of dry land. In the cluster subdivision dedicating the rear of the lot would be best. This dedication would join University of Connecticut property as well as the wetland that continues towards Hanks Hill Road.

Topography:

The site basically is characterized by a topography that slopes moderately down from the highest point along the western boundary to the eastern boundary. The difference in elevation is around 70' from west to east. There is an area near East Road and in the southeast corner of the property that has some 15% slopes. The DAE can be expanded to include these slopes. Parts of the BAE can be as narrow as 75' in one or two places, so it is possible to outline a buildable BAE.

There are no slopes 20% or greater on the property which would be factored in along with the wetlands for percentage of unbuildable land as part of an open space dedication.

Vegetation:

The 1934 aerial photograph of the property shows some of the property in open pasture. There is a complete canopy of deciduous trees throughout including the wetland, excepting a very small area at the existing residence and driveway. A few tall and thin white pine are located west of the residence near the University border. Another lone thin white pine is at the lower southeast corner. The canopy trees consist of second growth ash, some oak, red maple and sweet birch mainly. There are young saplings present throughout, but still sparse under canopy as most of the property outside the main wetland is open to view. The youngest trees are within the large wetland and most of the largest trees are near the western boundary and the existing residence. Only a few scattered trees are around 24" in diameter at breast height. There is little marketable timber apparent. A cutting likely occurred in the past and there are a few stumps evident that might have been taken within ten years. The wetlands are mostly red maple and sweet birch and shrubs such as spicebush.

Stone Walls:

Stone walls are significant in that they mark the property boundaries for the most part. There is a line of wall that starts midway along the existing driveway and extends northward to just beyond the existing drive turn-around below the residence. All the walls are typically rubbly and marked a pasture enclosure for the most part. Very short lengths of wall are found along East Road on both ends of the front property

John Alexopoulos ● Landscape Architect ● 16 Storrs Heights Road ● Storrs, CT 06268
Phone : 860-420-9497 ● johnalexopoulos@sbcglobal.net

line. Most likely the front wall extended the full length of the property, but nearly all was taken long ago.

Views:

No significant view into or out from the site.

Existing Open Space:

Directly across East Road is a Mansfield Open Space property. This doesn't offer an opportunity to connect in some way to any proposed open space on this property.

Soils:

Test pits confirm suitability for septic fields.

Stony throughout means some difficulty in excavation. No visually apparent ledge.

Species endangered, threatened or of special concern:

There are no species indicated within the property area or adjacent the property according to the State of Connecticut Natural History Database.

Solar access:

The orientation of proposed houses likely will orient to the south. However, given the continuous forest and a high canopy on both sides of East Road, and even with some clearing for house and septic field, solar gain will be somewhat limited.

file # 293-2
filing date 11-20-14

**MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Williams Heights Parcel "A" Resubdivision

Name of subdivider (applicant)
Christopher & Lindsey Niarhakos Phone # 860-617-5396
(please PRINT)

Address 68 Brookside Lane, Mansfield Center, CT 06250
(street) (town) (state) (zip)

Signature  (owner)
(optionee) Date 11/20/14

OWNER (IF OTHER THAN SUBDIVIDER)

Name same as subdivider & applicant Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

SUBDIVISION DATA

Location:
101 East Road
Storrs, CT 06268

Zoning district RAR-90 Total # of acres 14.56
Total # of lots 3

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

_____ and located at/on _____

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature _____ Date _____

PAGE
BREAK

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3334 OR 860-429-3330
FAX: 860-429-6863

FOR OFFICE USE ONLY
File # 671546
Fee Paid \$185.00
Date Received 12-5-14

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 Renwood Apartments, LLC

Mailing Address PO Box 2363

Waterbury, CT Zip 06722

Telephone-Home _____ Telephone-Business 203-596-9404

Title and Brief Description of Project

Construct new septic system for new laundry facility to be located in
building 20.

Location of Project 20 Dartmouth Road

Intended Start Date Spring 2015

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

Name Same

Mailing Address _____

Zip _____

Telephone-Home _____ Telephone-Business _____

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

Signature _____ date 12.1.14

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
- Applicant proposes to construct a new septic system within 150 feet of a wetland. Area to be altered is wooded and is less than 0.5 acres. No activities are proposed in the wetland.

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

21,000 s.f. total disturbance

15,000 s.f. within 150 feet of wetland

No disturbance in wetland

3) Describe the type of materials you are using for the project:

Leaching chambers, septic sand, stone for leaching area

- a) include *type* of material used as fill or to be excavated Clean septic sand and stone
- b) include *volume* of material to be filled or excavated 970 c.y. filled within 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).

Silt fence barriers installed downgrade of disturbance. Anti-tracking pad at end of driveway.

Part D - Site Description

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

Wooded, hilly, somewhat excessively drained per web soil survey

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.
No wetland disturbance

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 10/27/14

3) Zone Classification RAR 90

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) List the names and addresses of abutting property owners

Name	Address
See attached	

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.
- 2) 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.
- 3) The Statewide Reporting Form (attached) 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 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 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 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

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. \$125. ___ \$100. ___ \$50. ___ \$25.

\$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, 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.

The undersigned applicant hereby consents 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 granted by the Agency.

Applicant's Signature

Date

12.1.14

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Planning and Zoning Commission, Conservation Commission, Economic Development Commission, Agriculture Advisory Committee, Open Space Preservation Committee, Sustainability Advisory Committee, Traffic Authority

CC: John Carrington, Jennifer Kaufman, Linda Painter, Virginia Walton

From: Matt Hart, Town Manager

Date: November 26, 2014

Re: Referral: Draft UCONN Campus Master Plan

As expected, at its meeting held on November 24, 2014, the Town Council referred the draft UCONN Campus Master Plan to your commission or advisory committee for review and comment.

UCONN has activated its master plan website and posted the draft documents on the site. The website is located at www.masterplan.uconn.edu, and the documents are uploaded to the "documents" tab under Storrs campus. The executive summary, located at [http://paes.uconn.edu/MasterPlan/111814 Draft Executive Summary web.pdf](http://paes.uconn.edu/MasterPlan/111814_Draft_Executive_Summary_web.pdf), does provide a good starting point for your review. We will also keep a limited number of hard copies in the Planning and Zoning Department, which you can access as needed.

UCONN now plans to present the draft master plan to its Board of Trustees in February 2015. UCONN planning staff will make a presentation at the Town Council's regular meeting on December 8, 2014 and attend the meetings of our various commissions and committees to assist with any questions you may have concerning the draft plan.

Our schedule is to present a draft set of consolidated comments to the Town Council for its January 26, 2015 meeting. In order to meet that schedule, please submit the comments from your commission or advisory committee to my office by Friday, January 16, 2015.

I have attached for your reference a transmittal letter from Michael Kirk, UCONN's Deputy Chief of Staff.

Your assistance with this matter is greatly appreciated.

Attach: (1)

November 20, 2014

Mr. Matt Hart
Ms. Linda Painter
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

RE: LETTER OF TRANSMITTAL: DRAFT Campus Master Plan Review

Dear Matt and Linda:

The University has opened a review period for the Draft Campus Master Plan which will run through January 27, 2015, and we have activated a dedicated website for people to access the documents. They can be found at: www.masterplan.uconn.edu

We are currently working on the Draft Executive Summary of the Campus Master Plan, and hope to have it uploaded to the website later this week or early next week. The Draft Executive Summary will contain multiple site options for the following proposed projects:

1. A Student Recreation Center
2. New Residential Development
3. A Hockey Arena
4. Science Facilities

The multiple site options for these projects will remain open for discussion throughout the review period, and we would request that all Town Boards and Committees are made aware of the options that are presented in the Executive Summary as they are still being actively considered for these projects.

We understand that the Town Council will refer these documents to the appropriate committees for review. We would like to have University representatives at meetings where the Draft Master Plan is discussed. When you have determined the schedule of meetings, please let us know we will make arrangements to have someone there. As always, if you have questions feel free to contact me or Beverly Wood in University Planning to discuss this review and the master plan documents.

The University will review the comments from the University community and the Town Council, amend the Draft documents if necessary and prepare a briefing for the Board of Trustees at their February meeting.

Sincerely,



Michael Kirk

Mansfield Open Space Preservation Committee
DRAFT Minutes of November 18, 2014 meeting

Members present: Jim Morrow (chair), Quentin Kessel, Ken Feathers, Roberta Coughlin, Vicky Wetherell, Jennifer Kaufman (staff).

1. Meeting was called to order at 7:30.
2. Vicky was appointed acting secretary.
3. Minutes of the October 21, 2014 meeting were approved.

Old Business

4. *Mansfield Tomorrow* A public hearing about the proposed Town Plan will begin in mid-December, and the committee will review it at their January and February meetings.
5. *UConn Master Plan* This will be referred to the committee for review in early 2015.
6. *Carstensen talk* is tentatively planned for January 8 (snow date January 15) at EO Smith High School. Quentin is to confirm with the speaker.
7. *Fanwort removal project in Eagleville Lake* The committee reviewed the proposed funding for this project, which would be shared with Coventry along with a first-year grant from Ct. DEEP. The committee agreed that the infestation needs to be addressed and supports partnering with Coventry. The committee is concerned about using the Town's open space fund to manage DEEP property (the lake), especially in light of the need for continued management in future years.

New Business

8. *2015 meeting dates* The committee agreed to continue meeting on the third Tuesday of each month in 2015.
9. *Executive Session* The committee voted to go into executive session at 8:19 and to come out of executive session at 8:40.
10. The meeting adjourned at 8:45.

PAGE
BREAK

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, December 1, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 8:00 p.m.

Approval of Minutes:

November 17, 2014 Regular Meeting

Holt MOVED, Ryan seconded, to approve the 11-17-14 regular meeting minutes as written. MOTION PASSED UNANIMOUSLY with Chandy, Goodwin and Pociask noting for the record that they listened to the recording of the meeting.

Addition to Agenda:

Holt MOVED, Ryan seconded, to add discussion of directional signs to New Business. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch explained the several modifications that he and the Chair signed-off on, including the Town Hall driveway.

Old Business:

- a. **New Subdivision Application, 153 Moulton Road, Mason Brook, LLC, PZC File# 1328**
The Chairman declared this item tabled to the 12/15/14 meeting. Staff will work with the applicant to revise plans to address IWA concerns regarding the BAE and DAE.
- a. **New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File #1329**
Ryan MOVED, Holt seconded, to postpone consideration of the proposed 3-lot subdivision located at 140 Codfish Falls Road to the January 20th PZC meeting and to schedule a public hearing on the proposed alterations to Codfish Falls Road for the same evening. MOTION PASSED UNANIMOUSLY.
- b. **Re-subdivision Application, Lot 19 Monticello Lane, K. and A. Lessenger, PZC File #223-2**
Item tabled pending a 12/15/14 Public Hearing.

New Business:

- a. **Special Permit, Efficiency Unit, 51 Candide Lane, M. Bedore, PZC File #1330**
Ryan MOVED, Holt seconded, to receive the Special Permit Application (File #1330) submitted by Melissa Bedore for an efficiency unit on property located at 51 Candide Lane, as shown on plans dated 11/20/14 as shown and as described in application submissions, and to refer said application to staff and committees for review and comments, and to set a Public Hearing for 12/15/14. MOTION PASSED UNANIMOUSLY.
- b. **Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2**
Ryan MOVED, Holt seconded, to receive the RESUBDIVISION application (file #293-2) submitted by Christopher and Lindsey Niarhakos for a 3-lot re-subdivision, on property located at 101 East Road owned by the applicants as shown on plans dated 9/25/14, and as described in other application submissions, and

to refer said application to the staff for review and comments, and to set a Public Hearing for 1/20/15.
MOTION PASSED UNANIMOUSLY.

c. Request to Bond Unfinished Site Improvements, 1659 Storrs Rd, OMS Development, LLC., PZC File #1319

Holt MOVED, Pociask seconded, that the PZC approve the 11/24/14 request of OMS Development, to authorize the Zoning Agent to issue a Certificate of Compliance and to accept a cash bond in the amount of \$64,922 with appropriate bond agreement, for the incomplete site work identified in said request, except for pavement line striping. This action is taken because the public health and safety components of the project will be completed prior to the issuance of the Certificate. MOTION PASSED UNANIMOUSLY.

d. Proposed Tenant Signage, 1659 Storrs Rd, OMS Development LLC., PZC File #1319

Bill Gavigan Jr. from Poyant Signs, and an associate, were present to discuss the sign package for the portion of the building that will be leased to Dunkin' Donuts. After a brief review, the Commission instructed the applicant to work with staff to create a sign plan for the entire site, including proposed signage for all tenants, and to return with a specific, comprehensive plan to the PZC to review.

e. Proposed Convenience Store-Determination of Approval Process, 7 Storrs Road, Magic Holding LLC., PZC File #916

The applicant, Ajmal Khan, and his realtor, Rick Nassiff, were present to describe the proposed future use at this site. The Commission decided by consensus that the minor changes proposed could be considered as a modification request. The Commission advised the applicant to be prepared to report on the status of the site remediation and monitoring work at this site when it returns with its formal modification request.

f. Discussion Regarding 1/5/15 Meeting

The January 5th meeting agenda will be limited to a review and discussion of the Draft Campus Master Plan. Staff will provide hard copies of the Executive Summary to members, and UCONN representative(s) will be present at the meeting for the purpose of addressing questions, if any.

g. Clarification on Directional/Advertising Signs

After reviewing the Zoning Agent's memo, the Commission concluded there was no legally supportable basis on which to prevent out-of-town agricultural enterprises from posting business signs in Mansfield, provided these businesses comply with the Mansfield sign regulations.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter reported that she expects to have the draft plan ready to send to Public Hearing in February. In addition to her work on Mansfield Tomorrow, she reported on the progress of several committees: Windham Airport Master Plan, 195/44 Corridor Study, Next Gen Impact Study (UConn's impacts).

Reports from Officers and Committees:

Chairman Aho of the Regulatory Review Committee noted that there will be meeting on 12/8/14 at 1 p.m. for members and a second meeting at 2 p.m. with the Zoning Focus Group.

Westa reported on the recent CRCOG meeting.

Communications and Bills: Noted.

Adjournment: Chairman Goodwin adjourned the meeting at 9:09 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, December 1, 2014
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 7:00 p.m.

Review of Minutes:

- a. 11-3-14 - Regular Meeting- Hall MOVED, Holt seconded, to approve the 11-3-14 minutes as written. MOTION PASSED UNANIMOUSLY with Holt noting that she listened to the record of the meeting and Plante disqualifying himself.
- b. 11-12-2014 – Field Trip - Ryan MOVED, Rawn seconded, to approve the 11-12-14 field trip minutes as written. MOTION PASSED with Holt, Rawn and Ryan in favor; all others disqualified.

Communications:

The Wetland Agent's Monthly Business memorandum and the minutes of the Conservation Commission were noted.

Old Business:

- a. W1539- Anderson, Lot #7 Wormwood Hill Road, Pond Dredging
Holt MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Greg and Mona Anderson (File #W1539) for Pond Dredging on property owned by the applicants and located at Lot 7 Wormwood Hill Road (Parcel ID 5.51.1-7) as shown on plans dated 10/8/2014 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. Should any large stock piles be created, they shall be surrounded by silt fence supported by hay bales until distributed and stabilized.

This approval is valid for five years (until December 1, 2019) 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. MOTION PASSED UNANIMOUSLY.

Public Hearing:

W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

Chairman Goodwin opened the Public Hearing at 7:10 p.m. Members present were Chairman Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, S.

Westa, none of whom were seated. Jennifer Kaufman, Wetlands Agent, read the legal notice into the record as it appeared in The Chronicle on 11-18-14 and 11-26-14 and noted the following communications received and distributed to members; an 11-25-14 memo from J. Kaufman, Wetlands Agent, and the draft minutes of the 11-19-14 meeting of the Conservation Commission.

At the request of staff, Holt MOVED, Ryan seconded, to continue the public hearing for the proposed 3-lot subdivision located at 140 Codfish Falls Road to the January 20th IWA meeting. MOTION PASSED UNANIMOUSLY at 7:12 p.m.

W1543-Stearns, 40-100 Stearns Road, Gravel Removal Request

Goodwin recused herself. Vice Chairman Ryan opened the Public Hearing at 7:12 p.m. Members present were B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, S. Westa. Westa was appointed to act in Goodwin's place. Jennifer Kaufman, Wetlands Agent, read the legal notice into the record as it appeared in The Chronicle on 11-18-14 and 11-26-14 and noted the following communications received and distributed to members; an 11-25-14 memo from J. Kaufman, Wetlands Agent, and the draft minutes of the 11-19-14 meeting of the Conservation Commission.

Present were Philip DeSiato, of DeSiato Sand and Gravel, and Leslie Stearns, property owner. The applicants responded to questions, but did not make a formal presentation.

Vincent Moscardelli, 227 Stearns Road, inquired as to the time frame for the proposed work and expressed concern for the safety of children and families in the neighborhood given the present truck traffic.

Philip DeSiato replied that he anticipates 2 months more of work (weather permitting) and restoration of the site in the spring. He said that when the grading is done the finished site will slope away from the wetlands. In response to an Agency request, Leslie Stearns agreed to move the existing tires away from the wetlands, so there will be at least 25 feet of separating distance.

Noting no further comments or questions, Plante MOVED, Pociask seconded, to close the Public Hearing at 7:22 p.m. MOTION PASSED with all in favor except Goodwin who recused herself.

Old Business:

b. W1540 - Anthony, 54 Mansfield Hollow Road, 18'x26' Garage

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Stephen and Denette Anthony (File #W1540) for a 14 foot by 26 foot garage on property owned by the applicants and located at 54 Mansfield Hollow Road as shown on plans dated 9/4/2014 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 roof drainage shall be directed away from the river and into a natural area;
3. The garage will be built with a pressure treated, fire retardant plywood floor that is painted and treated with epoxy to prevent direct contact between the ground surface and the materials being stored in the garage;
4. An impervious barrier will be placed between the ground and the crushed stone to prevent any potentially hazardous material from contacting the ground and entering the river;

Should any material be stockpiled, it shall be placed at least 50 feet from the edge of the river bank and surrounded by silt fence until removed or distributed; and

5. It is recommended that the applicants maintain a riparian buffer along the river using native plants.

This approval is valid for five years (until December 1, 2019) 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. MOTION PASSED UNANIMOUSLY.

c. W1541- Mason Brook, LLC, 153 Moulton Road, 2- Lot Subdivision

Applicant members, Christopher Kueffner and Lynn Stoddard, presented the application. After extensive discussion regarding the proximity of the Building Area Envelope (BAE) to the wetlands, this item was tabled to allow staff to work with the applicants to revise the BAE. The matter will be considered at the next meeting, which will be a Special Wetlands Meeting on December 15. Holt MOVED, Hall seconded, to table the application submitted by Mason Brook, LLC, (File # W1541) to the December 15th meeting. MOTION PASSED UNANIMOUSLY.

d. W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision

The Chair noted that the application is pending, to be continued at the January 20th IWA meeting.

e. W1543Stearns, 40-100 Stearns Road, Gravel Removal Request

Public hearing closed. This item will be on the next agenda for consideration.

f. W1544-OMS, 625 Middle Turnpike, Site Work

Richard Meehan, of Meehan and Goodin, was present to represent the applicant.

After discussion, Holt MOVED, Chandy seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to OMS Development, LLC, (File #W1544) for installation of rip-rap storm water dissipater, water line, light poles and sign base on property owned by the applicants and located at 625 Middle Turnpike as shown on plans dated 10/27/2014 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 runoff from the parking lot is directed to the dissipater;
3. In the event that it is necessary to stockpile material, stockpiles shall be placed at least 50 feet from wetland and surrounded by silt fence until removed or distributed;
4. If material is distributed on site, it shall be placed at least 50 feet from the edge of wetlands and stabilized immediately; and
5. Should maintenance activities that would be considered regulated activities pursuant to the Town of Mansfield's Inland Wetland and Watercourses Regulations be required, the owners shall notify the Mansfield Inland Wetlands Agent to determine if an application for an Inland Wetlands License is required.

This approval is valid for five years (until December 1, 2019) 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. MOTION PASSED UNANIMOUSLY.

g. Request for Jurisdictional Ruling-Holt, 653 Storrs Road

Kay Holt recused herself. Westa was appointed to act. After discussion, Hall MOVED, Rawn seconded, to approve a Jurisdictional Ruling finding that the repair of an existing horse trail and tree debris on land owned by Katherine K. Holt located at 563 Storrs Road (IWA File # J-2) as shown on a map dated 9/20/2014 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. MOTION PASSED with all in favor except Holt who recused herself.

New Business:

a. W1545-Niarhakos, 101 East Road, 3-Lot Re-Subdivision

Holt MOVED, Ryan seconded, to receive the application submitted by C. and L. Niarhakos (IWA File #W1545) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 3-lot subdivision on property located at 101 East Road as shown on a map dated 9/25/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to set a Public Hearing date for 1/20/15. MOTION PASSED UNANIMOUSLY.

b. Discussion Regarding 1/5/15 Meeting

Holt MOVED, Hall seconded, that the Inland Wetlands Agency cancel their January 5, 2015 meeting. MOTION PASSED UNANIMOUSLY. Items that need attention before the end of the year will be scheduled for a Special Meeting on December 15, 2014.

Reports from Officers and Committees:

The Chairman set a Field Trip for Wednesday, December 10th at 2:00 p.m.

Other Communications and Bills:

Noted.

Adjournment:

The Chairman adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Katherine Holt, Secretary