

AGENDA
Regular Meeting
Mansfield Conservation Commission
Wednesday, April 15, 2015
Audrey P. Beck Building
Conference Room B
7:30 p.m.

1. Call to Order

2. Roll Call

3. Opportunity for Public Comment

4. Minutes

- February 10, 2015 Special Meeting
- February 18, 2015 Regular Meeting

5. New Business

- Discussion of the Stearns Brown/Coventry pre-application
- Storrs Center Phase 3 Application Referral
- Petition to Stop the Algonquin Pipeline Expansion

6. Continuing Business

- Review of Monitoring Procedures for Town-Owned Easements
- Mansfield Tomorrow | Our Plan ▶ Our Future
- UConn's Master Planning Effort
- Town of Coventry/ Mansfield Control of Fanwort in Eagleville Lake
- Swan Lake Discharge Mirror Lake Dredging and other UConn Drainage Issues
- UConn Agronomy Farm Irrigation Project
- Eagleville Brook Impervious Surface TMDL Project
- UConn Mass Accumulation Area
- Ponde Place Student Housing Project
- CL&P "Interstate Reliability Project"
- Protecting Dark Skies in the Last Green Valley
- Water Issues
- Other

7. Communications

- Minutes
 - Open Space: 2/17/15
 - PZC: 2/17/15, 3/2/15, 3/16/15
 - IWA: 2/17/15, 3/16/15
- Other
 - 3-27-15 Email from N. Facchinetti
 - 4-6-15 Email from S. Lehmann

8. Other

9. Future Agendas

10. Adjournment

TOWN OF MANSFIELD
CONSERVATION COMMISSION
SPECIAL MEETING
Minutes of the February 10, 2015
Conference Room C, Audrey P. Beck Building

Present: Quentin Kessel (Chair), Joan Buck, John Silander, Mike Soares and Robert Dahn (Acting Secretary).
Absent: Aline Booth, Neil Facchinetti, Scott Lehmann and Grant Meitzler.
Town Staff: None present.
Guests: None present.

1. The meeting was called to order at 6:32 PM.
2. No formal roll call was conducted and attendance was noted upon arrival.
3. No public comment was offered.
4. Special Meeting Agenda Item, Recommendations regarding the Draft of the Mansfield Tomorrow, Plan of Conservation and Development (POCD):

Chairman Kessel initiated the conversation presenting his comments and a possible format for the formal Conservation Commission (CC) recommendations. The following suggestions were presented for inclusion in the CC recommendations.

CC members present expressed general support for the many positive elements included within the body of POCD and were grateful for the opportunity to review and provide input on the document, particularly as it pertains to the statutory charge and duties of a CC in the Connecticut Statutes and Regulations.

Soares mentioned that the Scenic Road section of the POCD includes reference to streamlining the application process, including a possible moratorium on any additional scenic road designations until such time as the proposed guidelines for sidewalks and bike trails are completed. Silander offered that assessing the pros and cons of encouraging bike trails was difficult to assess without any indication where the proposed bike trails might be located. Soares offered that bike trails and scenic roads need not be mutually exclusive and that a moratorium would not be necessary. Silander stated that scenic roads are a significant component in maintaining Mansfield's rural character.

Commission members present felt existing regulations pertaining to clustering and shared driveways have been used more as a loophole in the development process and was not having the intend result of protecting the town's natural resources. The CC believes it is critical that clustering and shared driveway elements of the POCD and the Zoning Regulations be refashioned in a way that will ensure these regulations lead to their intended results.

Buck suggested that the Table on page 3.7 contained great information for hikers in Mansfield and the town should consider including it in a pamphlet for users of the numerous trails within Mansfield.

Buck and Soares both listed several examples suggested changes regarding the Facilities Map.

Dahn will review and forward comments on Chapters 7 and 8.

Buck pointed out that the Strategies Section mandates open space inclusion in Compact Use Areas. The CC believes this will enhance the town's efforts to protect its natural resources.

Kessel reminded the CC about Public Act 490 and its tax provisions for parcels above certain acreages.

The CC agreed that the comments/recommendations should be assembled in a draft letter for the 2-18-2015 CC meeting. Soares offered to do this and the CC accepted his gracious offer.

There being no further comments or suggestions from the CC or the public, the meeting was adjourned at 7:35 PM.

Respectfully submitted,
Robert Dahn, Acting Secretary

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 18 February 2015
Conference B, Audrey P. Beck Building
(draft) MINUTES

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

1. The meeting was called to order at 7:32p by Dahn. Alternates Booth and Buck were designated voting members for this meeting.
2. **Packet delivery.** Kaufman asked whether the Commission would agree to members' receiving the packet for each meeting via e-mail only. Several members said that they much preferred getting hard copies; some have no printer at home. It was therefore agreed that members will continue to receive the packet by snail-mail.
3. The draft **minutes** of the 21 January 2015 meeting were approved, with the first clause of the initial sentence of item 7 altered to "Booth reported having promoted dark skies in the Zoning Focus Group, as well as clustered development in limited areas where feasible."
4. **IWA referrals.** No IWA referrals were listed on the agenda, though the minutes of the 02-03 February 2015 IWA meeting indicate that W1547 and W1424 were referred to the Commission. Lehmann asked for clarification. Kaufman explained that W1424 concerned a modification of an existing wetlands permit, that the applicant had agreed to adjust the proposal to increase distance to wetlands, and that Kessel had thought that it did not need review by the Commission. W1547 concerns a septic and driveway repair, which Kessel also thought routine. Meitzler observed that septic system failure is a public health issue and requires prompt attention. A special meeting of the Commission would have been required to comment on these applications in advance of the IWA's meeting of 17 February 2015. Nonetheless, Booth expressed misgivings about the irregular treatment of these applications; she hopes that in the future care will be taken to insure that review by the Commission is not bypassed.
5. **Meadow Brook LLC Property, Puddin La.** Kaufman reported that the Town is preparing an application for a DEEP Open Space & Watershed Acquisition Grant to purchase a 61-acre parcel on the north side of Puddin La. This forested parcel on the west side of Sawmill Brook contains the trailhead for the western arm of the Nipmuck Trail in Mansfield. {An informal trail on this parcel diverges from the Nipmuck a short distance from Puddin La and proceeds north to reconnect with the Nipmuck at the parcel's northern boundary, permitting a nice loop walk from Puddin La.} Acquiring this parcel, which abuts Town open space to the west and north, would help consolidate open-space holdings in this area. The land meets many of the criteria proposed for acquisition of open space in the current draft Plan of Conservation and Development (Mansfield Tomorrow). The Commission unanimously agreed (**motion:** Lehmann, Booth) to support, strongly and enthusiastically, purchase of this parcel.
6. **Mansfield Tomorrow.** Pursuant to discussion at the Commission's regular meeting of 21 January 2015 and special meeting of 10 February 2015, Soares prepared a detailed 8-page memo on Mansfield Tomorrow's draft Plan of Conservation and Development and circulated it to Commission members on 16 February 2015 by e-mail.

Booth would like to see more on wetlands in the memo, particularly since advising the IWA is a big part of the Commission's work. There is a lot on the need for better protection of aquifers, not much on the importance of wetlands and need for continued vigilance in protecting them.

Buck asked about the basis for objecting to a moratorium on scenic road designation (comment on p. 9.8). Soares argued that a road deserving of scenic road status should be so designated; the designation need not preclude bike paths or sidewalks, if such projects don't sacrifice features (such as over-arching trees) that make the road scenic.

Lehmann suggested endorsing the deer management recommendation of the draft PoCD (2.34, Goal 2.3, Strategy B, Action 5), noting that in addition to over-browsing forests, over-abundant deer can severely damage residential plantings and agricultural crops (such as Christmas trees), and constitute a hazard on Town roads.

Soares was warmly thanked for drafting the memo. He was authorized to refine it in light of the discussion and other comments communicated to him and to submit a final version on behalf of the Commission to PZC in advance of the 02 March 2015 public hearing on the draft PoCD. The Commission also agreed (**motion: Booth, Buck**) to endorse comments dated 16 February 2015 on the draft from the Open Space Preservation Committee.

7. Adjourned at 8:32p. Next meeting: 7:30p, Wednesday, 18 March 2015.

Scott Lehmann, Secretary, 19 February 2015.

Petition to Stop the Algonquin Pipeline Expansion

Mansfield Town Council:

- Whereas global warming is damaging the health and well-being of people throughout the world and will do much more damage in the future if the burning of fossil fuels is not stopped,
- Whereas natural gas is a greenhouse gas that contributes to global warming and traps 34 times more heat than carbon dioxide,
- Whereas natural gas leakage from natural gas production and transmission are 25% to 33% of all emissions of natural gas into the air which is equivalent to releasing 50 million tons of carbon dioxide into the air every year,
- Whereas the burning of natural gas produces carbon dioxide that remains for 300 to 1000 years in the air,
- Whereas the AIM and Access Northeast expansions of the Algonquin Pipeline will increase the amount of natural gas transmitted through Connecticut,
- Whereas the expansion of the Pipeline will increase the production of natural gas from hydraulic fracking in Pennsylvania,
- Whereas a recent scientific study shows that expanding natural gas production could increase carbon dioxide emissions by 11% by 2050,
- Whereas climate scientists are in agreement that the temperature increase since the year 2000 cannot exceed two degrees Fahrenheit without catastrophic damage to our planet,
- Whereas a scientific study shows that 50% of all natural gas reserves need to be unused from 2010 to 2025 to avoid exceeding two degrees Fahrenheit,

We the undersigned ask the Town of Mansfield to pass a resolution calling upon our state legislators to oppose the expansion of the Algonquin Pipeline through Mansfield including increasing the capacity of the Chaplin Compressor Station at 530 Tower Hill Road.

PAGE
BREAK

NOTICE OF PUBLIC HEARING

Diversion of Water

Application No. DIV- 201404187

Towns: Ellington, Vernon, Tolland, Coventry, Mansfield

Waters: Shenipsit Reservoir, Hockanum River, Willimantic River

The Department of Energy and Environmental Protection ("DEEP") has made a tentative determination to approve an application submitted by The Connecticut Water Company and the University of Connecticut (the "applicants") under section 22a-368 of the Connecticut General Statutes (CGS) for a permit to divert the waters of the state.

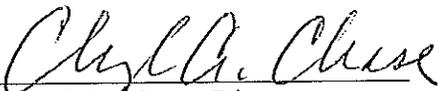
The proposed activity includes the interconnection and transfer of a maximum of 1.85 million gallons per day of water from the Connecticut Water Company public water system in Tolland to the University of Connecticut and Town of Mansfield.

Pursuant to section 22a-371, DEEP will hold a public hearing on this application on Wednesday, March 25, 2015, beginning at 6:00 pm, in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield. The room will open at 5:30 pm on that day for interested members of the public to review posted exhibits and ask questions of the applicants and staff. An evidentiary hearing will be held in the Russell Room at DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford on Thursday, March 26, 2015 and Friday, March 27, 2015 (if needed), starting at 10:00 am each day. The evidentiary hearing is open to the public, but is not a forum for the receipt of public comment. Written comments will be accepted in person at the evening hearing and if submitted to the Office of Adjudications via e-mail (deep.adjudications@ct.gov), fax (860-424-4053), or mail (Office of Adjudications, DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford, 06106) by the close of business on April 15, 2015. Members of the public should check the DEEP Calendar of Events on the DEEP website, www.ct.gov/deep/calendar, for any alterations to this hearing schedule, including additional hearing dates or cancellations.

The Department will hold a site visit on Tuesday, March 10, 2015 commencing at 1:00 pm at the Rockville Water Treatment Plant, 10 Snipsic Street, Vernon, CT. The site visit will be conducted on March 17, 2015 in case of inclement weather on March 10. Notice of a postponement to March 17 will be posted on the DEEP Calendar of Events, www.ct.gov/deep/calendar, no later than 11:00 am on March 10. The site visit is a public meeting, but is not for the purpose of collecting evidence and therefore will not be conducted on the record.

The application is available for inspection at the DEEP Headquarters, 79 Elm Street, Hartford. Questions may be directed to Doug Hoskins of the Inland Water Resources Division at 860-424-4192.

February 20, 2015
Date


Cheryl A. Chase, Director
Inland Water Resources Division
Bureau of Water Protection and Land Reuse

ADA PUBLICATION STATEMENT

The Department of Energy and Environmental Protection is an Affirmative Action and Equal Opportunity Employer that is committed to requirements of the Americans with Disabilities Act. To request an accommodation call 860-424-3194, or email deep.hrmed@ct.gov



March 27, 2015
E-MAILED

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

RE: CT DEEP Aquatic Pesticide Permit Application Modification
University of Connecticut, Storrs, CT

To Whom It May Concern:

Enclosed for your information is a modification to UConn's DEEP aquatic pesticide permit to include subsurface chemical treatments of Flumioxazin to Swan and Mirror Lakes located on the University of Connecticut Storrs campus.

Feel free to contact me at 860-486-3476 or katie.milardo@uconn.edu with any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Katie D. Milardo".

Katie D. Milardo
Environmental Compliance Analyst

Enclosure



Connecticut Department of
 Energy & Environmental Protection
 Bureau of Materials Management & Compliance Assurance
 Engineering & Enforcement Division

Permit Application for the Use of Pesticides in State Waters

Please complete this form in accordance with section 22a-66z CGS and the instructions (DEEP-PEST-INST-200) in order to ensure the proper handling of your application. Print or type unless otherwise noted. You must submit the initial fee along with this form.

CPPU USE ONLY	
App #:	_____
Doc #:	_____
Check #:	_____
Program: Aquatic Pesticides	

Part I: Application Type and Description

Check the appropriate box identifying the application type.

<p>This application is to request (check one):</p> <p><input type="checkbox"/> A single year permit <input checked="" type="checkbox"/> A multi-year permit</p> <p><i>Note: Multi-year permits will be issued at the Department of Energy and Environmental Protection's (DEEP) discretion.</i></p> <p>Town where site is located: <u>Storrs, CT</u></p> <p>Brief Description of Project: <u>Algae and aquatic weed control, Swan and Mirror Lake, UConn Storrs CT</u></p>
<h3>Part II: Fee Information</h3> <p>An initial application fee of \$200.00 [#1009] is to be submitted with <i>each</i> permit that you are applying for. Each site requires a separate permit. If you are applying for a multi-year permit, the remaining fees will be invoiced at a later date. There is no discount for municipalities. The application will not be processed without the initial fee. The fee shall be non-refundable and shall be paid by check or money order to the Department of Energy and Environmental Protection.</p>

Part III: Site Location

Name of Waterbody: <u>UConn Ponds (Swan Lake and Mirror Lake)</u>		
Street address and/or description of location: <u>Swan Lake: SW of intersection of North Eagleville ROad & Glen Brook Road. Mirror Lake: NW of intersection of Storrs Road (Rt.195) and Mansfield Road</u>		
City/Town: <u>Storrs</u>	State: <u>CT</u>	Zip Code: <u>06269</u>

Part IV: Applicant Information

- *If an applicant is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, it must be registered with the Secretary of State. If applicable, the applicant's name shall be stated exactly as it is registered with the Secretary of State. This information can be accessed at CONCORD. (www.concord-sots.ct.gov/CONCORD/index.jsp)*
- *If an applicant is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).*
- *If there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the Request to Change Company/Individual Information to the address indicated on the form. If there is a change in name of the entity holding a DEEP license or a change in ownership, contact the Office of Planning and Program Development (OPPD) at 860-424-3003. For any other changes you must contact the specific program from which you hold a current DEEP license.*

1. Applicant Name: University of Connecticut
Mailing Address: 31 LeDoyt Road, Unit 3055
City/Town: Storrs **State:** CT **Zip Code:** 06269-3055
Business Phone: 860-486-9305 **ext.:** **Fax:** 860-486-5477
Contact Person: Jason Coite **Phone:** 860-486-9305 **ext.**
***E-mail:** jason.coite@uconn.edu

**By providing this e-mail address you are agreeing to receive official correspondence from DEEP, at this electronic address, concerning the subject application. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify DEEP if your e-mail address changes.*

a) **Applicant Type (check one):** individual *business entity federal agency
 state agency municipality tribal

**If a business entity:*

i) **check type:** corporation limited liability company limited partnership
 limited liability partnership statutory trust Other: _____

ii) **provide Pesticide Application Business Registration Number:** _____

iii) **provide Secretary of the State business ID #:** _____ This information can be accessed at CONCORD

iv) Check here if your business is **NOT** registered with the Secretary of State's office.

b) **Applicant's interest in property at which the proposed activity is to be located:**
 site owner option holder lessee
 easement holder operator pesticide applicator
 other (specify): _____

Check if any co-applicants. If so, attach additional sheet(s) with the required information as requested above.

2. Billing contact, if different than the applicant.
Name: same as applicant
Mailing Address:
City/Town: **State:** **Zip Code:**
Business Phone: **ext.:** **Fax:**
Contact Person: **Phone:** **ext.**
E-mail:

Part IV: Applicant Information (continued)

3. Primary contact for departmental correspondence and inquiries, if different than the applicant.

Name: same as applicant

Mailing Address:

City/Town: State: Zip Code:

Business Phone: ext.: Fax:

Contact Person: Phone: ext.

*E-mail:

*By providing this e-mail address you are agreeing to receive official correspondence from DEEP, at this electronic address, concerning the subject application. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify DEEP if your e-mail address changes.

4a. List the owner of the area to be treated who should be contacted for any departmental correspondence and inquiries. Refer to the instructions.

Name: University of Connecticut

Mailing Address: 31 LeDoyt Road

City/Town: Storrs State: CT Zip Code: 06269

Business Phone: 860-486-3396 ext.: Fax: 860-486-3117

Contact Person: Robert Sitkowski Phone: 860-486-3396 ext.

E-mail: robert.sitkowski@uconn.edu

Shoreline Property Owner:

**4b. List names and addresses of all other owners of the area to be treated. Refer to the instructions.
You can add rows to this table by using "tab" in the last row, in the last column.**

Names of Other Owners	Address	Shoreline Property Owner
		<input type="checkbox"/>

5. List the person or company applying the pesticides.

Name: All Habitat Services, LLC

Mailing Address: PO Box 231

City/Town: Branford State: CT Zip Code: 06405

Business Phone: 230-245-1212 ext.: Fax: 203-245-2981

Contact Person: David Roach Phone: 230-245-1212 ext.

E-mail: droach@allhabitat.com

Certification Number: S-3538

Part V: Site Information

1. **COASTAL AREA:** Is the pesticide application located in a municipality within the coastal area?

Yes No (check town list in the instructions)

If yes, is the water being treated subject to the ebb and flow of the tides, or inundated by saline or brackish water at least once a month? Yes No

If the water being treated is subject to the ebb and flow of the tides, or is inundated by saline or brackish water at least once a month, you must submit a Coastal Consistency Review Form (DEEP-APP-004) with your application as Attachment C.

For assistance in determining if the water being treated is affected by tidal water as described above or in completing the Coastal Consistency Review form, contact the Office of Long Island Sound Programs (OLISP) at 860-424-3034.

2. **ENDANGERED OR THREATENED SPECIES:** According to the most current "State and Federal Listed Species and Natural Communities Map", is the activity which is the subject of this application located within an area identified as a habitat for endangered, threatened or special concern species?

Yes No Date of Map: December 2014

If yes, complete and submit a Request for NDDB State Listed Species Review Form (DEEP-APP-007) to the address specified on the form, prior to submitting this application. Please note NDDB review generally takes 4 to 6 weeks and may require additional documentation from the applicant. A copy of the completed Request for NDDB State Listed Species Review Form and the CT NDDB response must be submitted with this completed application as Attachment D.

For more information visit the DEEP website at www.ct.gov/deep/nddbrequest or call the NDDB at 860-424-3011.

3. **AQUIFER PROTECTION AREAS:** Is the site located within a town required to establish Aquifer Protection Areas, as defined in section 22a-354a through 354bb of the General Statutes (CGS)?

Yes No To view the applicable list of towns and maps visit the DEEP website at www.ct.gov/deep/aquiferprotection

If yes, is the site within an area identified on a Level A or Level B map? Yes No

If your site is on a Level A or Level B map, you are not required to register under the Aquifer Protection Program, *however* you must follow proper spill control measures to prevent potential contamination of drinking water. If you should have a spill, please call the emergency hotline *immediately* at 860-424-3338.

4. **CONSERVATION OR PRESERVATION RESTRICTION:** Is the property subject to a conservation or preservation restriction? Yes No

If Yes, proof of written notice of this application to the holder of such restriction or a letter from the holder of such restriction verifying that this application is in compliance with the terms of the restriction must be submitted as Attachment F.

5. Type of area to be treated: Tidal Waters Pond or Lake Stream

6. Is the waterbody(ies) located in a public water supply watershed? Yes No

7. Where does the waterbody(ies) flow to (Name of receiving stream or waterbody)? Roberts Brook to Fenton River to Mansfield Hollow Lake to Willimantic Reservoir

Is the outflow usually flowing? Yes No Can outflow be stopped? Yes No

Part V: Site Information

You can add rows to the tables below, by using "tab" in the last row, in the last column.

8. Identify the size of the waterbody(ies) and the portion of the waterbody(ies) to be treated. Refer to the <u>instructions</u> .									
Name of Waterbody	Length ft.	Width ft.	Acres	Max. Depth ft.	Avg. Depth ft.	Volume Ac-ft	Treated Portion		
							Acres	Volume Ac-ft	
Mirror Lake	N/A	N/A	4.8	3.6	1.5	7.2	4.8	7.2	
Swan Lake	N/A	N/A	2	10	4	8	2	8	

9. Identify each proposed product to be used, the amount per treatment, the number of treatments and the surface area (acres) or volume (acre feet) of water to be treated with that product. If more than one waterbody will be treated, provide this information for each waterbody.									
Name of Waterbody	Product	Amount per Treatment	Number of Treatments	Surface Area (acres) or Volume (acre feet)	Treated Portion				
						Acres	Volume Ac-ft		
Mirror Lake	Copper Tea (Captain/Cutrine)	21.6 gal	2	4.8	N/A				
Mirror Lake	Copper Carbonate (Nautique)	32.4 gal	2	4.8	N/A				
Mirror Lake	Flumioxazin (Clipper)	Surface: 58 oz Volume: 7.92 lb	2	4.8	7.2				
Swan Lake	Copper Tea (Captain/Cutrine)	6.0 gal	2	2	N/A				
Swan Lake	Copper Carbonate (Nautique)	24 gal	2	2	N/A				
Mirror Lake	Flumioxazin (Clipper)	Surface: 24 oz Volume: 8.4 lb	2	2	8				

Part V: Site Information (continued)

10. Does the waterbody(ies) have public access? Yes No

11. Is the waterbody(ies) stocked with fish by the state? Yes No

12. Identify use(s) of waterbody(ies):

domestic water supply irrigation watering livestock swimming fishing None

13. Are there any downstream users of the water who may be affected by treatment? Yes No
If yes, please explain:

14. Within 1/2 mile of the treatment area, are there any private drinking water wells 50 ft. or less from the shoreline? Yes No

Note: Any proposed treatment area located within 200 ft. of a public water supply well must also be reviewed by the Connecticut Department of Health.

15. Identify all plants or animals to be controlled: **algae, elodea, watermeal, duckweed**

16a. Identify all types of fish present: **common warm water species**

16b. If a copper-based product will be used and there are fish species sensitive to copper, what is the alkalinity of the water to be treated?

17. Projected date(s) of pesticide use: May-October

18. List prior years in which chemicals were applied to this waterbody(ies):
2004-2014

Part IV: Site Information (continued)

8. Identify the size of the waterbody:

	Length (ft)	Width (ft)	Acres	Max Depth (ft)	Avg. Depth (ft)	Volume (ac-ft)
Mirror Lake	N/A	N/A	4.8	3.6	1.5	7.2
Swan Lake	N/A	N/A	2	10	4	8

9. Portion of the waterbody to be treated:

	Acres	Avg. Depth (ft)	Volume (ac-ft)
Mirror Lake	4.8	1.5	7.2
Swan Lake	2	4	8

17. Identify chemicals to be used, the amount per treatment and number of times

	Chemical	Amount per Treatment (max)	No. of Treatments (max)
Mirror Lake	Copper Tea (Captain/Cutrine)	21.6 gals or 10.8 gals per ½-treatment	Two treatments or Four ½-treatments
	Copper Carbonate (Nautique)	32.4 gals or 16.2 gals per ½-treatment	Two treatments or Four ½-treatments
	<u>SURFACE</u> Flumioxazin (Clipper)	58 oz. or 29 oz. per ½-treatment	Two treatments or Four ½-treatments
	<u>SUBSURFACE</u> Flumioxazin (Clipper)	7.92 lbs or 3.96 lbs per ½-treatment	Two treatments or Four ½-treatments
Swan Lake	Copper Tea (Captain/Cutrine)	6 gals or 3 gals per ½-treatment	Two treatments or Four ½-treatments
	Copper Carbonate (Nautique)	24 gals or 12 gals per ½-treatment	Two treatments or Four ½-treatments
	<u>SURFACE</u> Flumioxazin (Clipper)	24 oz. or 12 oz. per ½-treatment	Two treatments or Four ½-treatments
	<u>SUBSURFACE</u> Flumioxazin (Clipper)	8.4 lbs or 4.2 per ½-treatment	Two treatments or Four ½-treatments

Part VI: Supporting Documents

Be sure to read the instructions (DEEP-PEST-INST-200) to determine whether the attachments listed are applicable to your specific activity. Check the applicable box below for each attachment being submitted with this application form. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the applicant's name as indicated on this application form.

- | | | |
|-------------------------------------|---------------|--|
| <input checked="" type="checkbox"/> | Attachment A: | An 8-1/2" x 11" legible copy or original of a USGS Topographic Quadrangle Map (scale 1:24,000) indicating the exact location of the area to be treated or any other map that clearly indicates the location of the waterbody(ies) to be treated. |
| <input checked="" type="checkbox"/> | Attachment B: | <u>Applicant Compliance Information Form</u> (DEEP-APP-002), if applicable. |
| <input type="checkbox"/> | Attachment C: | <u>Coastal Consistency Review Form</u> (DEEP-APP-004), if applicable. |
| <input checked="" type="checkbox"/> | Attachment D: | Copy of the completed <i>Request for NDDB State Listed Species Review Form</i> (DEEP-APP-007) and the NDDB response, if applicable. |
| <input checked="" type="checkbox"/> | Attachment E: | <ol style="list-style-type: none">1) copy of a certified mail receipt, or2) a copy of the application stamped and dated as received by the local inland wetlands agency, or3) an e-mail from the local inland wetlands agency verifying that this completed application has been sent to such agency. <ul style="list-style-type: none">• For multiple applications submitted to the local inland wetlands agency under one certified mail receipt, please attach a copy of the certified mail receipt to each application.• For multiple applications submitted to the local inland wetlands agency under one email, the e-mail from the agency clearly confirming receipt of each application. <p>Refer to the <u>instructions</u>.</p> |
| <input type="checkbox"/> | Attachment F: | Conservation or Preservation Restriction Information, if applicable. |

Please note that local inland wetlands agencies may have additional requirements pertaining to the application of aquatic pesticides to waterbodies located under their jurisdiction.

Part VII: Application Certification

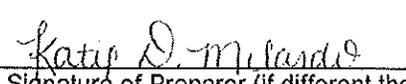
The applicant *and* the individual(s) responsible for actually preparing the application must sign this part. An application will be considered insufficient unless *all* required signatures are provided. Please also check the box and provide the date for which you sent one copy of this completed application to the appropriate local inland wetland agency.

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

I understand that a false statement in the submitted information may be punishable as a criminal offense, in accordance with section 22a-6 of the General Statutes, pursuant to section 53a-157b of the General Statutes, and in accordance with any other applicable statute.

I certify that this application is on complete and accurate forms as prescribed by the commissioner without alteration of the text.

I also certify that I have sent one copy of this completed application to the appropriate local inland wetland agency on FRIDAY, MARCH 27, 2015 "Date"

	<u>3/27/15</u>
Signature of Applicant	Date
Jason Coite, PE	Environmental Compliance Manager
Name of Applicant (print or type)	Title (if applicable)
	<u>03-27-15</u>
Signature of Preparer (if different than above)	Date
Katie D. Milardo	Environmental Compliance Analyst
Name of Preparer (print or type)	Title (if applicable)
<input type="checkbox"/> Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet.	

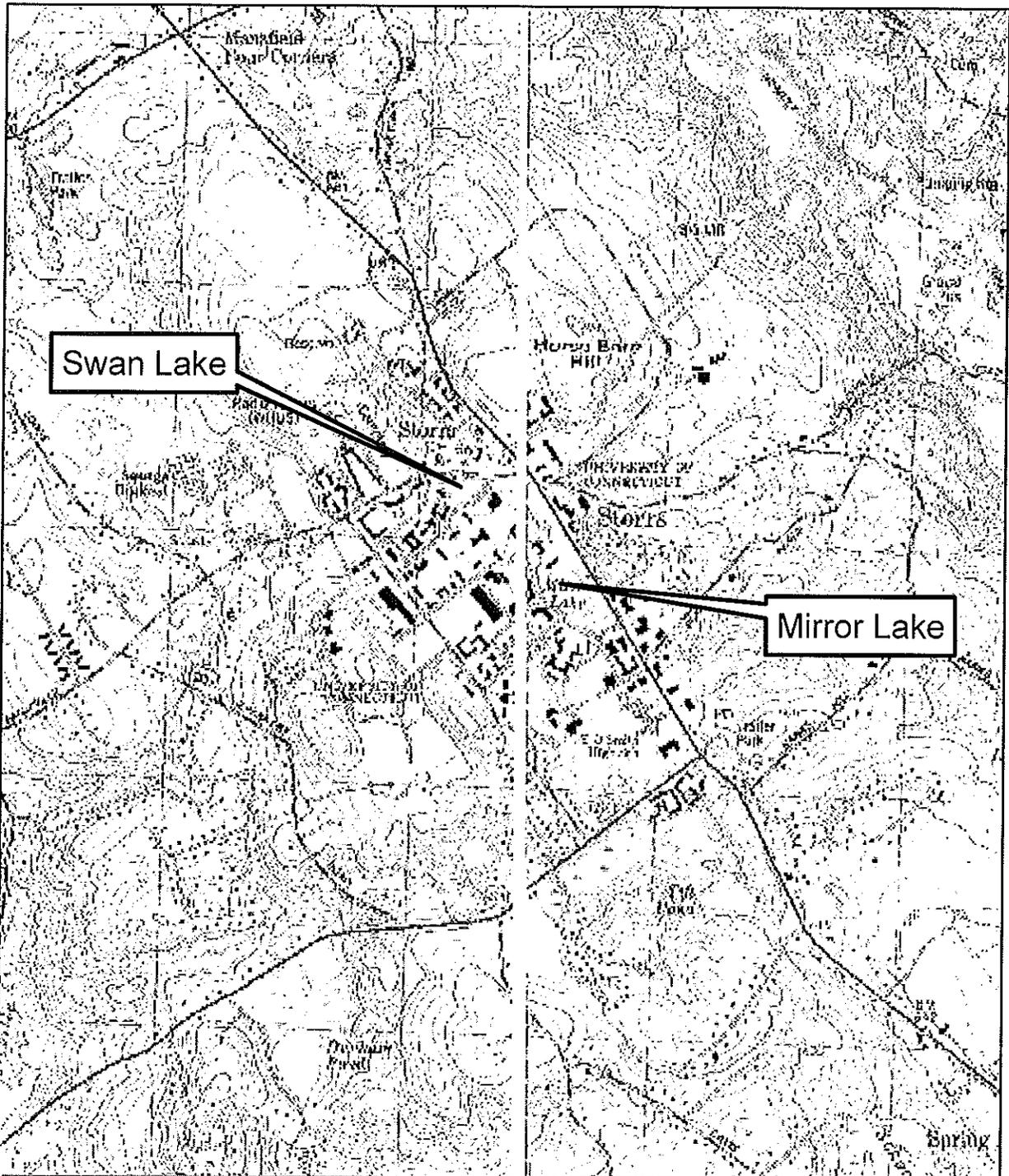
Note: Please submit this completed Application Form, Fee, and all Supporting Documents to:

CENTRAL PERMIT PROCESSING UNIT
DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127

Please also submit a copy of this completed application to the local inland wetlands agency.

ATTACHMENT A

USGS QUADRANGLE MAP



Attachment A: USGS Map
Permit Application for Use of Pesticides in State Waters
UConn Ponds
Mirror Lake (Spring Hill USGS Quadrangle Map)
Swan Lake (Coventry USGS Quadrangle Map)

1:24,000

ATTACHMENT B

APPLICANT COMPLIANCE INFORMATION FORM



Connecticut Department of
Energy & Environmental Protection

Applicant Compliance Information

DEEP ONLY	
App. No.	_____
Co./Ind. No.	_____

Applicant Name: University of Connecticut

Mailing Address: 31 LeDoyt Road

City/Town: Storrs

State: CT

Zip Code: 06269

Business Phone: 860-486-9305

ext.:

Contact Person: Jason Coite

Phone: 860-486-9305 ext.

***E-mail: jason.coite@uconn.edu**

If you answer yes to any of the questions below, you must complete the Table of Enforcement Actions on the reverse side of this sheet as directed in the instructions for your permit application.

- A. During the five years immediately preceding submission of this application, has the applicant been convicted in any jurisdiction of a criminal violation of any environmental law?

Yes No

- B. During the five years immediately preceding submission of this application, has a civil penalty been imposed upon the applicant in any state, including Connecticut, or federal judicial proceeding for any violation of an environmental law?

Yes No

- C. During the five years immediately preceding submission of this application, has a civil penalty exceeding five thousand dollars been imposed on the applicant in any state, including Connecticut, or federal administrative proceeding for any violation of an environmental law?

Yes No

- D. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal court issued any order or entered any judgement to the applicant concerning a violation of any environmental law?

Yes No

- E. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal administrative agency issued any order to the applicant concerning a violation of any environmental law?

Yes No

Table of Enforcement Actions

(1) Type of Action	(2a) Date Commenced	(2b) Date Terminated	(3) Jurisdiction	(4) Case/Docket/ Order No.	(5) Description of Violation
Administrative Order	7/18/11	Open	Dept. of Energy & Environmental Protection	Consent Order #8311	No violation. Cooperative agreement to improve air quality.

Check the box if additional sheets are attached. Copies of this form may be duplicated for additional space.

ATTACHMENT D

NDDB REQUEST/NDDB DEEP APPROVAL



Connecticut Department of
 Energy & Environmental Protection
 Bureau of Natural Resources
 Wildlife Division

CPPU USE ONLY	
App #:	_____
Doc #:	_____
Check #:	No fee required
Program:	Natural Diversity Database Endangered Species
Hardcopy	_____ Electronic _____

Request for Natural Diversity Data Base (NDDDB) State Listed Species Review

Please complete this form in accordance with the instructions (DEEP-INST-007) to ensure proper handling of your request.

There are no fees associated with NDDDB Reviews.

Part I: Preliminary Screening & Request Type

<p>Before submitting this request, you must review the most current Natural Diversity Data Base "State and Federal Listed Species and Significant Natural Communities Maps" found on the <u>DEEP website</u>. These maps are updated twice a year, usually in June and December.</p> <p>Does your site, including all affected areas, fall in an NDDDB Area according to the map instructions: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Enter the date of the map reviewed for pre-screening: <u>December 2014</u></p>	
<p>This form is being submitted for a :</p>	
<input checked="" type="checkbox"/> New NDDDB request <input type="checkbox"/> <i>Renewal/Extension of a NDDDB Request, without modifications and within one year of issued NDDDB determination (no attachments required)</i> <small>[CPPU Use Only - NDDDB-Listed Species Determination # 1736]</small>	<input type="checkbox"/> New Safe Harbor Determination (optional) must be associated with an application for a GP for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities <input type="checkbox"/> Renewal/Extension of an existing Safe Harbor Determination <input type="checkbox"/> With modifications <input type="checkbox"/> Without modifications (no attachments required) <small>[CPPU Use Only - NDDDB-Safe Harbor Determination # 1736]</small>
<p>Enter NDDDB Determination Number for Renewal/Extension:</p>	<p>Enter Safe Harbor Determination Number for Renewal/Extension:</p>

Part II: Requester Information

**If the requester is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, it must be registered with the Secretary of State. If applicable, the name shall be stated exactly as it is registered with the Secretary of State. Please note, for those entities registered with the Secretary of State, the registered name will be the name used by DEEP. This information can be accessed at the Secretary of the State's database CONCORD. (www.concord-sots.ct.gov/CONCORD/index.jsp)*

If the requester is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).

If there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the Request to Change company/Individual Information to the address indicated on the form.

1. Requester*

Company Name: **University of Connecticut**

Contact Name: **Katie D. Milardo**

Address: **31 LeDoyt Road, Unit 3055**

City/Town: **Storrs**

State: **CT**

Zip Code: **06269**

Business Phone: **860-486-3476**

ext.

E-mail: **katie.milardo@uconn.edu

**By providing this email address you are agreeing to receive official correspondence from the department, at this electronic address, concerning this request. Please remember to check your security settings to be sure you can receive emails from "ct.gov" addresses. Also, please notify the department if your e-mail address changes

a) Requester can best be described as:

Individual Federal Agency State agency Municipality Tribal

business entity (if a business entity complete i through iii):

i) Check type corporation limited liability company limited partnership

limited liability partnership statutory trust Other:

ii) Provide Secretary of the State Business ID #: This information can be accessed at the Secretary of the State's database (CONCORD). (www.concord-sots.ct.gov/CONCORD/index.jsp)

iii) Check here if your business is NOT registered with the Secretary of State's office.

b) Acting as (Affiliation), pick one:

Property owner Consultant Engineer Facility owner Applicant

Biologist Pesticide Applicator Other representative:

2. List Primary Contact to receive Natural Diversity Data Base correspondence and inquiries, if different from requester.

Company Name: **same as above**

Contact Person:

Title:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.

**E-mail:

Part III: Site Information

This request can only be completed for one site. A separate request must be filed for each additional site.

1. SITE NAME AND LOCATION

Site Name or Project Name: **Mirror Lake, Swan Lake, University of Connecticut**

Town(s): **Storrs**

Street Address or Location Description:

**Swan Lake is located SW of the intersection of North Eagleville Road and Glenbrook Road.
Mirror Lake is located NW of the intersection of Storrs Road (Rt.195) and Mansfield Road.**

Size in acres, or site dimensions: **Swan Lake is ~2 acres; Mirror Lake is ~5 acres**

Latitude and longitude of the center of the site in decimal degrees (e.g., 41.23456 -71.68574):

Latitude: **Swan: 41.8109/Mirror: 41.80699**

Longitude: **Swan: -72.25245/ Mirror:-72.24729**

Method of coordinate determination (check one):

GPS Photo interpolation using CTECO map viewer Other (specify):
www.getlatlong.com

2a. Describe the current land use and land cover of the site.

Ponds on the UConn Storrs campus

b. Check all that apply and enter the size in acres or % of area in the space after each checked category.

<input type="checkbox"/> Industrial/Commercial _____	<input type="checkbox"/> Residential _____	<input type="checkbox"/> Forest _____
<input type="checkbox"/> Welland _____	<input type="checkbox"/> Field/grassland _____	<input type="checkbox"/> Agricultural _____
<input checked="" type="checkbox"/> Water <u>100%</u>	<input type="checkbox"/> Utility Right-of-way _____	
<input type="checkbox"/> Transportation Right-of-way _____	<input type="checkbox"/> Other (specify): _____	

Part IV: Project Information

1. PROJECT TYPE:

Choose Project Type: Aquatic plant control , If other describe: _____

2. Is the subject activity limited to the maintenance, repair, or improvement of an existing structure within the existing footprint? Yes No If yes, explain.

The activity is for invasive weed and algae control.

Part IV: Project Information (continued)

3. Give a detailed description of the activity which is the subject of this request and describe the methods and equipment that will be used. Include a description of steps that will be taken to minimize impacts to any known listed species.

Application of aquatic pesticide by a licensed applicator to control invasive aquatic nuisance plants and algae.

4. If this is a renewal or extension of an existing Safe Harbor request *with* modifications, explain what about the project has changed.

5. Provide a contact for questions about the project details if different from Part II primary contact.

Name: **Katie D. Milardo**

Phone: **860-486-3476**

E-mail: **katie.milardo@uconn.edu**

Part V: Request Requirements and Associated Application Types

Check *one* box from either Group 1, Group 2 or Group 3, indicating the appropriate category for this request.

Group 1. If you check one of these boxes, complete Parts I – VII of this form and submit the required attachments A and B.

- Preliminary screening was negative but an NDDB review is still requested
- Request regards a municipally regulated or unregulated activity (no state permit/certificate needed)
- Request regards a preliminary site assessment or project feasibility study
- Request relates to land acquisition or protection
- Request is associated with a *renewal* of an existing permit, with no modifications

Group 2. If you check one of these boxes, complete Parts I – VII of this form and submit required attachments A, B, and C.

- Request is associated with a *new* state or federal permit application
- Request is associated with modification of an existing permit
- Request is associated with a permit enforcement action
- Request regards site management or planning, requiring detailed species recommendations
- Request regards a state funded project, state agency activity, or CEPA request

Group 3. If you are requesting a **Safe Harbor Determination**, complete Parts I-VII and submit required attachments A, B, and D. Safe Harbor determinations can only be requested if you are applying for a GP for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities

If you are filling this request as part of a state or federal permit application(s) enter the application information below.

Permitting Agency and Application Name(s):

DEEP Pesticide Program, permit application for use of pesticides in state waters, DEEP WPED

State DEEP Application Number(s), if known: **Permit ID#: AQUA-2013-523wsrev**

State DEEP Enforcement Action Number, if known: **N/A**

State DEEP Permit Analyst(s)/Engineer(s), if known: **Valerie Bodner/Judith Singer**

Is this request related to a previously submitted NDDB request? Yes No

If yes, provide the previous NDDB Determination Number(s), if known: **201301511**

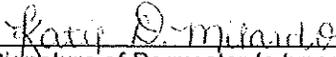
Part VI: Supporting Documents

Check each attachment submitted as verification that *all* applicable attachments have been supplied with this request form. Label each attachment as indicated in this part (e.g., Attachment A, etc.) and be sure to include the requester's name, site name and the date. **Please note that Attachments A and B are required for all new requests and Safe Harbor renewals/extensions with modifications.** Renewals/Extensions with no modifications do not need to submit any attachments. Attachments C and D are supplied at the end of this form.

<input checked="" type="checkbox"/> Attachment A:	Overview Map: an 8 1/2" X 11" print/copy of the relevant portion of a USGS Topographic Quadrangle Map clearly indicating the exact location of the site.
<input checked="" type="checkbox"/> Attachment B:	Detailed Site Map: fine scaled map showing site boundary and area of work details on aerial imagery with relevant landmarks labeled. (Site and work boundaries in GIS [ESRI ArcView shapefile, in NAD83, State Plane, feet] format can be substituted for detailed maps, see instruction document)
<input checked="" type="checkbox"/> Attachment C:	Supplemental Information, Group 2 requirement (attached, DEEP-APP-007C) <input checked="" type="checkbox"/> Section i: Supplemental Site Information and supporting documents <input checked="" type="checkbox"/> Section ii: Supplemental Project Information and supporting documents
<input type="checkbox"/> Attachment D:	Safe Harbor Report Requirements, Group 3 (attached, DEEP-APP-007D)

Part VII: Requester Certification

The requester *and* the individual(s) responsible for actually preparing the request must sign this part. A request will be considered incomplete unless all required signatures are provided.

<p>"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief."</p>	
 Signature of Requester (a typed name will substitute for a handwritten signature)	2/13/15 Date
Katie D. Milardo Name of Requester (print or type)	Environmental Compliance Analyst Title (if applicable)
Signature of Preparer (if different than above)	Date
Name of Preparer (print or type)	Title (if applicable)

Note: Please submit the completed Request Form and all Supporting Documents to:

CENTRAL PERMIT PROCESSING UNIT
 DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
 79 ELM STREET
 HARTFORD, CT 06106-5127

Or email request to: deep.nddbrequest@ct.gov

Attachment C: Supplemental Information, Group 2 requirement

Section i: Supplemental Site Information

1. Existing Conditions

Describe all natural and man-made features including wetlands, watercourses, fish and wildlife habitat, floodplains and any existing structures potentially affected by the subject activity. Such features should be depicted and labeled on the site plan that must be submitted. Photographs of current site conditions may be helpful to reviewers.

Mirror Lake has a surface water area of approximately 5 acres. The earthen dam that impounds this water body is approximately 10 feet in height and has a concrete spillway. The dam and spillway are located along the northern portion of the lake. Mirror Lake is hydrologically supported by Roberts Brook, groundwater discharges and surface water runoff from abutting upland areas. Mirror Lake has eight (8) stormwater outfalls. Swan Lake has a surface water area of approximately 2 acres. The lake is hydrologically supported by ground water and surface water runoff from abutting upland areas. Swan Lake has seven (7) primary stormwater outfalls that discharge to it. Swan Lake overflow via two outlets. The first is located along the northeastern side of the pond and consists of a raised metal grate structure. Pond overflow discharges into this outlet structure and is conveyed under Glenbrook Road and Route 195. This discharge empties into Roberts Brook near Valentine Meadow. The second outlet structure is located along the northwest portion of the lake and consists of a raised concrete weir structure with a metal grate. The weir elevation is higher than the northeast outlet and is active only during higher flows. This outlet discharges into a 48-inch RCP to Eagleville Brook.

- Site Photographs (optional) attached
- Site Plan/sketch of existing conditions attached

2. Biological Surveys

Has a biologist visited the site and conducted a biological survey to determine the presence of any endangered, threatened or special concern species Yes No

If yes, complete the following questions and submit any reports of biological surveys, documentation of the biologist's qualifications, and any NDDB survey forms.

Biologist(s) name: _____

Habitat and/or species targeted by survey: _____

Dates when surveys were conducted: _____

- Reports of biological surveys attached
- Documentation of biologist's qualifications attached
- NDDB Survey forms for any listed species observations attached

Section ii: Supplemental Project Information

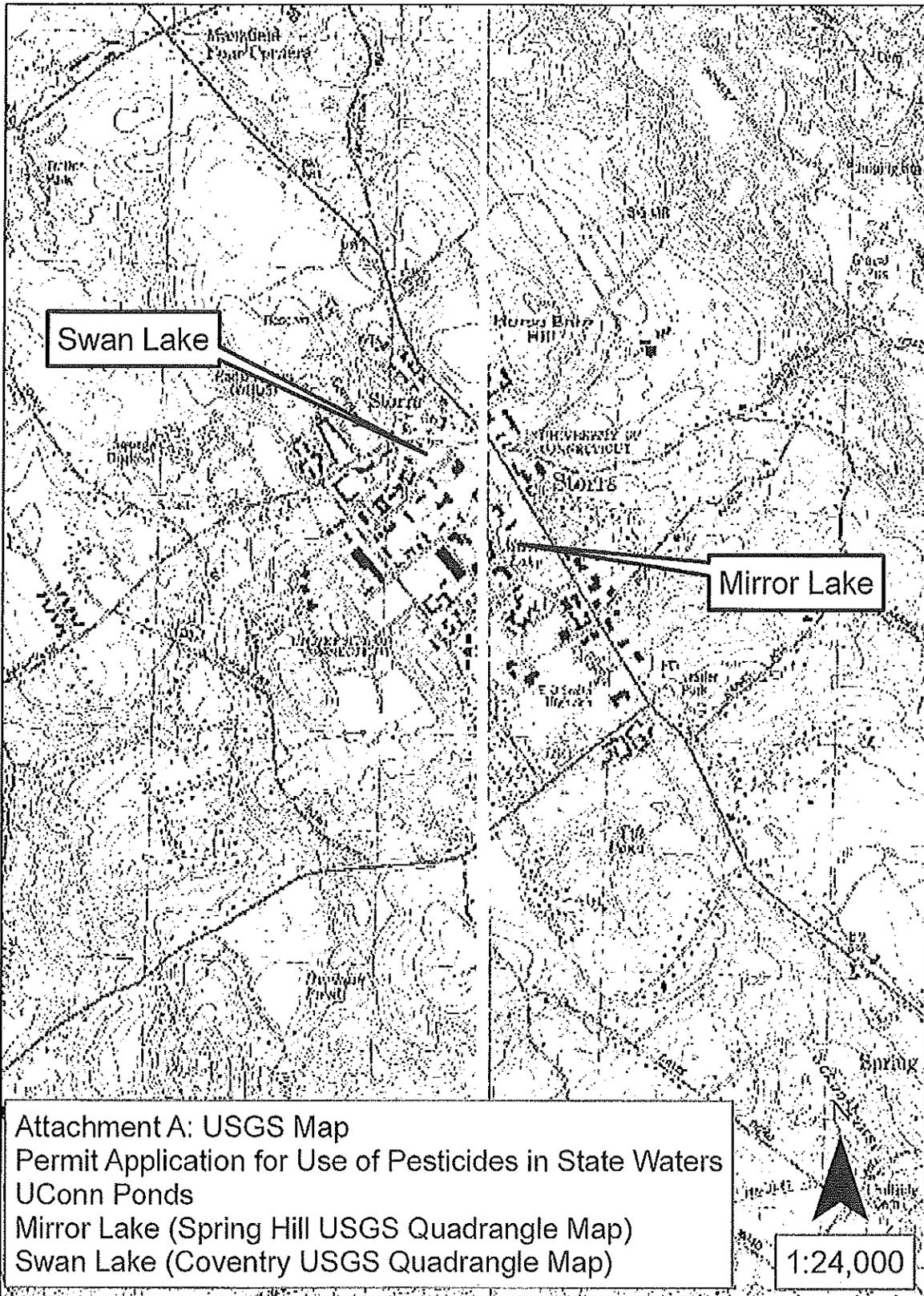
1. Provide a schedule for all phases of the project including the year, the month and/or season that the proposed activity will be initiated and the duration of the activity.

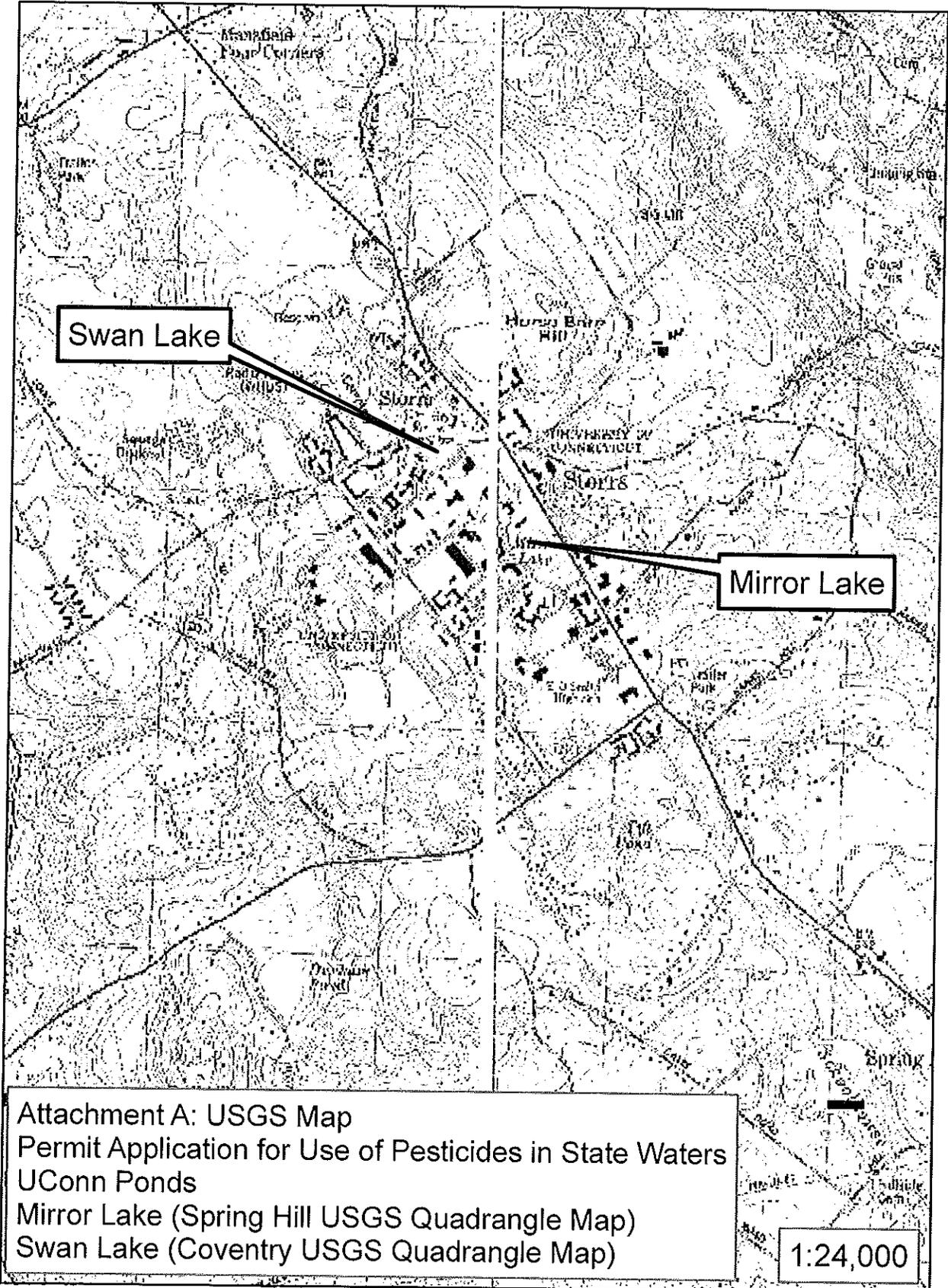
Aquatic pesticides would be applied in June-October.

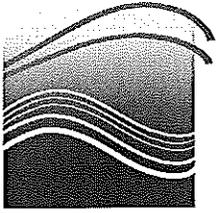
Attachment D: Safe Harbor Report Requirements

Submit a report, as Attachment D, that synthesizes and analyzes the information listed below. Those providing synthesis and analysis need appropriate qualifications and experience. A request for a safe harbor determination shall include:

1. **Habitat Description and Map(s), including GIS mapping overlays, of a scale appropriate for the site, Identifying:**
 - wetlands, including wetland cover types;
 - plant community types;
 - topography;
 - soils;
 - bedrock geology;
 - floodplains, if any;
 - land use history; and
 - water quality classifications/criteria.
2. **Photographs** - The report should include photographs of the site taken from the ground and also all reasonably available aerial or satellite photographs and an analysis of such photographs.
3. **Inspection** - A visual inspection(s) of the site should be conducted, preferably when the ground is visible, and described in the report. This inspection can be helpful in confirming or further evaluating the items noted above.
4. **Biological Surveys** - The report should include all biological surveys of the site where construction activity will take place that are reasonably available to a registrant. A registrant shall notify the Department's Wildlife Division of biological studies of the site where construction activity will take place that a registrant is aware of but are not reasonably available to the registrant.
5. **Based on Items #1 through 4 above, the report shall include a Natural Resources Inventory of the site of the construction activity.** This inventory should also include a review of reasonably available scientific literature and any recommendations for minimizing adverse impacts from the proposed construction activity on listed species or their associated habitat.
6. **In addition, to the extent the following is available at the time a safe harbor determination is requested, a request for a safe harbor determination shall include and assess:**
 - Information on Site Disturbance Estimates/Site Alteration information
 - Vehicular Use
 - Construction Activity Phasing Schedules, if any; and
 - Alteration of Drainage Patterns







Connecticut Department of

ENERGY &
ENVIRONMENTAL
PROTECTION

February 19, 2015

Katie Milardo
University Of Connecticut
31 Ledoyt Rd, U-3055
Storrs, CT 06269
katie.milardo@uconn.edu

Project: 2015 Aquatic Plant Control at Mirror Lake and Swan Lake at University of Connecticut in Storrs
NDDDB Determination No.: 201501138

Dear Katie Milardo,

I have reviewed Natural Diversity Data Base (NDDDB) maps and files regarding the area delineated on the map provided for the proposed 2015 Aquatic Plant Control at Mirror Lake and Swan Lake at University of Connecticut in Storrs, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDDB. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. This determination is good for one year. Please re-submit an NDDDB Request for Review if the scope of work changes or if work has not begun on this project by February 19, 2016.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at (860) 424-3592, or dawn.mckay@ct.gov . Thank you for consulting the Natural Diversity Data Base.

Sincerely,

Dawn M. McKay
Environmental Analyst 3

OPEN SPACE PRESERVATION COMMITTEE
DRAFT Minutes of February 17, 2015 special meeting

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

Meeting was called to order at 7:30.

Vicky was appointed acting secretary.

Minutes of the January 20, 2015 meeting were approved.

Old Business

Mansfield Tomorrow POCD Review The committee continued its review of the Public Hearing draft. We also reviewed draft Conservation Commission comments and voted to endorse those comments. Jim will compile the OSPC comments and forward to the Planning Department.

New Business

CT DEEP Open Space and Watershed Acquisition Grant The committee voted to enthusiastically support the grant application for the Meadow Brook Lane LLC Property on Puddin Lane.

The meeting was adjourned at 9:15.

PAGE
BREAK

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
February 17, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: , B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn, B. Ryan,
Members absent: J. Goodwin (Chairman)
Alternates present: V. Ward, S. Westa
Alternates absent: P. Aho
Staff Present: Linda Painter, Director of Planning and Development

Vice Chair Ryan called the meeting to order at 7:28 p.m., appointing alternate Ward to act in the absence of J. Goodwin.

Minutes:

- a. 2-3-15 Meeting Minutes –R. Hall MOVED and V. Ward seconded to approve the 2-3-2015 meeting minutes as presented. MOTION PASSED UNANIMOUSLY with the exception of B. Pociask who was disqualified. K. Holt noted for the record that she listened to the audio.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's report.

Public Hearing

The hearing was opened at 7:29 p.m. This hearing was continued from January 20, 2015.

R. Hall MOVED, P. Plante seconded to continue the public hearing on the resubdivision application of Christopher and Lindsey Niarhakos (File 293-2), 101 East Road, Williams Heights subdivision to March 16, 2015. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File 1329 –**
B. Pociask recused himself from consideration of this item and Westa was seated in his place.

R. Hall MOVED, K. Rawn seconded to approve with conditions the subdivision application (File #1329) of Steven Guyette on property owned by Elaine Guyette located on Codfish Falls Road in an RAR-90 zone, as submitted to the Commission and shown on plans dated September 25, 2014 and revised through January 27, 2015 and as presented at meetings on January 20, 2015 and February 3, 2015.

Pursuant to Sections 7.5 and 7.6 of the Subdivision Regulations, this approval accepts the applicants proposed lot layout and hereby authorizes the necessary reductions to frontage (Lots 2 and 3) and accepts the setbacks as depicted through the proposed Building Area Envelopes (Lots 1, 2 and 3). Furthermore, pursuant to Section 7.10 of the Subdivision Regulations, this approval accepts the use of a common driveway to serve Lots 1, 2 and 3 and the adjacent property at 144 Codfish Falls Road. The use of a common driveway in this location and the associated frontage reductions significantly reduce the impacts to wetlands that would be incurred if a cul-de-sac street were to be required.

This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations and is granted with the following conditions:

1. **Frontage and Setback Reductions.** The approved reductions in frontage shall be specifically noted on the plans and on the deeds of the affected and abutting lots. Unless the Commission specifically authorizes revisions, the depicted building and development area envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be specifically noticed on the Land Records.
2. **Common Driveway.** No lots within the subdivision shall be transferred until the common driveway is completed and accepted by the Town of Mansfield or a financial guarantee in an amount approved by the Assistant Town Engineer and Director of Planning and Development has been accepted. Prior to acceptance of the common driveway or approval of a financial guarantee, a common driveway easement that addresses maintenance and liability issues must be approved by the PZC Chair with assistance from staff and the Town attorney and recorded on the land records. This condition shall be noted on the plans and specifically noticed on the Land Records.

The amount of the financial guarantee must cover the estimated cost of remaining construction plus 15% contingency. The financial guarantee must comply with the requirements of Article VI, Section C of the Zoning Regulations and shall include an appropriate signed agreement approved by the PZC Chair with staff assistance. Use of a surety bond to fulfill this condition will require special approval from the Commission. To address this condition, the applicant shall submit a construction cost estimate at the time a financial guarantee is proposed.

No Certificates of Compliance for new homes shall be issued until the common driveway has been completed and accepted by the town.

3. **Erosion and Sedimentation Controls.** Prior to the commencement of any site work, erosion and sedimentation control measures shall be installed pursuant to the approved plan. Bi-weekly erosion and sedimentation-monitoring reports shall be submitted to the Zoning Agent and Wetlands Agent until all site work is completed and disturbed areas are stabilized.
4. **Conservation Easement.** This approval accepts the voluntary dedication of a conservation easement along Codfish Falls Road as well as a potential conservation easement dedication on Lot 3 should that lot be transferred in the future for any monetary consideration. Easement documents based on the Town's model format shall be approved by the Director of Planning and Development and Town Attorney. The easement documents for Lot 1 shall be executed and filed on the Land Records in association with final plans and incorporated in the deed for Lot 1. The requirement for future dedication of a conservation easement on Lot 3 shall be specifically noticed on the Land Records.
5. **Certificate of Title.** All deeds and easements must be covered by a certificate of title indicating that there are no encumbrances or stating what encumbrances there are and providing a partial release or subordination agreement.
6. **Plan Revisions.** Final plans shall be revised to:
 - a. Add a note indicating that any new regulated activity in the upland review area or in the wetlands or watercourse will require the owner to obtain a license from the Inland Wetlands Agency as required by the Mansfield Inland Wetlands and Watercourses Regulations.
 - b. Add a note stating that no future work shall occur within 100 feet of the vernal pool.

- c. Add detailed specifications for the portion of the driveway that is immediately proximate to the wetland that requires construction using small diameter stone to allow for water infiltration during storm events and to reduce siltation.
 - d. Add a drainage easement for the tributary to Fishers Brook.
 - e. Add a note encouraging the use of rain gardens to address runoff from new houses and site improvements.
7. **Extent of Approval.** The Planning and Zoning Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety or one hundred and eighty-day filing extension has been granted):
- a. All final maps shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
 - b. All monumentation with Surveyor's Certificate shall be completed pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant.

MOTION PASSED UNANIMOUSLY.

Pociask rejoined the Commission and Westa was no longer seated.

Prior to consideration of additional items under old business, Plante requested that an item be added to new business.

P. Plante MOVED, V. Ward seconded to add a draft motion regarding future grant applications to the agenda under New Business for discussion. MOTION PASSED UNANIMOUSLY.

b. Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2;
Item tabled pending 3-16-15 continued public hearing.

c. Request for Modification, Whispering Glen, 73 Meadowbrook Road, Uniglobe Investment LLC, PZC File #1284-2

Painter distributed an updated report dated 2/17/15 containing an overview of the changes the applicant had made to the plans based on staff recommendations and a suggested motion for the Commission's consideration. Mark Comeau, project architect; Brian Kent, landscape architect; and Scott Garrison, owner; responded to questions from the Commission regarding various changes including the need for coordination between the landscaping plan and final site plan. B. Pociask and P. Plante inquired as to whether the applicant would consider using LED lighting; the team indicated that they would be willing to consider that type of lighting. G. Lewis questioned the revised landscape plan, expressing concern regarding creating a dense wall of vegetation along the sidewalk. B. Kent indicated that while the landscaping would be extensive, it included different species at different heights with staggered planting to avoid creating a wall effect. There were several questions regarding the adequacy of the proposed parking for the project and construction of the sidewalk connection to Sunny Acres Park. Painter noted that the original approval conditions for the project would remain in effect, which included limiting the number of vehicles per unit in each lease and completion of the sidewalk prior to the issuance of any certificates of compliance for units in phase 2 of the project.

R. Hall departed the meeting at 8:34 p.m.; Westa was seated in his place.

B. Chandy MOVED, P. Plante seconded to approve the January 12, 2015 Request for Modifications from Uniglobe Investment LLC for the development of 50 apartments on property located at 73 Meadowbrook Lane. This approval is based upon the plan dated January 15, 2015 and modifications to sheets 1, 3, 4, 5, 6, 7, 10 and 11 submitted via email to the Director of Planning and Development on February 13, 2015. This modification is granted because there is no change in the number of dwelling units and the changes to the site plan reduce the visual impact of the project on Meadowbrook Lane. This approval is conditioned upon the following:

1. The site plan set shall be revised to address the following to the satisfaction of the Director of Planning and Development, Town Engineer and Inland Wetlands Agent:
 - a. Updated plans shall address issues identified in the 2/17/15 report from the Town Engineer and the submission of updated drainage calculations recommended in the 2/12/15 report from the Director of Planning and Development. If addressing these items results in changes to the design of the stormwater retention pond, such changes shall be reviewed and approved by the Chair of the Commission and Zoning Agent unless it is determined that the changes are significant enough to warrant review by the Commission as a whole.
 - b. Parking spaces shall be dimensioned to ensure consistency with state requirements for handicap accessible spaces and town requirements for standard spaces.
 - c. Erosion and Sedimentation Control plans and details shall be updated pursuant to the recommendations of the Inland Wetlands Agent and Town Engineer.
 - d. A minimum of ten units shall be designated and marketed as "affordable."
2. Landscape plans shall be revised to address the following issues to the satisfaction of the Director of Planning and Development:
 - a. Coordinate landscape plans with site and engineering plans to ensure that there are no conflicts between utilities and stormwater elements and landscaping.
 - b. Where feasible, replace non-native with native species (such as the dwarf Japanese Juniper) if a similar effect can be achieved.
 - c. Increase the amount of landscape screening along Meadowbrook Lane to ensure sufficient screening of the rear of buildings and minimize gaps due to size of initial plantings.
 - d. Adjust plantings at the driveway entrance as needed to ensure that sufficient visibility for both oncoming vehicles and pedestrians on the adjacent sidewalk are maintained.

Prior to issuance of Zoning Permits, full sets of floorplans and elevations for each building will need to be submitted. Elevations for the sides of units which face onto Meadowbrook Lane or interior driveways shall be articulated with windows.

MOTION PASSED UNANIMOUSLY.

New Business:

a. Motion to require Commission approval of future grant applications

P. Plante distributed a draft motion that would require Commission approval of future grant applications related to Commission work prior to submission. After discussion, Plante withdrew the suggested motion. No action was taken.

Mansfield Tomorrow:

a. Public Hearing Scheduled for Monday, March 2, 2015 at 7:00 p.m.

No further action taken.

b. Town Council Request for Extension of Comment Period

K. Holt MOVED, V. Ward seconded to extend the comment period on the draft Mansfield Tomorrow Plan of Conservation and Development to April 6, 2015. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

- a. **Chairman's Report** - No comments offered
- b. **Regional Planning Commission** – Painter noted that CRCOG was considering having their March meeting in Mansfield.
- c. **Regulatory Review Committee** – Members are currently meeting as part of the Zoning Focus Group. Painter noted that the next meeting would be on February 23rd and that the group would start reviewing draft regulations.
- d. **Planning and Development Director's Report** – Painter noted that the presentation of the draft NextGen CT Impact Study report was scheduled for March 9th.

Communications and Bills:

Noted.

Adjournment:

The meeting was adjourned at 9:11 p.m. by the Chairman.

Respectfully submitted,

Kay Holt, Secretary

PAGE
BREAK

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
March 2, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, J. Goodwin (Chair) R. Hall K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan,
Members absent: P. Plante
Alternates present: V. Ward, S. Westa
Alternates absent: P. Aho
Staff Present: Linda Painter, Director of Planning and Development; Jennifer Kaufman, Natural Resources and Sustainability Coordinator; Mary Stanton, Town Clerk

Chair Goodwin called the meeting to order at 7:00 p.m., appointing alternate S. Westa to act in the absence of P. Plante.

Minutes:

- a. 2-17-15 Meeting Minutes –B. Chandy MOVED, B. Ryan seconded, to approve the 2-17-2015 meeting minutes as presented. The Chair noted for the record that she listened to the audio recording of the meeting. MOTION PASSED UNANIMOUSLY.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's report.

Public Hearing:

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)

Chair Goodwin convened the public hearing at 7:01 p.m. Director of Planning and Development Linda Painter read the public hearing notice, noted the following correspondence and read the January 20, 2015 letter from the Capitol Region Council of Governments Regional Planning Commission into the record:

Committee and Agency Referrals

- o January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- o Undated Letter from Mansfield Commission on Aging
- o January 15, 2015 Memo from the Transportation Advisory Committee
- o February 3, 2015 Memo from the Agriculture Committee
- o February 22, 2015 Memo from the Mansfield Parks Advisory Committee
- o February 17, 2015 Memo from the Open Space Preservation Committee
- o February 18, 2015 Memo from the Conservation Commission
- o January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee

Resident and Property Owner Comments

- o Comment form from Donald B. Hoyle, 125A Bassetts Bridge Road (with attachments on fracking and oil pipeline extension article)
- o Comment form from Meg Reich, 343 Bassetts Bridge Road
- o Comment form from Julia Barstow, 139 Woodland Road
- o Comment form from Bettejane Karnes, 353 North Eagleville Road
- o Comment form from Pat Hempel
- o Comment form from Miriam Kurland, 287 Wormwood Hill Road

- Undated Letters from Wilfred T. Bigl, 17 Hill Pond Drive (one addressed to the PZC Chair, one to the Director of Planning and Development)
- December 22, 2014 Comment from William Shakalis submitted through Joomag on-line portal
- December 29, 2014 Comment from John Perch submitted through Joomag on-line portal
- January 30, 2015 Comment from Mansfield Resident submitted through Joomag on-line portal
- January 2015 Letter from Charles Galgowski
- February 3, 2015 Email from Joan Buck
- February 9, 2015 Letter from Anthony Gioscia, 1708 Stafford Road
- February 10, 2015 Email from Emile Poirier
- February 12, 2015 Email from Vicky Wetherell
- February 20, 2015 Comment from John Fratiello submitted through Joomag on-line portal
- February 22, 2015 Email from Tulay Luciano to the Town Council and Town Manager
- February 24, 2015 Comment from Virginia Walton (Mansfield Recycling Coordinator) submitted through Joomag on-line portal
- February 25, 2015 Comments from Celeron Square (received in an email from John Sobanik)
- Draft Minutes of February 23, 2015 Town Council Public Hearing

L. Painter made a brief power point presentation summarizing the main objectives of the Plan. Copies of the presentation were distributed to members and made available to the public in attendance.

Jacqueline Gryphon, Cedar Swamp Road, asked if an Environmental Impact Evaluation has been or will be scheduled for the Four Corners sewer project and commented that she is concerned about impacts on the area's natural resources and wildlife. She also asked if the identified compact residential areas could include condominiums.

Gary Bent, Mansfield Hollow Road and representing the Eastern Connecticut Green Action Committee, spoke to his concerns about global warming and the expansion of the Algonquin natural gas pipeline in Town. He stated that natural gas also emits carbon dioxide and urged the Town to request of its legislators that they oppose the expansion.

Lois Happe, Olsen Drive, thanked the PZC and staff for their work and urged everyone to view Mansfield within a larger context. She commented that the expansion of the natural gas pipeline will be felt locally since a larger pipe line will result in more leakage, breaks and emissions.

George Rawitscher, Codfish Falls Road, commented that he is pleased that the Mansfield Tomorrow Plan looks both forward and backward and asked the Commission to focus on plan implementation, particularly Goals 2.4 and 2.5 regarding climate change.

Miriam Kurland, Wormwood Hill Road, complimented the PZC on its efforts on the Plan and urged the Commission to closely review the forthcoming comments of the Sustainability Committee. She also commented on the need to repair existing infrastructure and not build more gas lines and asked that the Town adopt a declaration against pipe line expansion.

David Nelson, Fort Griswold, expressed support for the previous statements adding that the Town should have a committee to address the inevitable changes that will happen as a result of climate change.

Jim Morrow, Chair of the Open Space Committee, thanked the Commission and staff for their work and noted the Open Space Committee comments reinforce the role open space plays in the Town's finances and economic growth.

Pat Suprenant, Gurleyville Road, thanked the Commission and participants in the process and expressed concern with the following aspects of the plan: future plans for development of Mansfield Depot if passenger rail returns; the lack of references to the CWC water project and associated connection restrictions identified in the draft DEEP permit; lack of reference or detail on overlay zones intended to prevent induced development along the new CWC pipeline route; possible locations of cluster development; lack of reference to specific flora, fauna and wildlife species in Chapter 2; the disconnect between sustainability principles and importing water from another area of the state; the lack of metrics such as maximum population or number of units the town can support; and the impacts of growth on cost of community services and state revenues.

Arthur Smith, Mulberry Road, commented on the lack of an identified number for the targeted population size; noted concern that while UConn is part of the community, the Town has very little control over how the university grows; suggested the Town set up a system of rights of first refusal and should use tax abatements for acquiring open space; urged the Town to work with DEEP to assist in monitoring self-reporting on projects; expressed concern with public-private partnerships and financial transparency of those partnerships; questioned the sewage capacity of the UConn system; identified a lack of commitment from UConn with regard to future biosafety labs; identified the need for more detail on the potential use of formulas to establish the number of dwelling units allowed by right; urged a commitment for making all parks in Town handicap accessible; suggested that rural character is also about lifestyle and that the town has been taking on more urban issues such as smoking and dog waste; noted that the WRTD bus program is underfunded resulting in long-term reliability concerns; and suggested that third party involvement is needed to ensure town open space acquisitions are protected in perpetuity and not subject to political changes at the Town Council.

Eva Csejtey, Browns Road, commented on the differences between addressing global warming and being resilient and indicated that the Town needs a specific plan to address the impacts of global warming such as flooding and drought.

Anthony Gioscia, Stafford Road, expressed appreciation for the time spent on the Plan and spoke in support of the rural commercial designation for the corner of Rte. 195 and Rte. 32.

M. Hall MOVED and B. Pociask seconded to continue the public hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development to the Monday, April 6, 2015 Planning and Zoning Commission meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **Re-Subdivision application, 101 East Road, C. & L. Niarhakos, PZC File #293-2**
Tabled to the 3/16/2015 Public Hearing

New Business:

- a. **Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road, East Brook F, LLC, East Brook T, LLC, and East Brook W, LLC; PZC File #432-6**
B. Ryan MOVED and K. Holt seconded to receive the Special Permit application File number PZC 432-6, submitted by East Brook F, LLC; East Brook T, LLC; and East Brook W, LLC for a commercial recreation use with restaurant on property located at 95 Storrs Road, owned by the applicants, as shown on plans dated 2/16/15, 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 05/04/15. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow:

- a. Zoning Focus Group Update

Painter updated the Commission on the ongoing work of the Zoning Focus Group and distributed a hard copy of the packet that had been emailed to members prior to the February 23, 2015 meeting. Copies of sections will be provided to the Commission for its review as the staff and focus group complete their edits. The next meeting is scheduled for March 9, 2015.

Reports from Officers and Committees:

- a. **Chairman's Report** – No field trip is needed.
- b. **Regional Planning Commission** – The March 19, 2015 meeting will be in Mansfield beginning at 7:00 p.m.; a tour of Storrs Center will be held at 6:00 p.m.
- c. **Regulatory Review Committee** – The Committee continues to meet as part of the Zoning Focus Group.
- d. **Planning and Development Director's Report** – No additional comments were offered.

Communications and Bills:

The DEEP Water Diversion Permit Public Hearing will take place in the Council Chamber on March 25, 2015 beginning at 6:00 p.m.

Adjournment:

The meeting was adjourned at 8:27 p.m. p.m. by the Chair.

Respectfully submitted,

Katherine Holt, Secretary

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday March 16, 2015
Council Chamber, Audrey P. Beck Municipal Building

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

Vice Chairman Ryan called the meeting to order at 7:05 p.m. and appointed alternate P. Aho to act.

Minutes:

03-02-2015 Meeting Minutes –K. Holt MOVED and B. Chandy seconded, to approve the 03-02-2015 meeting minutes with the following correction: the addition of MOTION PASSED UNANIMOUSLY to New Business, Item a, Special Permit Application, Commercial Recreation Use with Restaurant. P. Aho noted that he did listen to the audio of the meeting. MOTION PASSED, with all in favor except P. Plante who disqualified himself.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's monthly report.

Public Hearings:

Re-Subdivision Application, 101 East Road, C & L Niarhakos, PZC File #293-2 -
The public hearing has been cancelled as the application has been withdrawn.

Old Business:

Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2;
3/13/2015 Letter from C. Niarhakos withdrawing application.

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
Item tabled to 04-16-2015 for continuation of Public Hearing

Special Permit Application, commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and the East Brook W LLC, PZC File #432-6
Item tabled to 05-04-2015 Public Hearing.

New Business:

Freedom Green, Request to Bond Remaining Work (PZC File #636)

K. Rawn moved and B. Chandry seconded to deny the request for bonding of the as-built infrastructure and to require the developer of The Villages at Freedom Green to submit the completed as-built documentation as required by the April 1991 Construction Agreement.
MOTION PASSED UNANIMOUSLY.

UConn South Campus Development

K. Holt moved and K. Rawn seconded to authorize the Chair to co-endorse a letter to the University of Connecticut with the Mayor regarding the South Campus Development scoping process. The draft letter

attached to the March 12, 2015 memo of the Director of Planning and Development shall be used as the basis for this letter with any editorial changes deemed necessary by the Chair and the following modifications:

- Mitigate the removal of historic structures on Gilbert Road by rehabilitating and reusing the Major Joseph Storrs House (on Route 195 across from Moulton Road) in coordination with the State Historic Preservation Office (SHPO) as part of the gateway to Storrs project. In addition, the University should maintain the exteriors of the Cordial Storrs and Gilbert houses, as well as any other historic structures which will remain intact, in an historically appropriate manner.
- Request that the University of Connecticut provide a timeline as to when the Town will see information regarding the planned transportation system resulting from the existing and future University of Connecticut expansion.

MOTION PASSED UNANMIOUSLY

Mansfield Tomorrow

Zoning Focus Group Update – The Group will be meeting on Friday, March 20, 2015 at 10:00 a.m. in conference room B.

Reports from Officers and Committees

- a. **Chairman's Report** - No comments offered.
- b. **Regional Planning Commission** – The Commission will be meeting on Thursday, March 19, 2015 at 7:00 p.m. with a tour of Storrs Center beginning at 6:00 p.m.
- c. **Regulatory Review Committee** – Committee will be meeting as part of the Zoning Focus Group on Friday, March 20, 2014
- e. **Planning and Development Director's Report** – No report offered.

Communications and Bills:

Noted.

Adjournment:

The Vice Chair declared the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
SPECIAL MEETING
February 17, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, R. Hall (7:11 p.m.), K. Holt, G. Lewis, P. Plante (7:04 p.m.), B. Pociask, K. Rawn, B. Ryan
Members Absent: J. Goodwin (Chairman)
Alternates present: V. Ward, S. Westa
Alternates absent: P. Aho
Staff present: Jennifer Kaufman, Inland Wetlands Agent;
Linda Painter, Director of Planning and Development

Vice Chair Ryan called the meeting to order at 7:01 p.m., appointing Ward and Westa to act in the absence of Goodwin, Hall and Plante.

Review of Minutes

2-3-15 Regular Meeting Minutes – V. Ward MOVED and B. Chandy seconded, to approve the minutes of the 2-3-15 regular meeting as presented. MOTION PASSED UNANIMOUSLY with the exception of B. Pociask who was disqualified. Holt noted for the record that she had listened to the audio recording of the meeting.

Communications

There were no communications.

Old Business

a. W1547 – Rossi, 212 Davis Road, Driveway Improvements and Septic System Repair

Kaufman presented an overview of the proposed work and noted that she believed that there would be no significant impact to the wetland.

(Plante arrived at 7:04 p.m.)

K. Holt MOVED, B. Chandy seconded to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Marilyn Rossi/Ashburton homes (File #W1547) for septic system repair and driveway improvements on property owned by the applicants and located at 212 Davis Road as shown on plans dated 1/27/2015 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. The silt fence installed at the northerly end of the driveway shall remain until the site has been stabilized;
3. The applicants will maintain a vegetative buffer between the driveway and the wetland.

This approval is valid for five years (until February 17, 2020) 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 with the exception of Pociask, who was disqualified.

Public Hearing

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

The public hearing was opened at 7:07 p.m. Kaufman noted that the hearing was continued from January, at which time the official notice had been read. The applicants have requested that the hearing be continued and have provided an extension to the deadline for closing the hearing.

K. Holt MOVED, V. Ward seconded, to continue the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1545), 101 East Road, Williams Heights Subdivision, to March 16, 2015 at 7:05 p.m. MOTION PASSED UNANIMOUSLY.

Old Business (continued)

b. W1424 – Uniglobe Investments LLC, 73 Meadowbrook Lane, Whispering Glen 50 Unit Apt.

Kaufman provided an overview of the proposed development. Painter distributed a revised Site Plan and Erosion and Sedimentation Control plan submitted by the applicants via email on February 13, 2015.

(R. Hall arrived at 7:11 p.m.; Westa no longer seated.)

Mark Comeau, project architect, provided an overview of the changes made to the site plan and the increased setback from the tree line and top of slope as recommended by staff. He distributed copies of a revised architectural site plan and building elevations and answered questions from members and staff. Plante noted that the future sidewalk connection to Sunny Acres Park will require a wetlands license; that component of the project is not included in this application.

K. Holt MOVED, R. Hall seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Uniglobe Investment, LLC (File #W1424) for Modification of a 50 unit apartment complex on property owned by the applicants and located at 73 Meadowbrook Lane as shown on plans revised through 1/15/2015 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. Units 23 and 30 shall be relocated so that they are at least 20 feet from the edge of the tree line;
3. Silt fence shall be installed down gradient of the trail and sewer line construction; and

4. Prior to construction, the Inland Wetlands Agent shall approve a revised planting plan demonstrating that the slope will be adequately vegetated to prevent erosion and slow and filter runoff flowing into the wetland.

This approval is valid for five years (until February 17, 2020) 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. **W1545 – Niarhakos, 101 East Road, 3-Lot Re-Subdivision**
Tabled due to continuation of public hearing.

New Business

- a. **Cancellation of March 2, 2015 meeting**

R. Hall MOVED, K. Holt seconded, to cancel the March 2, 2015, regularly scheduled Inland Wetlands Agency meeting, and to schedule a special meeting for Monday, March 16, 2015 at 7 p.m. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees

No reports.

Other Communications and Bills: No comments offered.

Adjournment: The Vice-Chair declared the meeting adjourned at 7:25 p.m.

Respectfully submitted,
K. Holt, Secretary

PAGE
BREAK

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
March 16, 2015
Council Chamber, Audrey P. Beck Municipal Building

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

Vice Chairman Ryan called the special meeting to order at 7:00 p.m. and appointed alternate P. Aho to act.

Review of Minutes

3-2-2015 Meeting Minutes – K. Rawn moved and B. Chandy seconded to approve the minutes of the 3-02-15 meeting as presented. MOTION PASSED UNANIMOUSLY.

Public Hearings

Re-subdivision Application, 101 East Road, C. & L. Niarhakos, IWA File #W1545 –
The public hearing has been cancelled as the applicant has withdrawn the application.

Old Business:

Re-subdivision Application, 101 East Road, C. & L. Niarhakos, IWA File #W1545 –
A 3-12-2015 letter from C. Niarhakos withdrawing the application was noted.

New Business:

None

Reports from Officers and Committees

No reports were offered.

Other Communications and Bills

- a. 2-20-15 Letter from Arthur Christian II, CT Department of Energy and Environmental Protection – Inland Wetlands Agent Jennifer Kaufman will consult with DEEP on how the dam inspection process works.
- b. 2-23-15 Letter from Bruce Silverstone, Aquarian Water Company
- c. 3-01-15 Letter from Aquatic Control Technology, LLC with accompanying DEEP Application

Adjournment:

The Vice-Chairman declared the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Katherine Holt, Secretary

PAGE
BREAK

Jessie Shea

From: Kessel, Quentin <quentin.kessel@uconn.edu>
Sent: Tuesday, April 07, 2015 5:13 PM
To: Neil Facchinetti; Quentin Kessel; Jennifer S. Kaufman; Jessie Shea
Subject: RE: next meeting, etc.

Hi Jennifer and Jessica, would you please include copies of this email of Neil's and the attachment in the April 15 CC meeting package. Thank you, Q.

From: Neil Facchinetti [nfacch@me.com]
Sent: Friday, March 27, 2015 10:40 AM
To: Quentin Kessel; Kessel, Quentin
Subject: next meeting, etc.

Dear Quentin,

I will be out of town for the week of our April meeting.

For the May meeting Gregg Haddad has said he will provide me with answers to the following questions on current safeguards against pesticides at the UConn farm:

- * What will be the sampling schedule for private and farm wells in the future? Will tests be conducted more frequently than once a year in the late fall or winter? Will expanded tests of private and farm wells be extended into future years, taking advantage of the \$100,000 allocated to safety assessments at the farm? Will surface water (the irrigation pond) be tested, as Professor Wargo recommended?
- * How will the following DEEP conclusion be addressed?: "Some of these pesticides [applied at the farm] are proprietary new compounds or experimental mixtures of registered pesticides without federal registration for the use being tested. These new compounds frequently do not yet have laboratory analytical methods available for detecting them in groundwater. The names of proprietary compounds have not been released and so would also not be able to be definitively identified by a laboratory analysis."
- * Are you planning any further legislative or oversight initiatives on these matters this year?

In the Hartford Courant this morning an interesting article made me wonder whether the Clipper application against fanwort in Eagleville lake, and its downstream migration, might be detrimental to a threatened native plant called estuary pipe wort or Parker's pipe wort. (please see attached article below) Perhaps the Conservation Commission should alert the town to this potential threat if it proves to be significant after further investigation of literature on the subject. I read that this threatened native plant is almost always found in wetland environments, but I do not know whether it is sensitive to Clipper's herbicidal mechanism of action. I suppose we would need a plant physiologist to know for sure.

Best regards, -Neil

PAGE
BREAK

To: Jennifer Kaufman
From: Scott Lehmann (532 Browns Rd, Storrs 06268)
Re: Stearns parcel
Date 06 April 15

I regret that I will be out of town and unable to tag along on the OSPC Field Trip (12 April) to the Stearns parcel on Browns & Coventry Rds. The parcel surrounds ours on three sides, so I could not participate in the Field Trip as I normally would as a representative of the Conservation Commission. However, I would like to comment briefly as a private citizen on the Site Analysis, dated 23 March 2015. I am not sure exactly what is required of such a document, but this one seems – in some respects that appear relevant to planning – inaccurate or incomplete.

Some background:

Most of this parcel (maybe all of it) was part of the Brown brothers dairy farm (the rest of the farm lay across Browns Rd). The original part of our house at 532 Browns Rd was built in 1936 by Floyd Atkins for Harry Brown; we bought it in 1976 from his daughter Pauline B. Schroll after the death of her mother Florence. The similar house at 522 Browns Rd. had been Robert Brown's until he moved away to Australia. At the time we bought our house, Charles Brown and his sister Ruth still lived in the old family home (now, alas, a shambles) at 542 Browns Rd. They told us that they could not maintain the dairy operation after Harry's death and Robert's departure, and that they'd sold to Mountain Dairy rather than to a developer because they did not want to see the land developed.

In 1976, the surrounding land was open pasture, as shown on the map "1983 Pasture/Woods extent" on p.7 of the Site Analysis. Charles Brown worked to maintain these pastures, on which Mountain Dairy pastured cows for a number of years after we moved here. It was really a bigger job than he could do at his advanced age. After his death, essentially no maintenance was done, and this area is now a jungle of shrub and saplings. Nonetheless, we fondly remember the days when we could easily walk out over the pastures behind our house to the low rock outcrop shown on the Site Analysis map (and depicted in the righthand photo on the cover), a favorite place to visit with our daughter Phoebe (b. 1979) when she was little.

Comments on the Site Analysis:

1. The Site Assessment Map on p.3 (hereafter "map") suggests that the stone wall along Browns Rd between our property and Shirley Graves' at 542 Browns Rd does not extend all the way to our SW property line; this is incorrect.
2. Runoff down the narrow strip between 532 and 542 flows under Browns Rd in a culvert. The stone wall tends to act as a dam, so that the nearby upslope area is often pretty soggy (also true of some ground farther up in this swale). I suspect that soil analysis in this area would confirm that some of it is sufficiently poorly drained to qualify as wetland.
3. The map does not show a stone wall that extends NW from near the NW corner of our property to the narrow strip of wetland shown on the map. This wall is not just a "rubble" (unlike, say, the leftovers from a wall that, until mined for stones, ran a bit W of N from the end of the wall shown right below "WOODED/THINNED" to Coventry Rd).
4. The narrow strip of wetland mentioned in comment 3 is actually a watercourse that drains the

wetland on Coventry Rd (which receives water from wetlands across Coventry Rd to the N). Water from spring runoff and heavy rain flows down to the large N-S wetland shown on the map, and thence underneath Browns Rd. It is not accurate to omit this watercourse. I believe that it follows a dug channel along the back boundary of 542.

5. The Site Analysis (p.4) mentions “Large trees along Coventry Road and on the western boundary” and “larger oak trees” associated with the “Rock outcrop adjacent [to] reverting field” [shown below boxed “REVERTING” on the map], but does not locate any on the map on p.3. The largest tree I know on the property is a massive red oak, at least 48 inches DBH, one in a line of large trees growing along the stone wall noted in comment 3.

6. “There is no evidence of old foundations or any other remnant suggesting habitation or structures supporting agriculture.” (p.4) This is not quite accurate: there is an old hand-dug well lined with stone and covered by a slab of rock located near the wetland-with-pond off Coventry Rd (it is approximately on a line running N from our house to the pond).

Suggestions:

My understanding is that site analyses such as this are required in part to permit input from the PZC and other parties early in the development planning process. So here are two suggestions:

1. Lest this parcel go the way of so many others, I urge the PZC to push for clustered development on it, so that large unfragmented areas of open space remain. Common driveways should not be permitted unless development is truly clustered.

2. There are two areas that seem to me particularly worth protecting as dedicated open space (leaving aside the extensive wetlands, which should not be on the table for development):

a. The rocky outcrop, roughly in the middle of the parcel, mentioned at the end of the “Some background” section above. This is near the hemlocks of which the Site Analysis recommends: “Use the group of hemlock trees in the design layout” (p.4). The woolly adelgid may do these trees in, but the rocky outcrop will be there for a long time; get rid of a bit of poison ivy and it would be a great spot for kids to play, and indeed for anyone to enjoy the cycle of the seasons (just now, you will probably flush woodcock if you pick your way through the jungle below the scarp).

b. The hill at the corner of Browns and Coventry Rds. This affords a prospect out over the Mountain Dairy fields across Browns Rd. Judging by its exposed ledge and relatively small trees, the hill is bedrock covered with a relatively thin layer of soil..

While neither of these spots is adjacent to other Town open space, anyone walking the trails that connect Chatham Dr & Mansfield City Rd to Coventry Rd could easily access them via a pleasant stroll on Coventry Rd.