

**AGENDA**  
**Regular Meeting**  
Mansfield Conservation Commission  
Wednesday, May 18, 2016  
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**

- April 20, 2016 Regular Meeting

**5. New Business**

- W1566- Groundwater & Environmental Services, 7 Storrs Road, Remedial Soil Excavation
- W1567-R. Henning, 166 Moulton Road, Water Wheel

**6. Continuing Business**

- W1564- Storrs Lodges, 218 Units, Hunting Lodge Road (Parcel I.D. 15.21.3)  
\*\* All reports for Item W1564 are available in the Town Planning Office or on the Town Website at:  
<http://www.mansfieldct.gov/content/1904/1932/14344.aspx> \*\*
- Membership
- Draft Model Conservation Easement
- Conservation Easement Monitoring
- Zoning Regulation Updates/Rewrite
- Town of Coventry/ Mansfield Control of Fanwort in Eagleville Lake
- UConn Agronomy Farm Irrigation Project
- Status of UConn's Hazardous Waste Transfer Station
- Other

**7. Communications**

- Minutes
  - Open Space: 4/19/16
  - PZC: 5/2/16
  - IWA: 5/2/16

**8. Other**

**9. Future Agendas**

**10. Adjournment**

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 20 April 2016  
Conference B, Audrey P. Beck Building  
**(draft) MINUTES**

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

*Others present:* Jennifer Kaufman (Wetlands Agent); Howard Raphaelson, Janet Welch, Jim Wohl, Kathryn Ratcliff, Leonard Jacobs (W1561); Ed Pelletier (Datum Engineering, W1561, W1562, W1565); George Logan (REMA Ecological Services, W1561 & W1564); Gerald Hardisty (CES Engineering, W1561 & W1562); Rick Zulick (Datum Engineering, W1562); Robert Magi, Michael Yenke (W1562); Tony Giorgio & Tom Fahey (The Keystone Companies, W1564); Dave Ziaks (F. A. Hesketh & Assoc., W1564); Alison Hilding.

1. The meeting was **called to order** at 7:30p by Chair Quentin Kessel. Booth was designated a voting member for this meeting. The agenda was reordered to take up W1565 after W1562.

2. The **draft minutes** of the 16 March 2016 meeting were approved as written.

**3. IWA referrals.**

**a. W1561 (Raphaelson, Dog La).** {Material regarding this application included in the packet for this meeting:

(1) Report dated 3/27/16 on the parcel's wetlands by REMA's George Logan. In Mr. Logan's professional opinion, "existing wetland and watercourse functions and values will not be degraded by the proposed activities." (p.1) Points relevant to the Commission's concerns about nutrient loading of wetlands (expressed in the first bullet under (2) of the motion on item 3a, 3/16/16 minutes) are:

- The conservative design of septic systems under the current permitting regime minimizes risk of system failure. (p.6, third diamond)
- In normal operation, the septic systems should not overload the wetlands with nitrate:
  - a. During dry periods, septic nitrate is unlikely to get into the wetland, because the primary systems on Lots 1 and 2 (resp.) are 66 ft and 94 ft (resp.) from it (p.6, second diamond), and the "eastern stream" is only "intermittent" (p.4, third diamond; p.7, second bullet).
  - b. During "high flow and high groundwater periods" septic nitrate may be transported into the wetland but not at concentrations that would overwhelm its de-nitrification processes (see p.7, third bullet): "... even concentrations of 4 to 7 mg/L would not be detrimental to the wetlands or the watercourse, because during the times of higher stream flows, when nitrate-nitrogen could be experienced here, there would immediately be significant dilution from surface flows generated in the +/- 85.8-acre watershed." (p.7, fourth bullet).

Mr. Logan also doubts that two species of Special State Concern – the Appalachian brook crayfish and the wood turtle – are present on the parcel. A "moderate intensity search for crayfish species" on 320 ft of the eastern stream channel failed to turn up any sign of them (p.4, fourth diamond). The wood turtle prefers "more open successional habitats" and the site is a long way (2K ft & uphill) from the Fenton River, where individuals of this species have been found (p.5, first diamond).

(2) Letter dated 3/30/16 from CES's Gerald Hardisty, which estimates nitrogen loading of 7.26 mg/l based on modeling in a 1992 technical bulletin from the Water Resources Office of the



# Department of Planning and Development

**Date:** April 26, 2016  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** Receipt of New Application for Wetlands License  
7 Storrs Road (IWA File #W1566)  
Groundwater and Environmental Services, Inc./Magic Holdings, LLC  
Description of work: removal of petroleum impacted soil

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## Project Description

The applicants propose to excavate approximately 75 tons of existing soil that has been impacted by a petroleum release. At its closest point, the excavation will take place approximately 25 feet from the edge of wetlands. No activity will occur within the wetlands. Excavated material will be removed from the site and disposed of at a licensed disposal facility. Prior to the excavation, the applicant will install silt fence between the work area and the wetland to prevent runoff and sediment migration. The area of activity is fairly flat and the area of activity is within a previously disturbed area.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

## Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have been identified on the property.

## Receipt Motion

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to receive the application submitted by Groundwater and Environmental Services, Inc./Magic Holdings, LLC (IWA File #W1566) under the Wetlands and Watercourses Regulations of the Town of Mansfield for removal of petroleum impacted soil on property located at 7 Storrs Road as shown on a map dated 4/18/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

Cape Cod Commission.

(3) Letter dated 3/28/16 from Dawn McKay at DEEP, noting that, according to DEEP's records, there are "extant populations" of the two species of Special State Concern "in the vicinity of the project site" and recommending strategies to protect these species during construction, should they be present.}

Owners of two neighboring properties voiced misgivings about the project. On behalf of several neighbors, Jim Wohl (128 Dog La) read a statement questioning whether the Town's zoning regulations really permit disconnected frontage to count toward meeting the frontage requirement for Lot 2; in any case, it seems a bad policy with a potential for adverse impacts on wetlands. He urged that only one house be approved for the parcel. Datum's Ed Pelletier responded by saying that Lot 2 meets all dimensional requirements in current zoning regulations.

Kathryn Ratcliff (60 Bundy La) asked if there wasn't a more recently developed model for estimating nitrogen loading than the one used by Mr. Hardisty. Kessel wondered why it was appropriate to use a nitrogen-loading model developed for use on Cape Cod, which is basically nothing but sand. Kaufman responded that DEEP is satisfied with the model. Ms. Ratcliff pointed out that nitrate is not the only problem-substance that leaches from septic systems; pharmaceuticals may also adversely affect amphibians and other wetland organisms. In her view, proposals should be approved only if they can be shown to be benign (rather than disapproved only if they can be shown to be harmful). She also noted that there were crayfish and turtles, though perhaps not of the species of concern, at a nearby pond on her property. Silander wondered if there was any actual evidence that wood turtles were not present on the parcel.

In response, Mr. Logan conceded that wood turtles could be present, though he thought it unlikely. In any case, the main threat to them would be in the construction phase and could be addressed by strict sediment controls. As indicated in his report, no crayfish were found in the eastern stream below the two house sites at a time one might expect to find them, if present, though there might be some farther downstream. Regarding nitrogen-loading, Mr. Logan expects that the moderately well-drained soils between the proposed septic systems and the wetland would ordinarily denitrify septic leachate before it enters the wetland.

When questions regarding the proposal (or the people inclined to raise them) appeared to be exhausted, Kessel moved that the Commission reiterate to the IWA the concerns expressed in (2) of the motion on W1561 passed at its March meeting:

Having read the wetland report on W1561 and heard from local residents and the applicant's representatives, the Commission:

- Remains concerned about the potential for nutrient loading from the engineered septic systems, and suggests moving these systems farther from wetlands or reducing the number of houses from two to one; and
- Suggests that the parcel's owner consider conservation easements to enhance wetlands protection and a trail easement across Lot 2 to provide for a future connection to Whetten Woods & Storrs Center from the Nipmuck Trail, via the Torrey Preserve and Holly La.

This **motion**, seconded by Facchinetti, passed unanimously. Visitors drawn to the meeting only by W1561 then left.

**b. W1562 (Meadowbrook Gardens, Meadowbrook Rd)** A 3/31/16 report on this project by BSC Group-Connecticut was included in the packet. Kaufman summarized its recommendations regarding wetlands protections and storm-water management. These include maintaining a buffer of trees and other vegetation between the development and wetlands, particularly on steep slopes to the south and west (comment 21, p.6); moving the west and

southwest storm-water basins father from wetlands (comments 22 & 23, p.6); reducing paved area at the southeast corner to save more natural vegetation (comment 24, p.6); enhancing silt barriers along the west-southwest-south perimeter of the construction envelope (comments 15 & 16, p.4); increasing the diameter of drainage piping to handle large storm events (comments 4, 5 & 6, pp.2-3); redesigning catch basin 7 near the southeast corner (comment 10, p.3).

Mr. Pelletier described changes in the design, noting that many of BSC's recommendations had been incorporated into it. Substantial plantings have been added to separate the development from the wooded slope, and to screen it from Meadowbrook Rd. There is now just one driveway into the complex from Meadowbrook Rd; a sidewalk along it will connect to the sidewalk from Whispering Glen to Sunny Acres (see W1565 below). A 1-acre conservation easement adjacent to the one at Whispering Glen is proposed for the steep slope on the south; access to a trail along Conantville Brook would be provided at the southeast corner of the development. Silander observed that the rain gardens previously suggested by the Commission hadn't made it into the revised plan: the storm-water basins will be planted in grass, not wetland vegetation.

Datum's Rick Zulick reviewed his 4/06/16 "Wetland function and value assessment" report on the project, which was distributed at the meeting. The site is a gravel plateau sided on the west & south by wooded slopes down to wetlands. Mr. Zulick believes the proposed storm-water management system is adequate to infiltrate runoff and avoid dumping it into wetlands, save in extreme events. He noted that wood turtles may live along Conantville Brook below the proposed complex. Though he doubts that they would be attracted to the dry plateau, he recommends that plastic-sheeting silt barriers be supplemented with hay bales to keep them out during construction.

The Commission agreed unanimously (**motion:** Silander, Kessel) to comment that:

The potential for a significant wetlands impact by this project appears to have been minimized by the design of its storm-water management system and commitments to preserve natural vegetation on the slopes to the west and south and to add plantings along the top of these slopes. The Commission notes that many of its previous comments and suggestions about the project (see 3/16/16 minutes, item 3b, motion) have been addressed in the revised plan.

**c. W1565 (Sidewalk, Meadowbrook Rd)** PZC approval of the Whispering Glen project (adjacent to Meadowbrook Gardens on the east) required the developer to construct a sidewalk along Meadowbrook Rd from Whispering Glen west to Sunny Acres. Originally, the sidewalk was to be on the north side of Meadowbrook Rd, which would have required two crosswalks. This proposal moves the sidewalk to the south side, eliminating the need for them. Crossing the brook just west of the proposed Meadowbrook Gardens development would involve somewhat more work in and adjacent to wetlands. After brief discussion, the Commission unanimously agreed (**motion:** Silander, Booth) to comment that:

In the Commission's view, the somewhat greater wetlands impact of moving the Meadowbrook Rd sidewalk to the south side of the road is outweighed by safety considerations, since the new design eliminates two crosswalks.

Visitors not concerned with the remaining agenda items then left at 8:55p, and Kessel apologized to those who remained for having to wait so long for W1564 to be taken up.

**d. W1564 (Storrs Lodges, Hunting Lodge Rd)** Silander, who joined the 4/13 IWA Field Trip to the site and e-mailed some photographs of it to Commission members in advance of this meeting, recused himself from acting on this application. However, the presentation that followed was strictly informational and the Commission took no action. The Town has

commissioned a review of the proposal, which should be available at the Commission's 5/18 meeting. A public hearing is scheduled for 6/06.

A 218-unit (692 bed) apartment complex is proposed for a 45.9-acre parcel off Hunting Lodge Rd. {This is the same property formerly proposed for development as Ponde Place. That proposal was withdrawn when UConn refused to supply water, and test wells indicated that sufficient water was not available on site. Now that UConn can draw on the Shenipsit Reservoir via the Connecticut Water Company's new water main, a new proposal has been made.} Tony Giorgio, the developer's Managing Director, introduced Dave Ziaks and George Logan, who discussed wetlands on the parcel and what would be done to minimize the project's impact on them.

A displayed map of the parcel showed three wetland areas: (1) a large wetland between Hunting Lodge Rd and upland to the west; (2) a smaller wetland containing a vernal pool and separated from the wetland (1) by an old farm road running north from Northwood Rd; and (3) a piece of wetland jutting into the western part of the property from the south. Wetland (1) drains to Eagleville Brook, wetlands (2) and (3) to Cedar Swamp Brook. {GIS overlays for the map of Mansfield at <http://www.mainstreetmaps.com/CT/Mansfield/public.asp> show these three wetland areas joined by wetland or poorly drained soils.} Mr. Logan believes that wetlands (1) and (2) were once one and are separated by fill imported to construct the old farm road across it.

The proposed apartment complex of 47 two-story buildings would be accessed by a drive from Hunting Lodge Rd crossing wetland (1) on a bridge with a 30-ft span and turning north along the route of the old farm road between wetlands (1) and (2) to uplands on the northern part of the parcel, where most of the apartment buildings would be sited. (Emergency access would be from Northwood Rd.) Some fill on the east side of this route opposite the vernal pool would be removed to restore wetland in this area, and invasive barberry would be removed from wetland (1) north of the bridge. Two tunnels beneath the access drive would enable wildlife to move between wetlands (1) and (2) without dodging traffic.

According to Mr. Logan, the project has been designed to minimize impacts on wetlands and downstream areas. The apartment complex would be served by UConn's water and sewer system. Its buildings are to be spread out in small clusters so that runoff from impervious surfaces infiltrates the soil locally and the present pattern of drainage into wetlands is preserved. Pervious pavement would be used in overflow parking areas. Wetlands are to be buffered by undeveloped land, and bio-retention basins would filter runoff. In Mr. Logan's opinion, this project should not increase the volume (or decrease the quality) of runoff to Eagleville and Cedar Swamp Brooks.

The remaining visitors left the meeting at the conclusion of the presentation.

**4. Membership.** Alternate member Joan Buck is resigning. The Commission endorsed a statement of thanks drafted by Kessel:

The Commission thanks Joan Buck for her faithful efforts and for the perspective she has provided to it in recent years. It has been a privilege to have a former Town Council member work with us in dealing with Mansfield's conservation issues.

Kessel mentioned several people he thought would be good to have on the Commission; perhaps one of them can be interested in replacing Buck as an Alternate member.

**5. Adjourned** at 10:03p. Next meeting: 7:30p, Wednesday, 18 May 2016.

Scott Lehmann, Secretary, 24 April 2016.

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

FOR OFFICE USE ONLY

File # \_\_\_\_\_  
W \_\_\_\_\_  
Fee Paid \_\_\_\_\_  
Official Date of Receipt \_\_\_\_\_

*Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.*

Please print or type or use similar format for computer; attach additional pages as necessary.

**Part A - Applicant**

Name Groundwater & Environmental Services, Inc., Matthew Duffy

Mailing Address 425E Hayden Station Road

Windsor, CT Zip 06095

Phone 800-220-6119, ext 3545 Email mduffy@gesonline.com

**Title and Brief Description of Project**

Remedial Soil Excavation - removal of petroleum impacted soil

**Location of Project** 7 Storrs Road, Mansfield, Connecticut

**Intended Start Date** June 2016

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

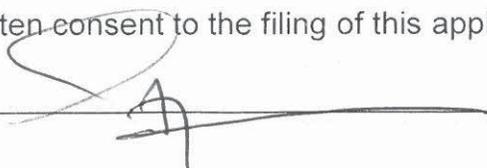
Name Mohammad Kahn, Magic Holdings LLC

Mailing Address 52 Brothers Way

Southington, CT Zip 06489

Phone 203-725-5252 Email mak5423@gmail.com

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

Signature  date 4/13/2016

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

**Part C - Project Description (attach extra pages, if necessary)**

1) Describe in detail the proposed activity here or on an attached page. (**See guidelines at end of application**)

Please include a description of all activity or construction or disturbance:

- a) **in** the wetland/watercourse
- b) **in** the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

See attached scope of work

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Note: A "Request for Natural Diversity Database (NDDDB) State Listed Species Review" has been submitted to the CTDEEP. A copy is attached.

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2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) **in** the wetland/watercourse
- b) **in** the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

Two areas of excavation, each 10' x 10' are located immediately north of the station building.

Staging area will be located west of the station building

3) Describe the type of materials you are using for the project: Excavator, dump truck, skid steer trench box

- a) include **type** of material used as fill or to be excavated soil
- b) include **volume** of material to be filled or excavated 75 tons of impacted soil will be excavated and backfilled with clean fill to match existing grade

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

Silt fence with stacked hay bales will be installed between the work area and the wetland. Excavated soils will be live-loaded into trucks and removed the day of excavation or soil piles will be stored on and covered with polyethylene sheeting at the end of each day.

**Part D - Site Description**

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

The work area is generally flat and covered with bare dirt, weeds, limited grass and partial pavement.

Outside the work area, the land slopes downwards towards the north to wetlands.

**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

Other soil remediation options were implemented yet petroleum impacts still remain. Excavation is the most effective option.

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**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. **(See guidelines at end of application)**

2) Applicant's map date and date of last revision 4/18/2016

3) Zone Classification PB-1 (Planned Business 1 zone)

4) Is your property in a flood zone?        Yes   X   No        Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

1) Attach list of abutters, name, and address

2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. **Postal receipts of your notice to abutters must accompany your application.** To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

**Part I - Additional Notices, if necessary**

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

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

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

**Part J - Other Impacts To Adjoining Towns, if applicable**

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

**Part K - Additional Information from the Applicant**

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

**Part L - Filing Fee**

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

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

**Certification**

I hereby certify that:

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



4/19/2016

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Authorization to Enter Property**

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



4/19/2016

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



Former Mobil Service Station #01-G1P  
7 Storrs Road  
Mansfield, CT  
CTDEEP REM ID# 9455

### **Part C – Project Description**

Groundwater & Environmental Services, Inc., (GES), on behalf of ExxonMobil Environmental Services Company (EMESC) for ExxonMobil Oil Corporation (the former tenants of the property), is proposing to conduct remedial soil excavation at Former Mobil Service Station #01-G1P located at 7 Storrs Road, Mansfield, Connecticut (the site). The site currently operates as a retail gasoline station. The purpose of the remedial action is to remove existing soil impacts that contain concentrations of petroleum constituents that are above Connecticut Department of Energy and Environmental Protection (CTDEEP) Remediation Standard Regulations (RSRs) criteria.

Activities will be conducted adjacent to the wetlands; the closest distance from the work area to the wetlands is approximately 25 feet. None of the proposed activities will be conducted in wetlands. The project activity includes excavation of impacted soils from two areas (Area A and Area B on the attached map). The excavation areas will each be approximately 10 feet wide by 10 feet long to a depth no greater than 8 feet below grade (fbg) immediately north of the station building. Impacted soils will be removed for proper off-site disposal at a licensed disposal facility. Confirmatory bottom and sidewall soil samples will be collected for laboratory analysis. The excavation areas will be backfilled to existing grade with certified clean fill soils.

Excavation activities will be completed in an area of the property that has been previously developed and includes bare dirt, weeds, limited grass and partial pavement. Approximately 75 tons of soil will be excavated using an excavator. Impacted soils will be transported off-site via dump truck, where truck traffic will be limited to developed portions of the property, west of the station building. The work area is generally flat and covered with bare dirt, weeds, limited grass and partial pavement. Outside the work area, the land slopes downwards towards the north to wetlands. The only disturbance will be to the flat developed areas to allow for the excavation of impacts soils. The excavations will be backfilled to existing grade, then ground surface will be restored to prior conditions, including top soil, hay and grass seed at excavation Area A and compacted stone at excavation Area B. The work is estimated to take approximately 1 week to complete.

Prior to excavation activities, storm water runoff and sediment control measures including silt fencing and stacked hay bales will be installed between the work area and the wetland to prevent runoff and sediment migration. Excavated soils will be live-loaded into trucks and removed the day of excavation or soil piles will be stored on and covered with polyethylene sheeting at the end of each day. The work is proposed to be conducted in June (summer) when rainfalls are typically lower, thereby reducing potential surface water run-off towards the wetlands.

Prior wetlands applications have been submitted by prior environmental consultants for the collection of soil samples within the wetlands area.



Former Mobil Service Station #01-G1P  
7 Storrs Road  
Mansfield, CT  
CTDEEP REM ID# 9455

**Part H – List of Abutters**

**6 Storrs Road**

Republic Oil Company, Inc.  
P.O. Box 436  
Willimantic, CT 06226

**145-I Foster Drive**

Colonial BT, LLC  
415 Clifton Avenue, Suite 205  
Lakewood, NJ 08701

**North Frontage Road (Abutting Route 6 East)**

Connecticut Department of Transportation  
2800 Berlin Turnpike  
Newington, CT 06131



Groundwater & Environmental Services, Inc.

CONNECTICUT OFFICE

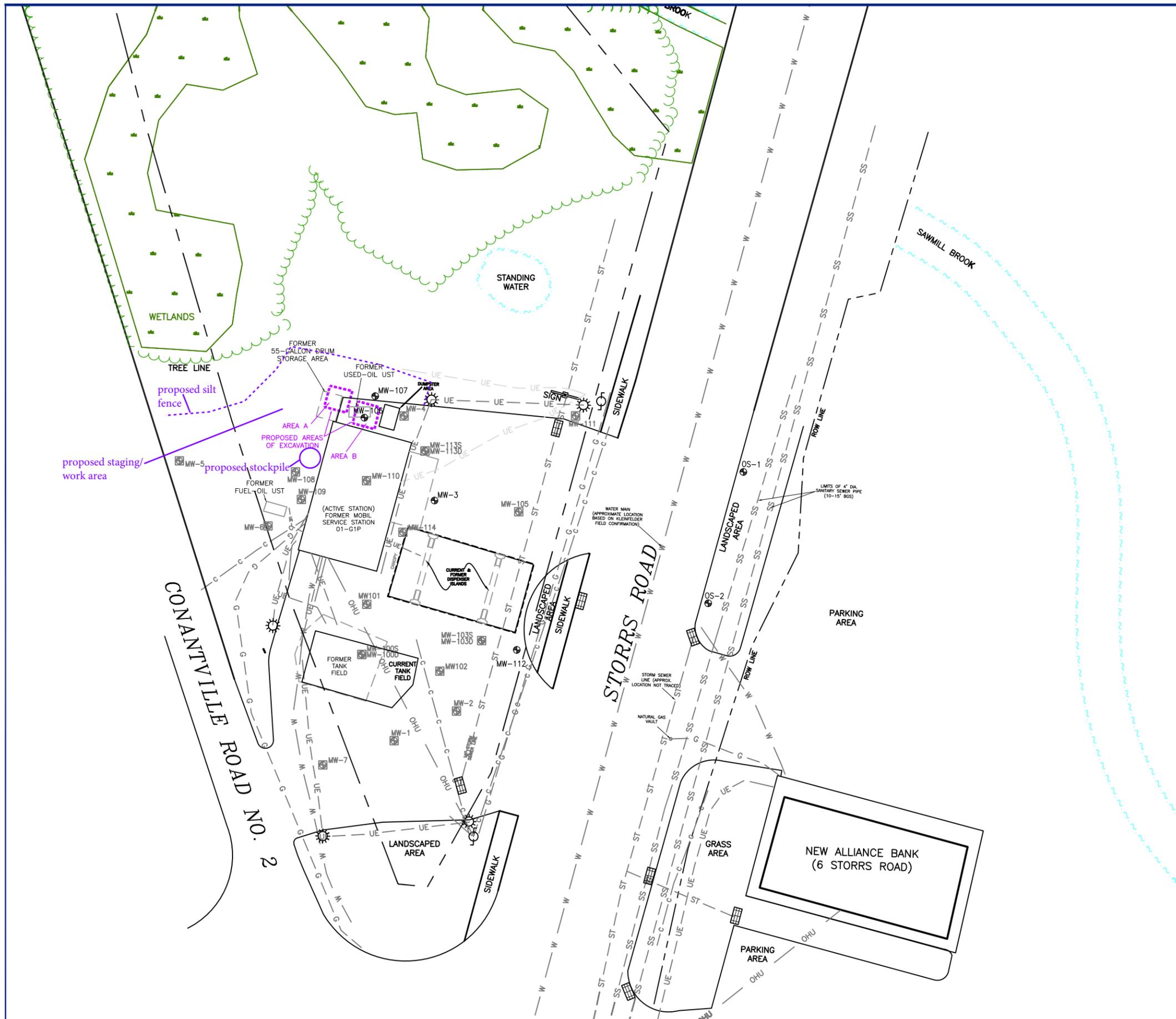
Former Mobil Service Station #01-G1P  
7 Storrs Road  
Mansfield, CT  
CTDEEP REM ID# 9455

**Part I – Notice to adjoining Town Inland Wetland Agency**

Town of Windham, Connecticut  
Inland Wetlands and Watercourses Commission  
979 Main Street  
Willimantic, CT 06226

**LEGEND**

- PROPERTY BOUNDARY
- CATCH BASIN
- UTILITY MANHOLE
- LIGHT POLE
- UTILITY POLE
- MONITORING WELL
- DESTROYED/ABANDONED WELL
- SS --- UNDERGROUND SANITARY SEWER LINE
- ST --- UNDERGROUND STORM SEWER LINE
- C --- UNDERGROUND COMMUNICATION LINE
- UE --- UNDERGROUND ELECTRIC LINE
- W --- UNDERGROUND WATER LINE
- G --- UNDERGROUND GAS LINE
- OHU --- OVERHEAD UTILITIES



Source: Wetlands based on Town of Mansfield Wetlands/Watercourses/Waterbodies Map, April 2006 and site observations.

DRAFTED BY: W.G.S.	<b>SITE MAP</b>	
CHECKED BY:	<b>MOBIL SERVICE STATION #01-G1P 7 STORRS ROAD MANSFIELD, CONNECTICUT</b>	
REVIEWED BY:		
NORTH 	Groundwater & Environmental Services, Inc. 425E HAYDEN STATION ROAD, WINDSOR, CT 06095	
	SCALE IN FEET  0 APPROXIMATE 40	DATE 4-18-16



# Department of Planning and Development

**Date:** April 26, 2016  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** Receipt of New Application for Wetlands License  
166 Moulton Road (IWA File #W1567)  
R. Henning  
Description of work: installation of a small scale waterwheel to generate electricity

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## Project Description

The applicant proposes to place a free standing waterwheel in the main watercourse of Mason Brook just below the remnants of a 3-foot high dam made out of rock. The old dam is approximately 150 feet east and downstream from Moulton Road crosses Mason Brook. Water from just above the old dam will be diverted through a 12-inch diameter feeder pipe about 20 feet below the old dam where the water wheel would be located on an existing flat portion of the streambed.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

## Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.

## Receipt Motion

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to receive the application submitted by R. Henning (IWA File #W1567) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a small scale waterwheel to generate electricity on property located at 166 Moulton Road as shown on a map dated 1/12/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

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

FOR OFFICE USE ONLY

File # \_\_\_\_\_  
W \_\_\_\_\_ Fee \_\_\_\_\_  
Paid \_\_\_\_\_  
Official Date of Receipt \_\_\_\_\_

*Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.*

Please print or type or use similar format for computer; attach additional pages as necessary.

**Part A - Applicant**

Name Robert Henning

Mailing Address: 166 Moulton Rd., Storrs, CT

Zip 06268

Phone 860 429-1504

Email: robert.henning@uconn.edu

**Title and Brief Description of Project**

**Small-scale waterwheel for generating electricity**

**Location of Project** 166 Moulton Rd.

**Intended Start Date** March 4, 2015

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

Name same

Mailing Address \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

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

Signature \_\_\_\_\_

date \_\_\_\_\_

Applicant's interest in the land: (if other than owner) N/A

**Part C - Project Description (attach extra pages, if necessary)**

- 1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area *adjacent* to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is *off* your property
- a) A free-standing waterwheel is to be placed in the main watercourse of Mason Brook just below the remnants of a 3-foot high dam made out of rocks that is believed to have once been associated with a blacksmith's shop on the property. The old dam is approximately 150 ft east and downstream from where Moulton Rd. crosses Mason Brook. Water from just above the old dam will be diverted through a 12-in diameter feeder pipe to about 20 feet below the old dam where the waterwheel would be located on an existing flat portion of the streambed.
- b) N/A

- 2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area *adjacent* to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is *off* your property
- a) Some repositioning of rocks at the top of the dam, over an area of about 2 square yards, would help promote water flow into the feeder pipe. Some other rocks over another area of about 2 square yards will need to be repositioned for the course of the feeder pipe.
- b) N/A

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

The waterwheel is to be approximately 6 ft in diameter with six or more catchbasins and a metal support structure that consisting of two vertical arms in parallel that support an axle located about 3 ft high from the base. The flat base of the support structure is 13 x 21 inches. Two 3-ft stabilizing arms bolted to the base and parallel to the stream bed will prevent the structure from tipping over during high water events. The feeder pipe or sluice will consist of some combination of flexible black plastic or steel or aluminum. Power output by a low-voltage DC generator will be used to help heat a woodworking shop located nearby, and to power a light mounted on the waterwheel.

- a) include *type* of material used as fill or to be excavated N/A
- b) include *volume* of material to be filled or excavated N/A

- 4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

Rocks will be placed around the base of the waterwheel to prevent erosion of the stream bed and to prevent any destabilization of the support structure.

Construction of the nearby barn required obtaining a wetlands permit about 8 years ago.

#### **Part D - Site Description**

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

Mason Brook is a seasonal brook that drains overflow water from a natural basin formed by hills east of Rt 195. About 1 mile further downstream from the proposed waterwheel, Mason Brook empties into the Fenton River. Mason Brook has 8-ft high banks at the proposed location of the waterwheel. The waterwheel will be inactive during some periods during the year, particularly late summer when the water flow in Mason Brook reduces to a trickle or stops altogether.

**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

I considered locating the waterwheel above the old dam and within 50 feet of Moulton Rd. but this did not seem feasible due to the lack of sufficient drop in the height of the stream bed in that area, which would therefore require more extensive piping in the culvert area underneath Moulton Rd. that would risk blocking water flow during serious rain storms.

**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. **(See guidelines at end of application)**

- 2) Applicant's map date and date of last revision \_\_\_\_\_
- 3) Zone Classification \_\_\_\_\_
- 4) Is your property in a flood zone?     Yes     No     Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

- 1) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. **Postal receipts of your notice to abutters must accompany your application.** To generate an abutters list go to

**Part I - Additional Notices, if necessary**

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

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

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

**Part J - Other Impacts To Adjoining Towns, if applicable**

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

**Part K - Additional Information from the Applicant**

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

**Part L - Filing Fee**

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

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

**Certification**

I hereby certify that:

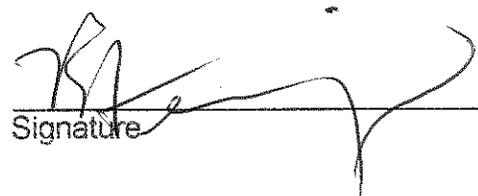
- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

  
\_\_\_\_\_  
Signature

Jan - 12, 2015  
\_\_\_\_\_  
Date

**Authorization to Enter Property**

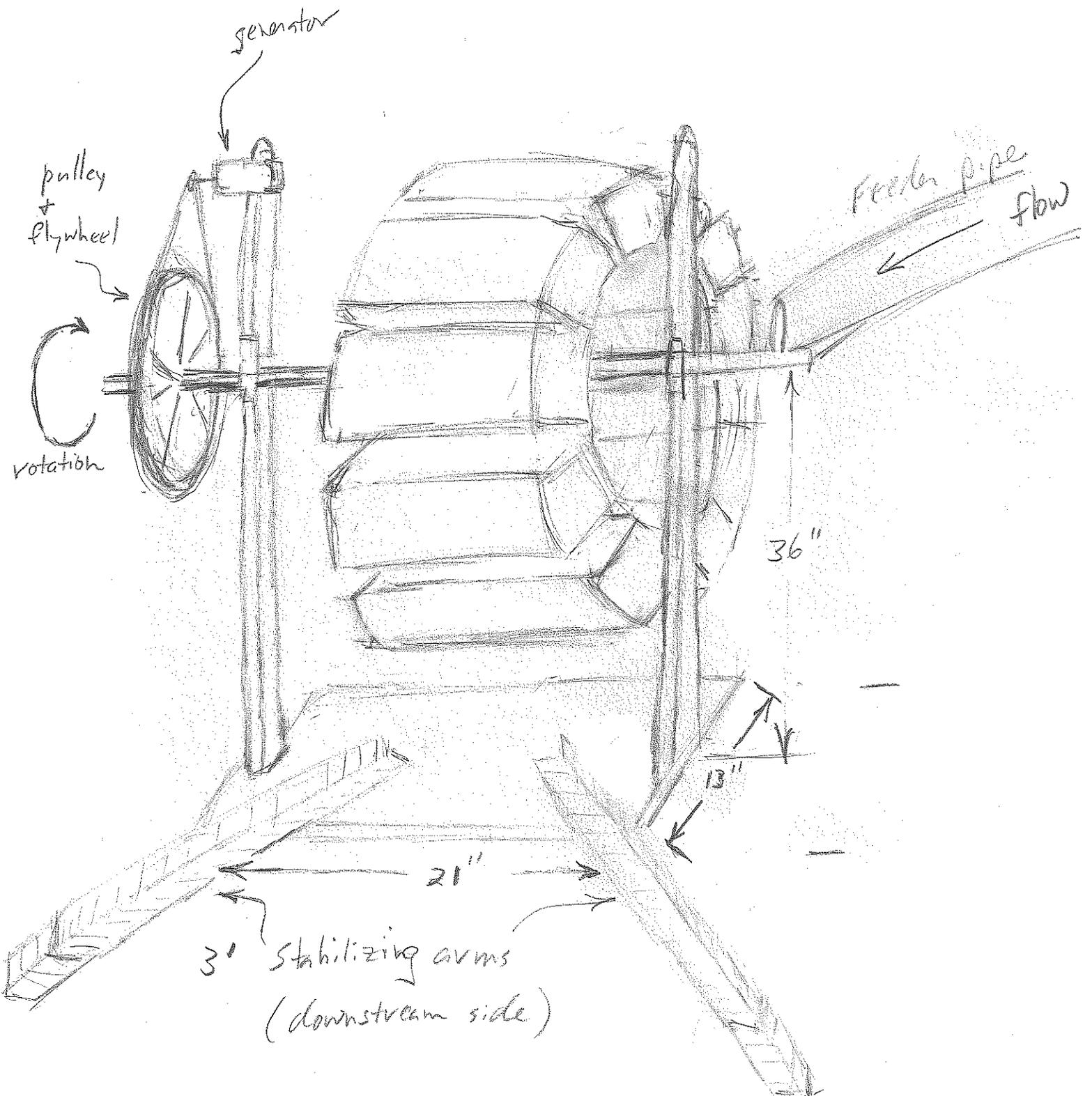
The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.

  
\_\_\_\_\_  
Signature

Jan 12, 2015  
\_\_\_\_\_  
Date

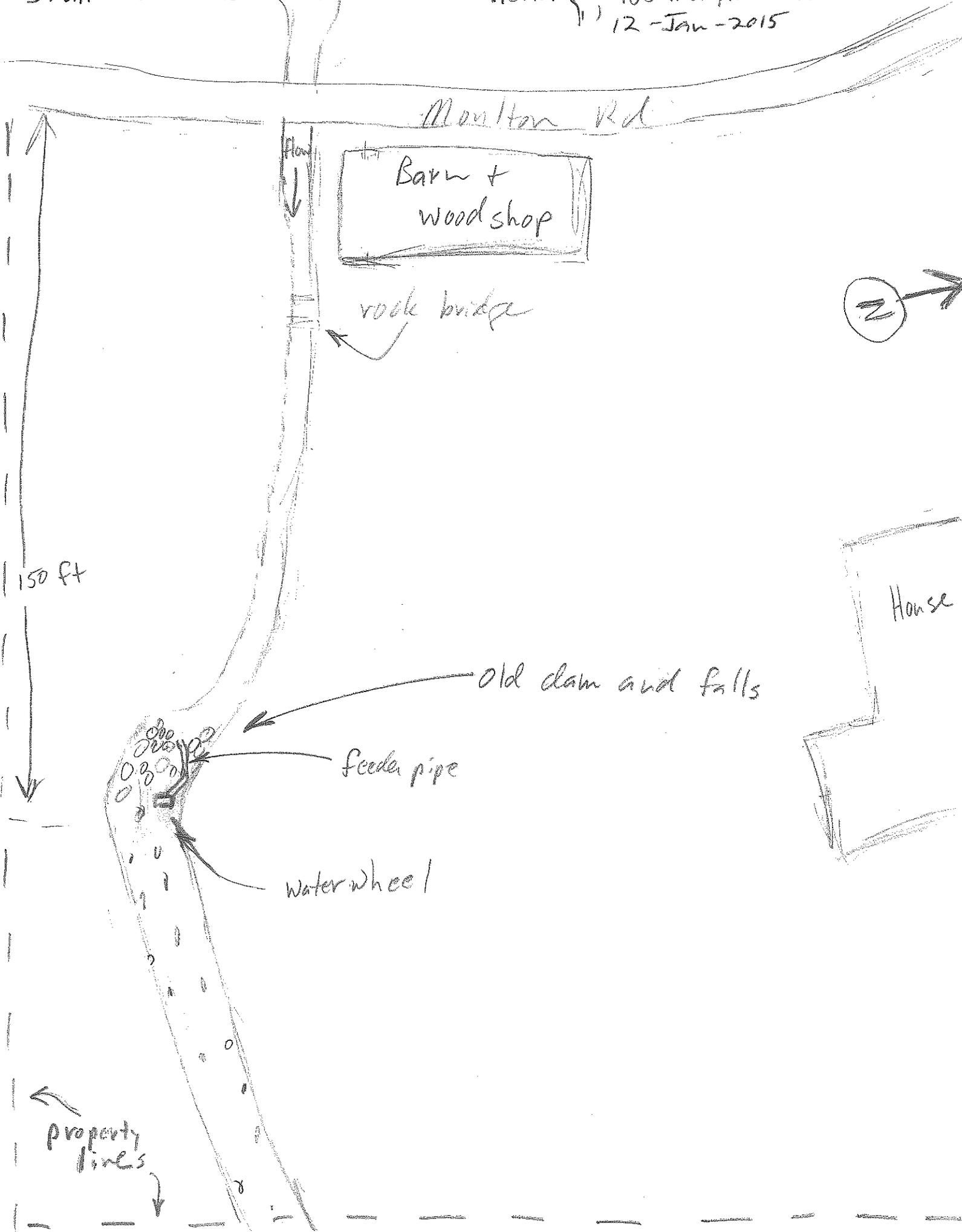
# Small-scale waterwheel

Henning  
12-Jan-2015



Small-scale waterwheel

Hemming, 166 Montan Rd  
12-Jan-2015



Montan Rd

Barn +  
woodshop

rock bridge

2

House

old dam and falls

feeder pipe

waterwheel

150 ft

property  
lines

**Open Space Preservation Committee**  
**Tuesday, April 19, 2016**  
**DRAFT Minutes**  
**Mansfield Town Hall, Council Chamber**  
**7:00p.m.**

**1. Call to order**

The meeting was called to order at 7:06 pm.

**2. Attendance**

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

Also in attendance: Bill Thorne (Parks Advisory Board); Terry Wollen (Ag. Committee); and special guests Amy Paterson, Esq. (Executive Director, CT Land Conservation Council), and Kevin Deneen (Town attorney).

**3. Review of Minutes**

Minutes of the March 2016 meeting were approved (Kessel, Soares).

**4. Options for Permanently Preserving Town-owned land**

Amy Paterson had been invited to this meeting to discuss options and answer questions regarding the preservation of Town-owned lands (Table 3.1 of *Mansfield Tomorrow: POCD* lists some of these sites and their preservation status). Amy began her remarks by saying that this problem – municipal lands, acquired with the intent to preserve as open space, but lacking actual preservation - is common in CT, and many towns are working to address it. The pro's and con's of a number of options were discussed, with valuable input offered by Kevin Deneen. It was agreed by OSPC members that future meetings will be used to discuss the options and develop strategies to be recommended to the Town. The Committee appreciates Amy and Kevin sharing their time and expertise with us.

**5. Opportunity for public comment**

No members of the public were present.

**6. Old Business**

Model Easement – Due to the length of discussion on preserving Town-owned land (#4, above), this item was tabled to the May meeting.

**7. New Business**

Storrs Center Open Space Trail – Jennifer provided an update on the hiking trail which will connect Storrs Center to existing trails in Whetton Woods (owned and managed by Joshua's Land Trust). OSPC members reviewed a plan of Storrs Center's most recent development phase, being the residential complex on the east side of Elsie Marsh Way. For public access to the trailhead, located near the planned "clubhouse," the developer is providing a pedestrian right-of way from Elsie Marsh Way along the private road (name?) leading to the clubhouse. Signs provided by the Town will direct hikers from Elsie Marsh Way to the trailhead. The developer is also responsible for constructing the trail's entrance and connecting it to the recently-completed section on Town land.

**8. Communications**

Minutes

- Conservation Commission
- PZC
- IWA

**9. Adjournment**

The meeting was adjourned at 9:18.

**DRAFT Minutes**  
Mansfield Inland Wetlands Agency  
Regular Meeting  
Monday, May 2, 2016  
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger (6:40 p.m.), B. Chandy, R. Hall (6:39 p.m.), G. Lewis (6:31 p.m.), K. Rawn, B. Ryan, V. Ward, S. Westa  
Alternates present: P. Aho  
Alternates absent: T. Berthelot  
Staff present: L. Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed alternate Aho to act until other members arrived.

**Approval of Minutes:**

**a. 04/04/2016 Regular Meeting:**

Chandy MOVED and Rawn seconded to approve the 4/4/2016 minutes as presented. MOTION PASSED with all in favor except Ausburger, Lewis, and Westa who were disqualified. Ryan noted that she listened to the minutes

**b. 04/13/2016 Field Trip:**

The notes from the 4/13/2016 field trip were noted.

**Communications:**

The Conservation Commission meeting minutes and Kaufman's monthly business memo were noted.

**Continued Public Hearing:**

**W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**

Chairman Goodwin opened the Continued Public Hearing at 6:33 pm. Members present were Goodwin, Chandy, Lewis, Rawn, Ryan, Ward, Westa and alternate Aho who was appointed to act. Linda Painter, Director of Planning and Development noted the following communications received and distributed to members: a 4/14/16 Memo from Jennifer Kaufman, Inland Wetlands Agent; 4/26/16 Nitrogen Loading Calculations, Gerald Hardisty, Civil Engineering Services; a 3/30/16 letter with attachments from Gerald Hardisty, Civil Engineering Services; a 3/29/16 Memo from Jennifer Kaufman, Inland Wetlands Agent; a 3/28/16 letter from CT DEEP; a 3/14/16 memo from Shery McGann, Eastern Highlands Health District; and an undated letter from Kathryn Ratcliff, 60 Bundy Lane.

At 6:35 p.m. the Chairman tabled the Public Hearing to allow for the applicant's team to arrive.

**Old Business:**

**d. W1565- Uniglobe Investment, LLC., Meadowbrook Lane, Sidewalk**

Ward MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Uniglobe Investment, LLC (File #W1565) for construction of a sidewalk on property owned by the applicants and located at Meadowbrook Lane (73 Meadowbrook Lane to Sunny Acres Park) as shown on plans dated 9/21/2015, revised through 3/31/2016 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; and

This approval is valid for five years (until May 2, 2021) 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.

**Continued Public Hearing:**

**W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**

The Chairman re-opened the Public Hearing at 6:40 p.m. and noted that Ausburger and Hall have arrived and Aho is no longer seated.

Ed Pelletier, Datum Engineering and Surveying, on behalf of the applicant, reviewed the proposal and map, pointing out the proposed layouts and proximity of development to wetlands. He noted that the closest structure to wetlands is the foundation drains. He discussed the two species of concern and the reports prepared by DEEP and the applicant's expert and stated that neither expert found evidence of either the Wood Turtle or the crayfish on the site sufficient to cause concern.

Ward questioned if the applicant had considered a conservation easement or a trail connection given the proximity to Joshua's Trust land. Pelletier responded that the applicant is not open to a conservation easement but they are exploring the Conservation Commission's recommendation for a trail connection. In later remarks, Pelletier said that a trail connection wasn't practical given the topography and the need to cross private property.

Kathryn Ratcliff, 60 Bundy Lane, read a letter into the record and submitted a copy for the file, expressing concern regarding nitrogen loading, the models used to evaluate this site, the species of special concern and the overall need to be proactive in protecting the environment.

Michael Soares, Dog Lane, is a member of the Conservation Commission, Open Space Advisory Committee, UConn Water Waste Water Advisory Committee. He disclosed that he recused himself from discussion of this application in both the Conservation Commission and Open Space Advisory Committee and speaks this evening as an individual and not as a representative of these groups. Soares read a letter into the record and submitted a copy for the file, expressing concern regarding nitrogen loading, environmental impact and wildlife impact.

Martha Kelly, 29 Bundy Lane, is a member of the Mansfield's Pre K through 8 Board of Education and its Committees, speaking as a resident and not as a member of any of these groups. Kelly read a letter into the record and submitted a copy for the file, expressing concern regarding the impact to water quality in the wetlands, to residents' wells and to wildlife.

Ed Pelletier, Datum Engineering and Surveying, noted that a major pollutant to the wetlands is the road runoff and that all activity on site is proposed in the uplands.

Westa asked the Pelletier to explain the difference between the two models used to evaluate potential nitrogen loading at the site, why two different models were used and what the differences between them means.

Howard Raphaelson, property owner, summarized the proposal and re-iterated that no wetlands are being disturbed as all work is in the uplands, and neither species noted from DEEP have been found on site.

There were no further comments or questions from the Public, Applicant or Agency. Rawn MOVED, Hall seconded, to close the Public Hearing at 7:26 p.m. MOTION PASSED UNANIMOUSLY.

#### **W1562-Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, 36 Units**

Chairman Goodwin opened the Public Hearing at 7:29 pm. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Ward, Westa and alternate Aho who was not seated. Linda Painter, Director of Planning and Development read the Legal Notice as it appeared in The Chronicle on 4/19/16 and 4/27/16 and noted the following communications received and distributed to members: a 4/27/16 memo from J. Kaufman, Wetland Agent; a 4/6/16 report from Richard Zulick Certified Forester/Soil Scientist; and a 3/31/16 Peer Review Report from BSC Group.

Westa MOVED, Chandy seconded, to adjourn the public hearing on the Inlands Wetlands Application of Uniglobe Investment, LLC to construct a 36 unit multi-family development at 91 and 93 Meadowbrook Lane (IWA File 1562) to May 16, 2016, and to schedule a special meeting of the Inland Wetlands Agency on May 16, 2016. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

- a. **W1561– H. Raphaelson, Dog Lane, 2 lot subdivision**  
Item tabled for discussion to the 6/6/16 Meeting.
- b. **W1562-Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, 36 Units**  
Item tabled to the 5/16/16 Meeting.
- c. **W1564- Storrs Lodges, 218 Units, Hunting Lodge Road (Parcel I.D. 15.21.3)**  
Item tabled pending 6/6/16 Public Hearing.

#### **New Business:**

- a. **W1566- Groundwater & Environmental Services, 7 Storrs Road, Remedial Soil Excavation**  
Ryan MOVED, Ward seconded, to receive the application submitted by Groundwater and Environmental Services, Inc./Magic Holdings, LLC (IWA File #W1566) under the Wetlands and Watercourses Regulations of the Town of Mansfield for removal of petroleum impacted soil on property located at 7 Storrs Road as shown on a map dated 4/18/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- b. **W1567-R. Henning, 166 Moulton Road, Water Wheel**  
Ryan MOVED, Chandy seconded, to receive the application submitted by R. Henning (IWA File #W1567) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a small scale waterwheel to generate electricity on property located at 166 Moulton Road as shown on a map dated 1/12/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

#### **Reports from Officers and Committees:**

A Field Trip was scheduled for 5/11/16 at 3:00 p.m.

**Other Communications:**

None.

**Adjournment:**

The Chairman declared the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Vera S. Ward, Secretary

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, May 2, 2016  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa  
Alternates present: P. Aho  
Alternates absent: T. Berthelot  
Staff present: Linda Painter, Director of Planning and Development  
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 7:36 p.m.

**Approval of Minutes:**

a. April 16, 2016 Regular Meeting:

Rawn MOVED, Ryan seconded, to approve the 04-16-2016 minutes as presented. MOTION PASSED with all in favor except Ausburger and Hall who disqualified themselves.

**Zoning Agent's Report:**

None.

**Public Hearing:**

**Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338**

**Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3**

Chairman Goodwin opened both Public Hearings at 7:40 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan Ward, Westa and Alternate Aho who was not seated.

Linda Painter, Director of Planning and Development read both legal notices as they appeared in The Chronicle on 4/19/16 and 4/27/16 and noted the following communications received and distributed to members: a 4/27/16 memo from Linda Painter, Director of Planning and Development; a 4/26/16 memo from Edward Pelletier, Datum Engineering; a 4/26/16 memo from Michael Yenke, Uniglobe Investment LLC.; a 4/26/16 report from Gerald Hardisty, Civil Engineering Services; a 3/31/2016 report from BSC Group; 3/29/16 comments from Rudy J. Favretti, FASLA; and a 3/10/16 memo from Fran Raiola, Deputy Chief/Fire Marshal.

Chandy MOVED, Ryan seconded, to adjourn the public hearing on the application of Uniglobe Investment LLC to change the zone classification for the property located at 91 and 93 Meadowbrook Lane from R-20 to DMR (PZC File 1338) to May 16, 2016. MOTION PASSED UNANIMOUSLY.

Chandy MOVED, Ryan seconded, to adjourn the public hearing on the special permit application of Uniglobe Investment LLC to construct a 36 unit multi-family development at 91 and 93 Meadowbrook Lane (PZC File 1284-3) to May 16, 2016. MOTION PASSED UNANIMOUSLY.

**Old Business:**

a. **Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338**

Tabled pending a 5/16/16 Continued Public Hearing.

b. **Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3**

Tabled pending a 5/16/16 Continued Public Hearing.

**c. Request for Interpretation of Lot Frontage Requirements**

Painter noted the supplemental correspondence received from James Wohl and Janet Welch dated April 20, 2016 and reviewed Mullen's memo which identified examples of previously approved subdivision lots where the required lot frontage was not coincident with the placement of the house. The Chair noted that she had asked staff to research other examples of lots with similar configurations to the subject lot and provide maps for the Commission to review. Members read and discussed the definition of frontage contained in the regulations and the intent of the frontage requirement. Painter noted that while she could not speak definitively to the specific intent of the frontage requirements in the Mansfield regulations, frontage requirements in general are used to reduce potential overall density and possibly establish a pattern of development. After discussion, staff was requested to prepare a motion for the Commission's consideration at the next meeting.

**d. Draft Zoning Regulations**

Goodwin noted that there was a 4/28/16 memo from Painter regarding this item that was not referenced on the agenda. Painter reviewed her memo and the proposed changes to the draft regulations relating to water service connections/water pipeline overlay district and live/amplified music. With regard to the proposed change concerning easements and water main extensions outside of the overlay district, members suggested that the new language was too broad and contradicted what the Commission was trying to achieve with that regulation. Accordingly, the section entitled Easements and Water Main Extensions was revised to read as follows: "Extension of water service to properties located outside of the Water Pipeline Overlay Zone through an easement or right-of-way on property located within the Water Pipeline Overlay Zone shall be permitted only in those instances where there is not a source of potable water."

Rawn MOVED, Ward seconded, to withdraw the actions approved on April 18, 2016 that scheduled public hearings for June 20, 2016 for draft zoning regulations related to stormwater management dated March 17, 2016; draft zoning regulations related to water service connections and creation of a Water Pipeline Overlay District dated April 12, 2016; and draft zoning regulations related to alcohol and live/amplified music dated April 8 2016. MOTION PASSED UNANIMOUSLY.

Chandy MOVED, Rawn seconded, that a public hearing be scheduled for June 20th to hear comments on the proposed revisions to the Zoning Regulations dated April 28, 2016 related to stormwater management; water service connections and the creation of a Water Pipeline Overlay District as modified by the Commission with regard to use of easements; alcohol; and live/amplified music. The draft regulations related to stormwater management, water service connections and the Water Pipeline Overlay District shall be referred to the Town Attorney, CRCOG, adjacent municipalities, Town Council, Conservation Commission and Four Corners Sewer and Water Advisory Committee for review and comment. The draft regulations related to alcohol and live/amplified music shall be referred to the Town Attorney, CRCOG, adjacent municipalities, Town Council, and Economic Development Commission for review and comment. MOTION PASSED UNANIMOUSLY.

**New Business:**

**a. Special Permit Application, Efficiency Unit, 819 Middle Turnpike, D. & K. Ricci, PZC File #1340**

Ryan MOVED, Ward seconded, to receive the Special Permit Application (File #1340), submitted by Dustin and Kristen Ricci for an efficiency unit within a single family dwelling, on property located at 819 Middle Turnpike, as shown on plans dated 3-10-16, as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 5-16-16. MOTION PASSED UNANIMOUSLY.

**b. Zoning Regulation Amendment to the Business Zone, S. Schragar, PZC File #1341**

Ryan MOVED, Ausburger seconded, to receive the application, submitted by Attorney Samuel L. Schrager, Esq. to add “residential uses” to the list of allowable uses within the Business Zone, of the Mansfield Zoning Regulations, File #1341, as submitted to the Commission, and to refer said application to CCROG and the Town Attorney for review and comment and to set a Public Hearing for June 20, 2016. MOTION PASSED UNANIMOUSLY.

**c. Consideration of Alternate Appointment: Katie Fratoni**

After an introduction, Ward MOVED, Ausburger seconded, to appoint Katie Fratoni as an alternate member of the Inland Wetlands Agency and Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

**d. 2016-17 Capital Improvement Budget**

Ryan MOVED, Hall seconded, that the PZC make a finding that the proposed FY2016-2017 Capital Improvement Program Budget and the proposed projects contained therein are consistent with the Mansfield Tomorrow Plan of Conservation and Development. Nothing herein shall imply PZC approval for any proposed projects. Departments involved with land use projects and site improvements must coordinate plans with the Director of Planning and Development and/or the Inlands Wetland Agent, and make such applications to the PZC or IWA as is required by the Mansfield Zoning and Inland Wetlands Watercourse Regulations. MOTION PASSED UNANIMOUSLY.

**e. 8-24 Referral: Schoolhouse Brook Park Universal Access Trail**

Chandy MOVED, Ryan seconded, that the PZC notify the Town Council that the proposed universal access trail at Schoolhouse Brook Park Bicentennial Pond Recreation Area is consistent with the Mansfield Tomorrow Plan of Conservation and Development, particularly Goal 3.3, Strategy B, Action 3 and Goal 5.5, Strategy A, Action 3. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees:**

Noted.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chair noted a 5/11/16 Field Trip at 3:00 p.m. and declared the meeting adjourned at 8:27 p.m.

Respectfully submitted,

Vera S. Ward, Secretary