

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 August 2016
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Neil Facchinetti, Mary Harper (Alt.), Quentin Kessel, Scott Lehmann, Grant Meitzler, John Silander, Michael Soares. *Members absent:* Aline Booth (Alt.), Robert Dahn. *Others present:* Ken Feathers, Jim Morrow, Vicky Wetherell (briefly) {Open Space Preservation Committee}; Tom Fahey, Tony Giorgio, Dave Ziaks {Storrs Lodges}; Alison Hilding.

1. The meeting was **called to order** at 7:30p by Chair Quentin Kessel. In the absence of one member, Alternate Mary Harper was entitled to participate fully in the business of the meeting.

2. The **draft minutes** of the 20 July 2016 meeting were approved as written.

3. **IWA referrals: W1564-2 (Storrs Lodges, Hunting Lodge Rd).** W1564 was resubmitted as W1564-2 on 01 August. A public hearing will be held on 06 September and will almost certainly be continued to October and perhaps beyond. Questions:

- The Field Trip on 11 August was interrupted by a thunderstorm, and Kessel asked if Commission members might visit the property on their own. Tony Giorgio replied that he'd prefer to schedule a visit so that any questions could be addressed on site; Kessel will ask Jennifer Kaufman to make the arrangements.
- In a memo dated 12 August 2016 to GEI Consultants (the Town's consultant on W1564), copies of which were distributed at the meeting, Harper seeks assurance that the proposed storm-water management system would be adequate, given the low permeability of soils where many of the infiltration basins are to be sited. She suggested that standpipe monitoring be conducted through the high groundwater season (February through April) to be reasonably confident that soils are capable of absorbing runoff and that infiltration basins will not be overtopped. Mr. Giorgio asked that Harper's memo be made available through Kaufman, so that her concerns can be addressed.
- In response to a question from Kessel, the Commission was informed that roadways would be 24 feet wide, not including a sidewalk on one side and snow-shelves.
- Silander wondered whether the parcel might contain archeological sites. Harper, who did an archeological survey of similar state land west of Northwood Apartments, thought this was unlikely.

{At 8:20p a special concurrent meeting of the Open Space Preservation Committee was called to order by Jim Morrow to discuss the next item.}

4. **Proposed moratorium on multi-family housing.** The PZC is considering a moratorium on applications for multi-family housing so that it has time to write new regulations informed by the goals of the new Plan of Conservation & Development. {A draft motion dated 01 August to amend the zoning regulations to effect this moratorium was included in the packet.} If approved, the moratorium would not affect applications accepted before it goes into effect (in particular, the Storrs Lodges application). After some discussion, a statement drafted by Jim Morrow (with slight revisions) in support of the moratorium was approved unanimously (**motion:** Kessel, Soares):

The town zoning regulations are under review to align the regulations with the new Plan

of Conservation and Development. Because of the changes in the new POCD, it is expected this review will lead to the adoption of significantly revised regulations. As a consequence, the Town now lacks a regulatory framework that reflects current and future land use goals. This situation prevents Town staff, commissions, and committees from properly evaluating and commenting on development proposals, to ensure they address the town's future goals as expressed in the new POCD. The Open Space Preservation Committee and Conservation Commission support the proposed moratorium until the new zoning regulations are adopted.

5. Adjourned at 8:52p. Next meeting: 7:30p, Wednesday, 21 September 2016.

Scott Lehmann, Secretary, 22 August 2016.