



MEETING NOTICE AND AGENDA

MANSFIELD CONSERVATION COMMISSION

Mansfield Town Hall Conference Room B

WEDNESDAY OCTOBER 19, 2016 ■ 7:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPPORTUNITY FOR PUBLIC COMMENT

4. MINUTES

- SEPTEMBER 21, 2016 REGULAR MEETING

5. NEW BUSINESS

- W1579- J.C. BEALL & K. HIGGINS, WOODLAND ROAD, WETLANDS CROSSING
Memo from Inland Wetlands Agent
- W1580- E. HALL, 513 WORMWOOD HILL ROAD, 42' X 52' FARM BUILDING
Memo from Inland Wetlands Agent
- W1581- EVERGREEN ENERGY, LLC., 205 PLEASANT VALLEY ROAD, GROUND MOUNTED SOLAR PANELS
Memo from Inland Wetlands Agent

6. CONTINUING BUSINESS

- W1564-2- STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL I.D. 15.21.3)
** ALL REPORTS FOR ITEM W1564-2 ARE AVAILABLE IN THE TOWN PLANNING OFFICE OR ON THE TOWN WEBSITE AT: [HTTP://WWW.MANSFIELDCT.GOV/CONTENT/1904/1932/14344.ASPX](http://www.mansfieldct.gov/content/1904/1932/14344.aspx) **
- ZONING REGULATIONS
- CONSERVATION EASEMENT MONITORING
- UCONN AGRONOMY FARM IRRIGATION PROJECT
- OTHER

7. COMMUNICATIONS

- AGENTS MONTHLY BUSINESS REPORT
- MINUTES
 - OPEN SPACE: 9/20/16
 - PZC: NO MEETING
 - IWA: 10/6/16

8. OTHER

9. FUTURE AGENDAS

10. ADJOURNMENT

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 21 September 2016
Community Room, Mansfield Community Center
(draft) MINUTES

Members present: Aline Booth (Alt.), Neil Facchinetti, Mary Harper (Alt.), Quentin Kessel, Scott Lehmann, Grant Meitzler, Michael Soares. *Members absent:* Robert Dahn, John Silander. *Others present:* Beverly Sims, William Okeson, Allison Hilding, David Sherwood, Elle Randazza, Tom Fahey, George Logan, Dave Ziaks, Tony Giorgio (Storrs Lodges); Jennifer Kaufman (Wetlands Agent).

1. The meeting was **called to order** at 7:34p by Chair Quentin Kessel. In the absence of two members, Alternates Aline Booth & Mary Harper were entitled to participate fully in the business of the meeting.

2. The **draft minutes** of the 17 August 2016 meeting were approved as written. {However, while it accurately reflects the Commission's understanding at the August meeting, the parenthetical phrase "(in particular, the Storrs Lodges application)" in item 4 is incorrect and will not appear in the approved minutes: the PZC had not accepted the Storrs Lodges application before the moratorium went into effect.}

3. IWA referrals. {The order in which the referrals were taken up was altered to accommodate visitors.}

a. **W1577 (Benzie, 1029 Storrs Rd).** The applicant proposes to install a new septic system for a new restaurant in the old Goodale Garage building. The system would be at the bottom of the steep slope behind the building, about 30 ft from wetlands at its closest point. Kaufman has asked for a soil analysis to verify that the proposed system would not endanger the wetland. After brief discussion, the Commission decided to defer to the result of this analysis (**motion:** Kessel, Lehmann): Provided the soil scientist hired by the Town finds no reason to question the application, the Commission foresees no significant wetlands impact from this project.

b. **W1564-2 (Storrs Lodges, Hunting Lodge Rd).** {Faccinetti, Harper, Kessel, Lehmann, Meitzler, & Soares participated in a Field Trip to the site on 12 September.}

Dave Ziaks presented an overview of the proposed development, with particular emphasis on wetlands issues.

The property amounts to 45.93 acres, of which 24.5 acres would be disturbed (at least temporarily: some of the disturbed area will be re-vegetated with buffer plantings). There are 6.7 acres of wetlands, divided by an old woods road that runs north from Northwood Rd. Wetland to the west of this old road drains to Cedar Swamp Brook; it includes a vernal pool, created by fill for the old road. Wetland to the east of the old road joins a north-south band of wetland across the property that drains to Eagleville Brook.

47 two-story units housing 692 students are proposed, half of them near Northwood Rd, half adjacent to Carriage House Apartments. All would be accessed by a road going west from Hunting Lodge Rd across the north-south band of wetland to the old woods road, which would be followed north to uplands beyond the vernal pool. Emergency access would be via a short extension of Northwood Rd.

To minimize wetland disturbance, the access road would be routed across the north-south wetland over an existing causeway for another old woods road. A 32 ft precast concrete arch

bridge {to be lifted into place by a crane} would span the middle of the wetland, preserving the existing causeway underneath it while reducing the amount of fill required for the 24 ft roadway. 4,400 ft² (approximately 0.1 acre) of wetland here would be filled to provide bridge footings and bedding for the wider road on either side of the bridge.

To compensate for this disturbance, the applicant proposes (a) to create wetland in a flat area adjacent to the wetland over which the access road passes (on the east side, north of the road), and (b) to restore wetland by removing old fill across the access road from the vernal pool. These projects would enlarge wetlands by 7,800 ft², a net gain of 3,400 ft². The applicant also proposes hand-removal of invasive barberry from wetlands on the property.

The decentralized storm-water management system is designed to preserve existing flows to wetlands by collecting runoff from impervious surfaces (roofs, pavement) in dispersed underground reservoirs for infiltration and discharge to bio-retention basins. There would be enough capacity in the reservoirs to handle runoff from a 100-year storm event.

The applicant maintains that the proposed access is superior to alternatives. A wetland crossing cannot be avoided, and the one proposed minimizes wetland disturbance. Access from Northwood Rd or Carriage House Rd is not feasible, as these roads are essentially parking lots that cannot handle a lot more traffic. Moreover, gaining access from Carriage House Rd would require negotiating a right of way with the owners of Carriage House Apartments. Access from Hunting Lodge Rd could be routed across the north-south wetland near the northern property line, but this area is at present undisturbed, whereas the proposed access utilizes a developed corridor.

Questions and answers {the latter provided mostly by George Logan}:

- Q (Harper, 8/12/16 memo to GEI Consultants): What reason is there to think the ground-water infiltration system would work properly, given the often high water table and low permeability of soils? A: Numerous test holes have provided enough information on soils to warrant confidence that the system will work as advertised. Groundwater levels confronted by the system will typically be lower than those that now occur, since the system will be dispersing runoff that now soaks into the soil.
- Q (Harper): How would the storm-water system keep oil and other pollutants from parking lots from entering the groundwater. A: Pollutants attach to solids (sand, sediment), which would be captured in catch-basin sumps (which must be cleaned annually). Each catch basin would receive runoff from a relatively small area. The system is designed to meet the standard of removing 80% of total suspended solids. Runoff would then be released via the underground reservoirs to bio-retention basins, where remaining pollutants would be filtered out before the water enters wetland.
- Q (Soares): What assurance can be given that Storrs Lodges won't add to groundwater problems on Meadowood La? A: An under-drain system along the common property line would direct groundwater to wetland.
- Q (Faccinetti): Are the bio-retention basins going to function properly as filtration devices when groundwater is high? A: Most bio-retention basins would be located in moderately well-drained soils and will have under-drains to keep them from overflowing. Basins in well-drained soils don't need under-drains; basins in poorly drained soils will basically function as extensions of wetlands.
- Q (Kessel): What is known about the longevity of such basins? A: Basins of this design have been in use for 15-20 years with no problems.
- Q (Booth): How will the storm-water system be monitored and maintained? A: The Town will require a performance bond and inspections by an independent agent. It will be easier for the Town to deal with one owner than with a number of owners, as would be the case if the property were subdivided.

- Q (Facchinetti): What responses does the applicant have to concerns raised at the 9/06 public hearing about the potential wetland impacts of road salt, pet feces, and large piles of snow? A: Only approved de-icing chemicals would be used on roads and parking areas, pets will not be permitted, and the size of snow piles will be limited by the relatively small size of parking areas.
- Q (Beverly Sims): Would diesel-powered bus service adversely affect the vernal pool? A: Any bus service would go only as far as the proposed Community Center.
- Q (Lehmann): In what sense is it true (as has been claimed) that this project will have no impact on wetlands? A: While there will be short-term impacts during construction (and managed by appropriate controls), the project has been designed so that over the long term wetlands receive water of the same quantity and quality as they do now, and function in the same way in the watershed. (For example, the arch bridge on the access road will preserve the old causeway, which now functions as a dam that slows runoff to Eagleville Brook.)
- Q (Soares): How will construction be managed to minimize wetland impacts? A: In addition to the usual sediment controls, construction will be scheduled to avoid work near the vernal pool when amphibians are using it for breeding.

With exhaustion of issues and participants, discussion ended at 9:22p, and most of the applicant's representatives left the meeting. {But see 3.e below for questions addressed to the IWA.}

c. **W1575 (Willard J. Stearns & Sons, Inc., Browns & Coventry Rds).** {The Commission has previously commented on a pre-application submission for this project; see item 3 in the minutes for the meeting of 15 April 2015.} A 9-lot subdivision ("Mountain View Acres") is proposed for a 36-acre parcel on the corner of Coventry and Browns Rds. Lots 1-7 would be accessed by two common driveways from Coventry Rd. The northerly one serving Lots 1-3 crosses a wetland to access the house site on Lot 1; approximately 4,800 ft² of wetland would be disturbed. House sites on Lots 4-7 are clustered around a circle at the end of the southerly common driveway. Lots 8 & 9 are on Browns Rd; Lot 8 contains the existing house at No. 522. About 2.5 acres at the corner of Browns & Coventry Rds would be dedicated to the Town as open space.

Kessel distributed a draft comment, which was amended slightly in discussion. Harper noted that soils are described as draining "very slowly" and wondered whether the "relatively flat land" permits adequate slope for foundation drains. The Commission then agreed to comment as follows (**motion:** Kessel, Harper; all in favor save Lehmann, who lives at 532 Browns Rd and recused himself):

The applicant is to be complimented for the new design of the southern shared driveway, the proposed effort to preserve the high ledge on the southeasterly corner, and the easements proposed for the border on Coventry Road and elsewhere. This is consistent with the guidelines of the Conservation Subdivision, whose purpose is preserve natural areas. On the other hand, the northern shared driveway poses a problem for the Mansfield Conservation Commission (CC). It is a blatant misuse of the shared driveway regulation. A portion of the driveway to Lot 1 crosses approximately 150 feet of wetland. This is not consistent with either the Conservation Subdivision Regulations or those for the shared driveways.

As stated in Section 7.10, the use of a common driveway is not a right, but may be authorized where it would promote the design objectives of Section 5.1. That is a

question the PZC must address. The CC feels that the northern shared driveway does not respect or promote these objectives, which include (according to Section 7.10.3) protection of scenic views and vistas, interior forests and/or potential conservation areas identified in the Plan of Conservation and Development. Section 7.10.4 states that the common driveway will promote cluster development. To earn the right of having three houses on a shared driveway, the developers should demonstrate a commitment to the design objectives of Section 5.1 before being granted a common driveway for lots 1-3.

Section 5.1 includes the following as benefits of shared driveways:

b. The protection and enhancement of existing and potential public water supply wells and ground water and surface water quality through appropriate design and installation of sanitary systems, roadways, drainage facilities, house sites and other site improvements;

c. The protection and enhancement of natural and manmade features, including wetlands, watercourses, aquifer areas, agricultural lands, hilltops or ridges, historic sites and features, expanses of valley floors, interior forests, significant trees and scenic views and vistas on and adjacent to the subdivision site. Wherever appropriate, site features shall be protected through a clustering of streets and house sites and the identification and preservation of significant open space areas including agricultural lands, interior forests and other land without physical limitations.

The long driveway to Lot 1 involves approximately 4,800 ft² of disturbance to wetlands, a significant impact. Ideally the CC would like to see Lot 1 set aside as open space, or offered for sale to the neighbors, especially those two whose houses will be directly impacted by the proposed placement on Lot 1. In no way does the proposed layout “cluster” the three houses on this shared driveway. The cost of developing Lot 1, with its long driveway through the wetland, and providing wetland mitigation suggests that its sale will not be optimal for the developers.

The CC would also like assurance that the proposed foundation drains have enough slope to function properly, especially in wet periods, given the characteristics of the soil.

d. **W1576 (Russer-Milne, 494 Wormwood Hill Rd)** The applicants propose a 24x24 ft 2-story addition to their house, 43 ft from a stream at its closest point. The Commission agreed (**motion:** Soares, Faccinetti) unanimously that no significant impact on wetlands is to be expected from this project, as long as proper erosion and sedimentation controls are implemented.

e. **Questions for the IWA concerning W1564-2.** At Kaufman’s suggestion, the Commission formulated the following questions for the IWA regarding the Storrs Lodges application:

- How is the proper maintenance and functioning of the storm-water system to be assured over the long term?
- How will adequate protection of wetlands be assured during the construction phase? Will there be third-party monitoring?
- What is GEI Consultants’ view of the issues raised by Harper (12 August) and Kip Kolesinskas (17 July)?
- Has the alternative of a lower density development been considered?

4. Adjourned at 9:56p. Next meeting: 7:30p, Wednesday, 19 October 2016.

Scott Lehmann, Secretary, 26 September 2016.

NEW BUSINESS



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: September 28, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Woodland Road (Assessor's Parcel ID 11.49.19) (File W1579)
JC Beall and Katrina Higgins
Description of Work: Wetland Crossing to Access Property
Map Date: 9/25/2016

PROJECT OVERVIEW

The applicants propose to install a stream crossing to access their property for vegetation management and habitat restoration on the west side of Woodland Road (Assessor's Parcel ID 11.49.19). To create this access, the applicants proposed to install a 20 foot long, 36 inch diameter culvert on top of approximately 18 cubic yards of rip rap across an intermittent brook. Approximately 25 cubic yards of 3 inch minus gravel covered with approximately 30 yards of a ¾ inch aggregate mix will be used on either side of the stream crossing to provide a stable surface. There is already the remnants of an old wetland crossing in the proposed location.

- 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.

RECEIPT MOTION

_____ MOVE to receive the application submitted by JC Beall and Katrina Higgins (IWA File 1579) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a stream crossing on property located on the west side of Woodland Road (Assessor's Parcel ID 11.49.19) as shown on a map dated 9/25/2016 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 1579
Fee Paid \$185
Official Date of Receipt 9-26-16

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: Jc Beall and Katrina Higgins

Mailing Address 828 Wormwood Hill Road, Mansfield, CT, Zip: 06268

Phone: 860-230-4391 Email: jcbeall@gmail.com

Title and Brief Description of Project:

Installation of Culvert for Access Point to Property: installation of culvert across wetlands on Parcel # 11.47.19 on Woodland Road

Location of Project: Approx 500 ft from north boundary of 11.47.19 on Woodland Road

Intended Start Date: November 2, 2016

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

Name : Tammy Keith and Deborah McKinney (purchase of property by Beall and Higgins expected October 3rd 2016)

Mailing Address: 666 Old Colchester Road, Salem CT Zip: 06420

Phone: 860-213-0887 Email: teddybearandmarvin@snet.net

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

Signature (see attached email)

Applicant's interest in the land: (if other than owner): applicant will take ownership of property on October 3 2016

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

- 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

Access point to get tractor into property for land/vegetation management and habitat restoration. Please see hand-written project description.

Note: very little disturbance of the wetland/watercourse is required, as there is already old fill up to the target culvert point. The culvert will be placed without digging anything in the wetlands "brook bed".

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

Please see attached (hand-written) project description. (Please note that fill is already standing on Woodland-Road side of target culvert area.) Main machine is small Bobcat and small (residential) kubota excavator.

- a) include **type** of material used as fill or to be excavated:

20' culvert 36" diameter; 18 yards of modified Rip Wrap; 80 bales of hay; 25 yds of 3"-minus gravel; 30 yds ¾" aggregate mix.

- b) include **volume** of material to be filled or excavated:

Nothing will be excavated; there will be 25yds of 3" minus gravel and 30 yds of ¾" aggregate mix.

- 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).

80 hay bales will be used for control (leaving them in place until green growth is clear through hay bales). There will be 40 hay bales on each side of the target wetland area -- 20 hay bales on the northeast side of culvert, 20 on the northwest side, 20 on southwest side, and 20 on southeast side of culvert.

Part D - Site Description

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

The land is hilly and wooded with the boundaries flattening out to wetlands where water drains. Drainage from elevated areas to wetlands is very good.

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.

All other points of access to the property would require a greater disturbance to the wetlands. The current site already contains fill that a previous owner installed with a view to installing a driveway. Our aim, at present, is to install a safe and stable access point to the property to maintain and manage the property (which is being overrun by familiar invasive plants -- barberry, bittersweet, and m-roses).

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 RAR 90

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

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

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

1) Attach list of abutters, name, and address (see attached)

12)**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 ___ No X Don't Know

- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes ___ No X Don't Know

- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes ___ No X 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.)*

Our aim is simply to access the property (which we will own on October 3 2016). We intend to restore and manage the property, and foster bee-friendly trees (maples, etc.) and bee-friendly native wildflowers. We intend to eventually put some beehives on the property, which need to be maintained.

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.



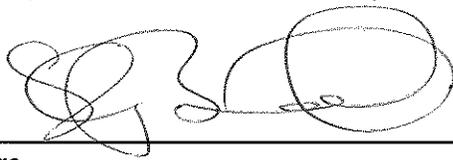
Signature

9.26.16

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

9.26.16

Date

Project Description Guidelines for Part C

1. Explain exactly what work you propose to do and how close it will be to a wetland or watercourse.
 - 115852560. Describe area of disturbance and volume and type of material to be filled or excavated. How much wetlands will be disturbed? Non-wetland areas nearby?
 - 115852608. Does the area of activity drain toward the wetland?
 - 115852656. Are there alternatives that you considered but eliminated for specific reasons?
 - 115852704. Describe briefly the construction methods. What kind of heavy equipment will be used? When will the work be done?
 - 115852800. How are you protecting the wetlands and watercourses against disturbance that will result from construction?
 - 115852848. Do you have any knowledge of a previous wetlands application for this property? If yes, please explain.

Sketch Map or Site Plan Guidelines for Part F

The following 10 details are required for every application:

1. Applicant's name
 - 115852128. Date and revision date, if applicable.
 - 115852176. North arrow and scale of map.



Town of Mansfield, Connecticut
Web GIS Maps and Online Property Information
by MainStreetGIS, LLC

[Town Website](#) [Feedback](#)

Layers Property Selection

Clear Save Mail Zoom

Selected: 0 (Use selection tool!)

MainStreetGIS

GIS Map Street View Tax Maps

1: 4672

Base Map:

See hand-sketched diagram for details on materials and plans



approx location where old (fill) pit is already present

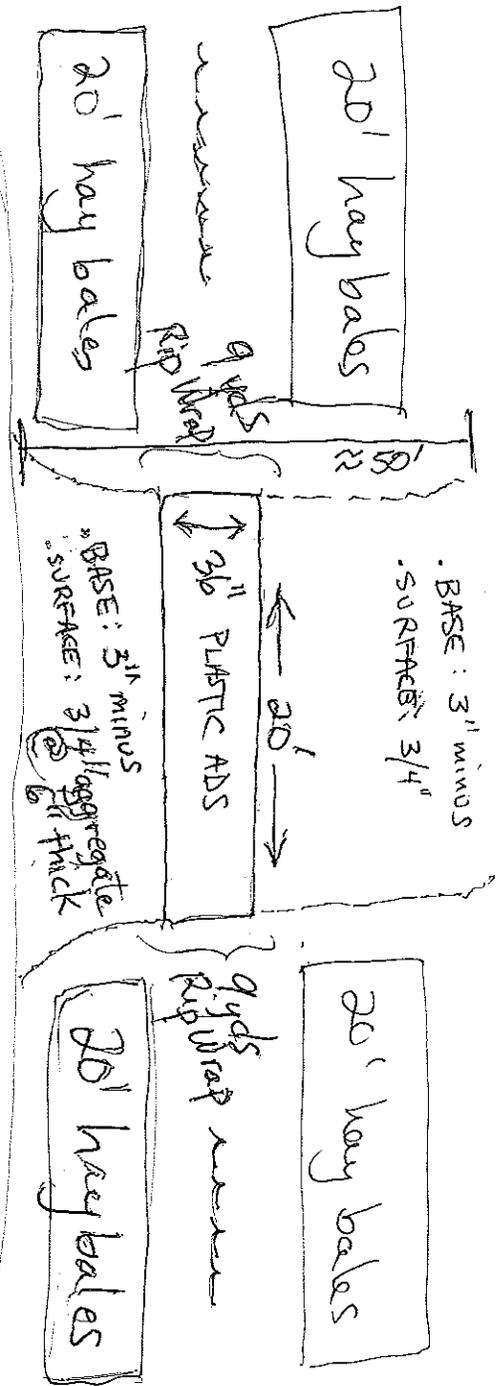
9/25/16

MATERIALS:

- 20' long 36" culvert (PLASTIC ADS)
- 18 yards modified Rip Wrap
- 80 hay bales
- 25 yds 3" minus gravel
- 30 yds 3/4" aggregate mix

SEDIMENT/EROSION CONTROL:

- Rip wrap at both ends
- 40 hay bales at each side of wetland crossing; will be left in place until garden growth.



WOODLAND ROAD: ACCESS POINT 1D11.4719



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: September 28, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 513 Wormwood Hill Road (File W1580)
Ed Hall/Tom Wells
Description of Work: Construction of a Farm Equipment Maintenance Building

Map Date: 9/26/2016

PROJECT OVERVIEW

The applicants propose to construct a 42 by 52 foot farm maintenance building on the west side of Wormwood Hill Road, approximately 71 feet from the edge of wetlands. Currently there is an existing shed on the site of the proposed building that will be demolished. There is also a catch basin that will be relocated to the southwest of the proposed building. The applicant proposes to use silt fence around all stock piles and in the area of disturbance closest to wetlands. The property will be revegetated and mulched to stabilize the area after disturbance.

- 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.

RECEIPT MOTION

_____ MOVE to receive the application submitted by Ed Hall/Tom Wells (IWA File 1580) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a 42 by 52 foot farm maintenance building on property located at 513 Wormwood Hill Road as shown on a map dated 9/26/2016 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 # W1580
W
Fee Paid \$185 -
Official Date of Receipt 9-27-16

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 Edward Hall

Mailing Address 35 Mansfield Hollow Road

Mansfield Center, CT Zip 06250

Phone 860-617-5399 Email

Title and Brief Description of Project

CONSTRUCTION OF 42'x52' FARM EQUIPMENT Maintenance Building

Location of Project 513 WORMWOOD HILL ROAD

Intended Start Date November 2016

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

Name THOMAS & MICHELLE WELLS

Mailing Address 513 WORMWOOD HILL ROAD

Mansfield Center, CT Zip 06250

Phone 860-234-1605 Email tomwells953@yahoo.com

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

Signature Thomas W Wells date 9/26/16

Applicant's interest in the land: (if other than owner) SITE WORK CONTRACTOR

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) NO ACTIVITY PROPOSED WITHIN WETLANDS

b) CONSTRUCTION OF CONCRETE WALLS/FOOTINGS AND CONSTRUCTION OF A 42x52' STEEL BUILDING FOR FARM EQUIPMENT REPAIR.

MINOR GRADING TO MATCH EXISTING GRADES AROUND PROPOSED BUILDING

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) 0

b) 6,060 SF.

3) Describe the type of materials you are using for the project: THE PROPOSED CONSTRUCTION CONSISTS OF PLACING CONCRETE FOOTINGS, FROST WALLS AND SLABS, ERECTING A STEEL BUILDING AND MINOR GRADING WITH GRAVEL TO MATCH EXISTING GRADES.

a) include type of material used as fill or to be excavated GRAVEL FILL

b) include VOLUME of material to be filled or excavated MINOR GRADING AND UNDER SLAB - GRAVEL ≈ 50 CY.

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

Part D - Site Description

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

THE PROJECT AREA IS SLOPED AND IS CURRENTLY IN USE AS A DUNY FARM. THE ENTIRE PROJECT AREA FALLS WITHIN THE CURRENT AREA USED FOR THE OPERATION

Part E - Alternatives

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

No Feasible alternative. The existing shed location is being used as part of the farm operation currently

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 9/26/16

3) Zone Classification RAR-90

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

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

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

1) Attach list of abutters, name, 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 No ___ Don't Know

- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes No ___ Don't Know

- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

Part K - Additional Information from the Applicant

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

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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:

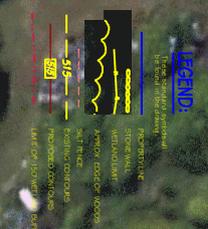
- * I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- * I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Edward O'Hall _____ 9/26/16
Signature Date
Thomas W. Mills _____
Date 9/26/16

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.

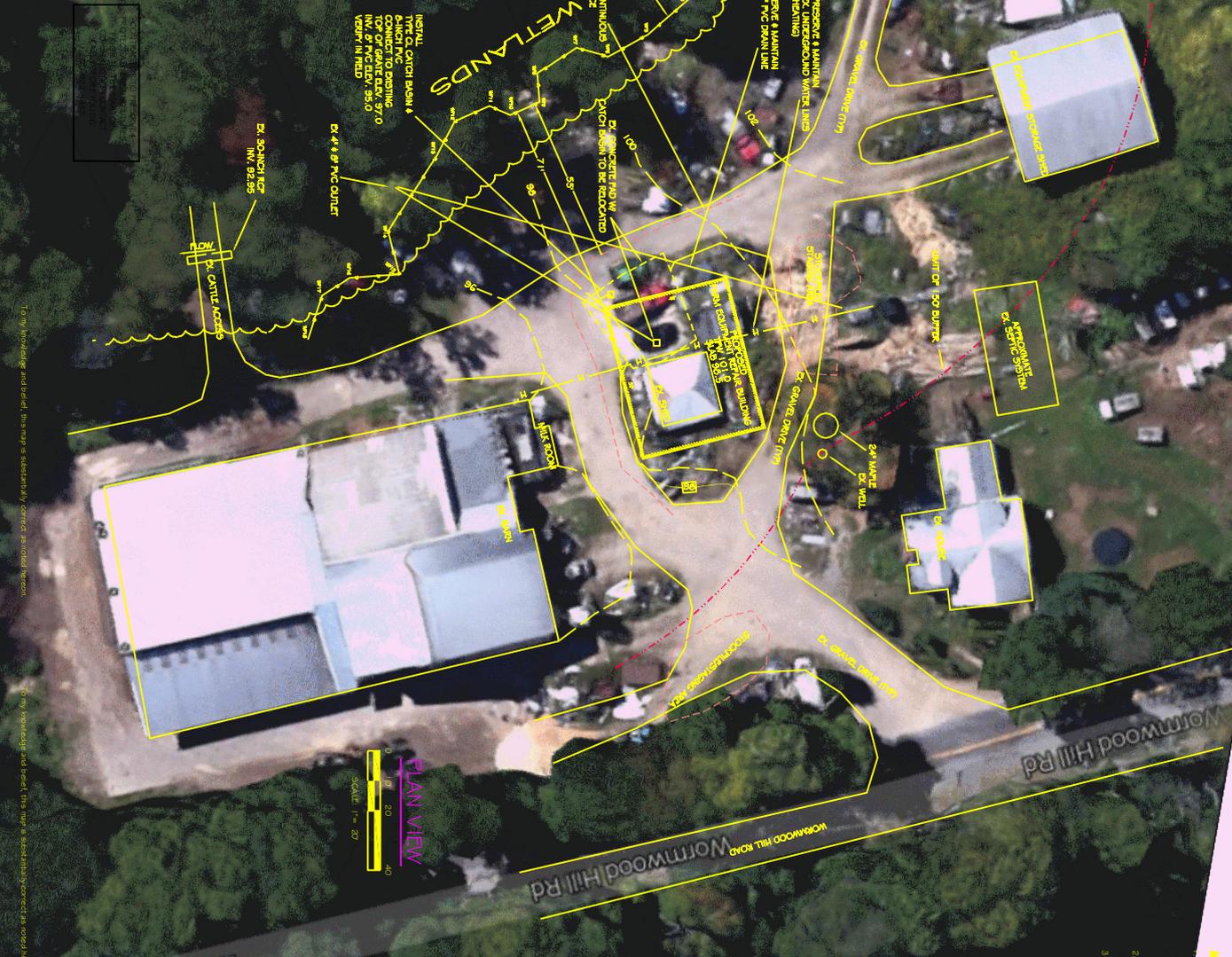
Edward O'Hall _____ 9/26/16
Signature Date
Thomas W. Mills _____
Date 9/26/16



PROPOSED WETLANDS

EXPLANATION & SEDIMENT CONTROL NOTES:

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM OF MEAN SEA LEVEL AS ESTABLISHED BY THE NATIONAL TIDAL DATUM SERVICE.
2. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM OF MEAN SEA LEVEL AS ESTABLISHED BY THE NATIONAL TIDAL DATUM SERVICE.
3. THE SHALLOWEST ELEVATION OF ANY WETLAND SHALL BE THE ELEVATION OF THE LOWEST POINT OF THE WETLAND AS SHOWN ON THIS PLAN.
4. THE SHALLOWEST ELEVATION OF ANY WETLAND SHALL BE THE ELEVATION OF THE LOWEST POINT OF THE WETLAND AS SHOWN ON THIS PLAN.
5. THE SHALLOWEST ELEVATION OF ANY WETLAND SHALL BE THE ELEVATION OF THE LOWEST POINT OF THE WETLAND AS SHOWN ON THIS PLAN.
6. THE SHALLOWEST ELEVATION OF ANY WETLAND SHALL BE THE ELEVATION OF THE LOWEST POINT OF THE WETLAND AS SHOWN ON THIS PLAN.



FILE STANDARD NOTES:

1. THIS PLAN AND ALL ATTACHED MAPS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON.
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.

SITE DEVELOPMENT PLAN

**513 WORMWOOD HILL ROAD
MANSFIELD CENTER, CONNECTICUT**

PROJECT NO.	513 WORMWOOD HILL ROAD
DATE	11-20
SCALE	1" = 20'
DESIGNED BY	Thomas Wells
DRAWN BY	Thomas Wells
CHECKED BY	Thomas Wells
APPROVED BY	Thomas Wells

PREPARED BY: PROGRESSIVE SERVICES, LLC
60 BROAD STREET, SUITE 200, MANSFIELD CENTER, CT 06258
PHONE: 860-452-2418

OWNER: THOMAS & KAREN WELLS
513 WORMWOOD HILL ROAD
MANSFIELD CENTER, CT 06258

To my knowledge and belief, this map is substantially correct as noted herein.

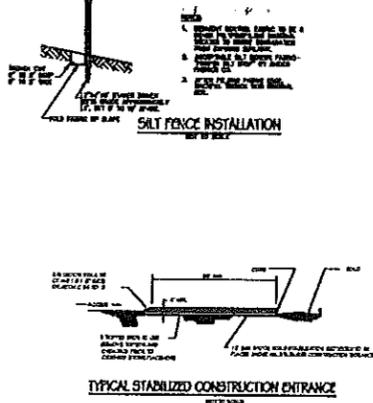
To my knowledge and belief, this map is substantially correct as noted herein.

Conclusion is not valid unless the signature and approval impression appears.

Conclusion is not valid unless the signature and approval impression appears.



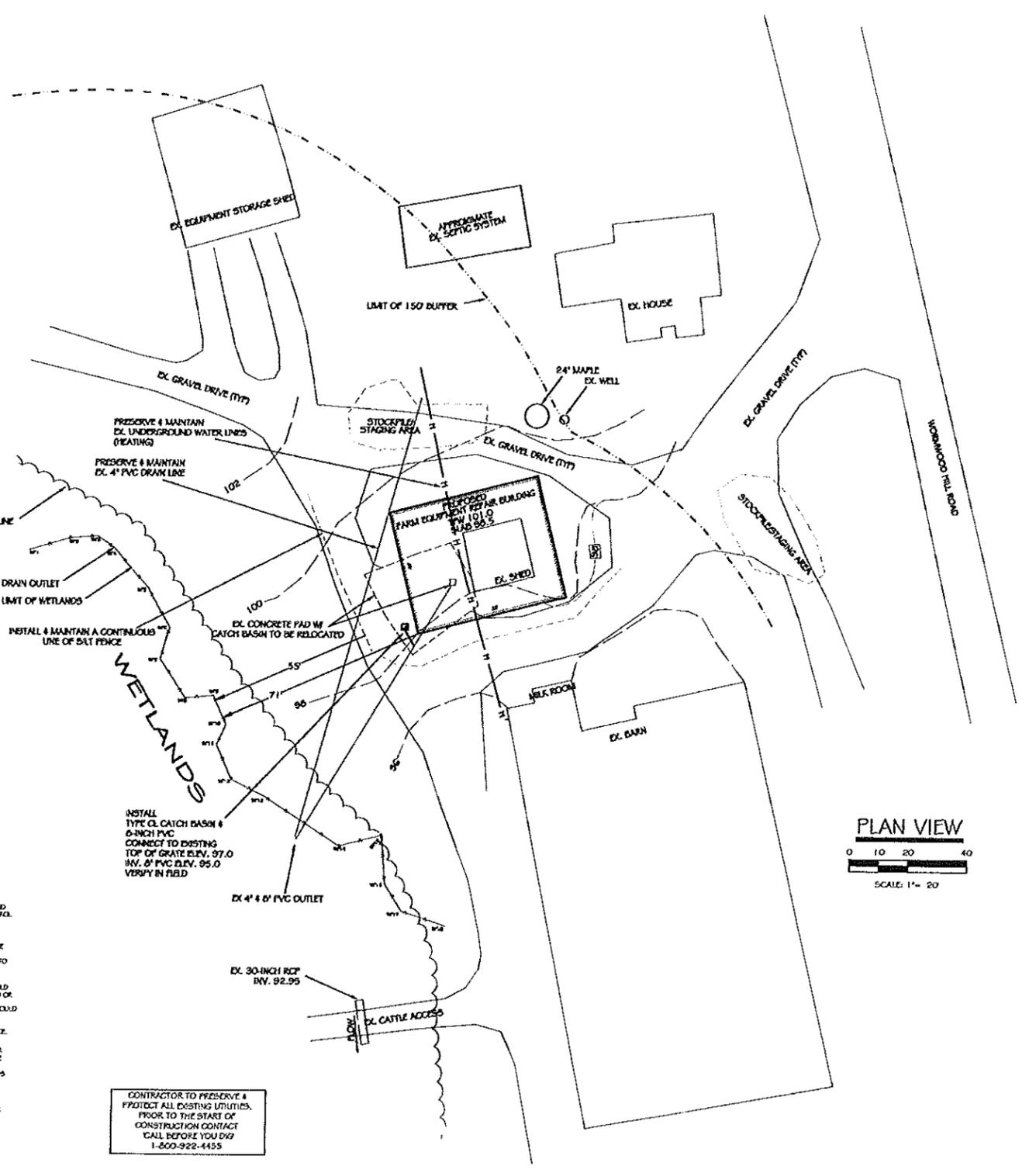
- LEGEND:**
 These standard symbols will be found in the drawing.
- PROPERTY LINE
 - STONE WALL
 - WETLAND LIMIT
 - APPROX. EDGE OF WOODS
 - SILT FENCE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - LIMIT OF 150 WETLAND BUFFER



EROSION & SEDIMENT CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONSTRUCTION GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, JANUARY 2002 AS AMENDED.
2. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PROPOSED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF MANSFIELD OR ITS DESIGNATED AGENCIES.
3. THE SMALLEST FRACTIONAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY, TEMPORARY VEGETATION AND OR BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
4. THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
5. SEEDING PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS Silt Fence, Water Diversion, Apply Limestone at a rate of TWO TONS PER ACRE OR 30 POUNDS PER 1,000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 15 POUNDS PER 1,000 SQUARE FEET. WORK LINE AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
6. SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, OR USE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APR. 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPORT MAINTENANCE PROCEDURES UNTIL SEED CAN BE DONE.
7. ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:
 KENTUCKY BLUEGRASS 20 LB/ACRE
 CREEPING RED FESCUE 20 LB/ACRE
 PERENNIAL RYE GRASS 5 LB/ACRE
 TOTAL 45 LB/ACRE
 THE RECOMMENDED DATES FOR SEEDING ARE APR. 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
8. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. FURNISH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT CALL BEFORE YOU DIG 1-800-922-4455



MAP STANDARD NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-50 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS A TOPOGRAPHIC AND WETLAND LOCATION SURVEY.
2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS 1-2. ELEVATIONS REFERENCE AN ASSUMED DATUM.
3. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO DEPICT THE PROPOSED BUILDINGS.

APPLICANT:
 EDWARD HALL
 35 MANSFIELD HOLLOW ROAD
 MANSFIELD CENTER, CT 06250

OWNER:
 THOMAS & MICHELLE WELLS
 513 WORMWOOD HILL ROAD
 MANSFIELD CENTER, CT 06250

WETLAND CERTIFICATION:
 I HAVE DELINEATED STATE OF CONNECTICUT WETLANDS AND WATERCOURSES PRESENT ON THE SUBJECT SITE AND HAVE REVIEWED THIS PLAN AND IT IS MY OPINION THAT THE LIMITS OF THE WETLANDS AND WATERCOURSES DEPICTED HEREON ARE REPRESENTATIVE OF THOSE DELINEATED IN THE FIELD.

MARTIN BRODIE, PROFESSIONAL SOIL SCIENTIST DATE

To my knowledge and belief, this map is substantially correct as noted herein.

Robert W. Helstrom, P.L.S. CT LIC. # 13626
 Certification is not valid without the signature and embossed (impression) type seal.

To my knowledge and belief, this map is substantially correct as noted herein.

Mark A. Reynolds, P.E. CT LIC. # 19769
 Certification is not valid without the signature and embossed (impression) type seal.

SITE DEVELOPMENT PLAN		
513 WORMWOOD HILL ROAD MANSFIELD CENTER, CONNECTICUT		
DRAWN MAR	PREPARED FOR Thomas Wells 513 WORMWOOD HILL ROAD MANSFIELD CENTER, CT 06250	SCALE 1"=20' DATE 9/26/16
DRAWN MAR	REYNOLDS ENGINEERING SERVICES, LLC 66 BOGG LAKE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419	PRICE 16012.00 SHEET NO. 1 OF 1



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: September 29, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 205 Pleasant Valley Road (File W1581)
Evergreen Energy, LLC/Terry and Judy Wollen
Description of Work: Installation of ground mounted solar panel and geothermal well
Map Date: 9/28/2016

PROJECT OVERVIEW

The applicant proposes to install 12 boreholes, six of which will be 24 inches in diameter and six of which will be 18 inches in diameter. All 12 boreholes will be 48 inches deep and fitted with a sonotube concrete form. A trench will be dug a 1 foot wide, 3 foot deep trench will be excavated to connect the solar array and the utility meter and will be back filled once the connection is established. In addition, two 375 foot deep geothermal wells will be drilled and a four foot deep trench will be excavated to connect the wells to the basement of the house. In total, 38 cubic yards of soil will be excavated. The majority of the material will be back filled into the bore holes and trenches. Any remaining material will be distributed under the solar array and seeded and mulched to stabilize the site. All activities will take place in the upland review area. No activities are proposed in wetlands.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.

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.

RECEIPT MOTION

_____ MOVE to receive the application submitted by Evergreen Energy, LLC (IWA File 1581) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a solar array and geothermal wells on property located at 205 Pleasant Valley as shown on a map dated 9/28/2016 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 # W1581
W _____
Fee Paid \$185-
Official Date of Receipt 9-28-16

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 Evergreen Energy, LLC.

Mailing Address PO Box 703,

Southington, CT Zip 06489

Phone 860-628-8151 Email rich@evergreenenergy.pro

Title and Brief Description of Project Installation of a 14.88 DC kW ground mounted solar PV system on the east side of the house. In addition two boreholes will be drilled behind the house for a 5-ton geothermal system to heat and cool the house.

Location of Project 205 Pleasant Valley Road, Mansfield Center, CT

Intended Start Date November 7, 2016

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

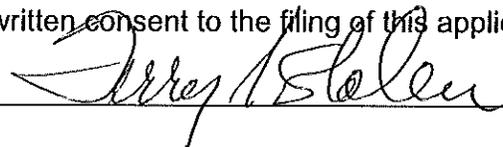
Name Terry & Judy Wollen

Mailing Address 205 Pleasant Valley Road

Mansfield Center, CT Zip 06268 06250

Phone 202-460-7275- Email terry@wollen.com

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

Signature  date 9-28-16

Applicant's interest in the land: (if other than owner) _____ Contractor for Homeowner _____

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

No work will take place within a wetland, the project work will be adjacent to a wetland on the northeast portion of the property. The project includes twelve boreholes, six will be 24 inches in diameter, and the other six will be 18 inches in diameter. All will go to a depth of 48 inches below grade. Each borehole will be fitted with a sonotube concrete form. Galvanized steel columns will be placed into each borehole followed by concrete mix. A trench, 1 foot wide and 2 to 3 feet deep will be excavated between the solar PV array and the utility meter, located south of the array. In addition to the above, two 375 foot deep borings will be drilled for a geothermal system at the same house. The boreholes will be located behind the house, a piping trench will be excavated between the two boreholes and the basement of the house, in the northeast corner. The trench will be 4 feet deep and backfilled to grade following the installation of piping.

- 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
-

The total soil to be disturbed will be approximately 38 cubic yards, including 5 cubic yards associated with the foundations for the solar PV, 5 cubic yards associated with the trench between the solar array and the utility meter; and 22 cubic yards associated with the two geothermal boreholes and 6 cubic yards associated with the trenching between the two boreholes and the house.

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

An excavator-mounted hole boring drill will be used to excavate the 12 borings associated with the solar PV foundations. An air rotary drill will be used to drill the two geothermal boreholes. A mini excavator will be used to provide the two trenches for the two systems.

- a) include **type** of material used as fill or to be excavated
Native soil will be excavated and replaced in trenches. Ready mix concrete mix will be used for the 12-sonotube foundations associated with the solar PV array. Bentonite slurry will be used to grout the two geothermal boreholes between 4 feet below grade and the bottom of each borehole. _____
b) include **volume** of material to be filled or excavated
Total volume will be 38 cubic yards of soil and or rock. _____
-

- 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 will be installed between the excavation areas and the adjacent wetland area, behind the proposed solar array. Stockpiled soil will be covered with 6-mil polyethylene sheeting. Excavated soil that is not returned to a site excavation, will be spread out under the solar array and seeded. _____

Part D - Site Description

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

The land area is generally flat, trees are located in the wetland area, east of the project work. _____

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.

One option would be to install soil auger/anchors in place of concrete foundations; however, this will cost more than the proposed plan. It is also unknown if soil auger/anchors will provide adequate hold down, as we have no detailed information on the sub-surface soils.

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 9-28-2016

3) Zone Classification RAR 90

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

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See Section 6 of the Mansfield Regulations for additional requirements.

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1) Attach list of abutters, name, and address

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

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- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes No ___ Don't Know

- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes No ___ Don't Know

- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

Part K - Additional Information from the Applicant

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

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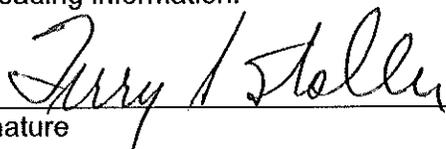
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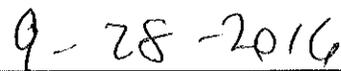
Certification

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



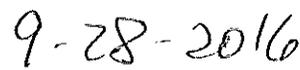
Date

Authorization to Enter Property

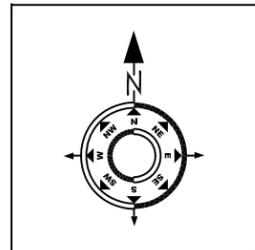
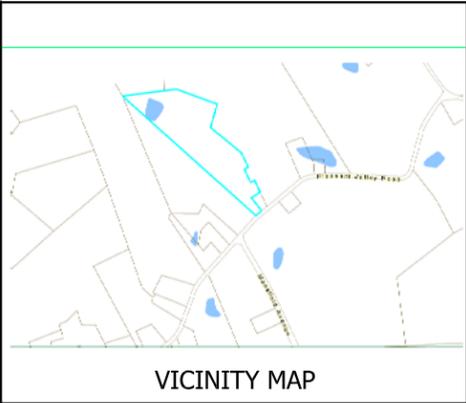
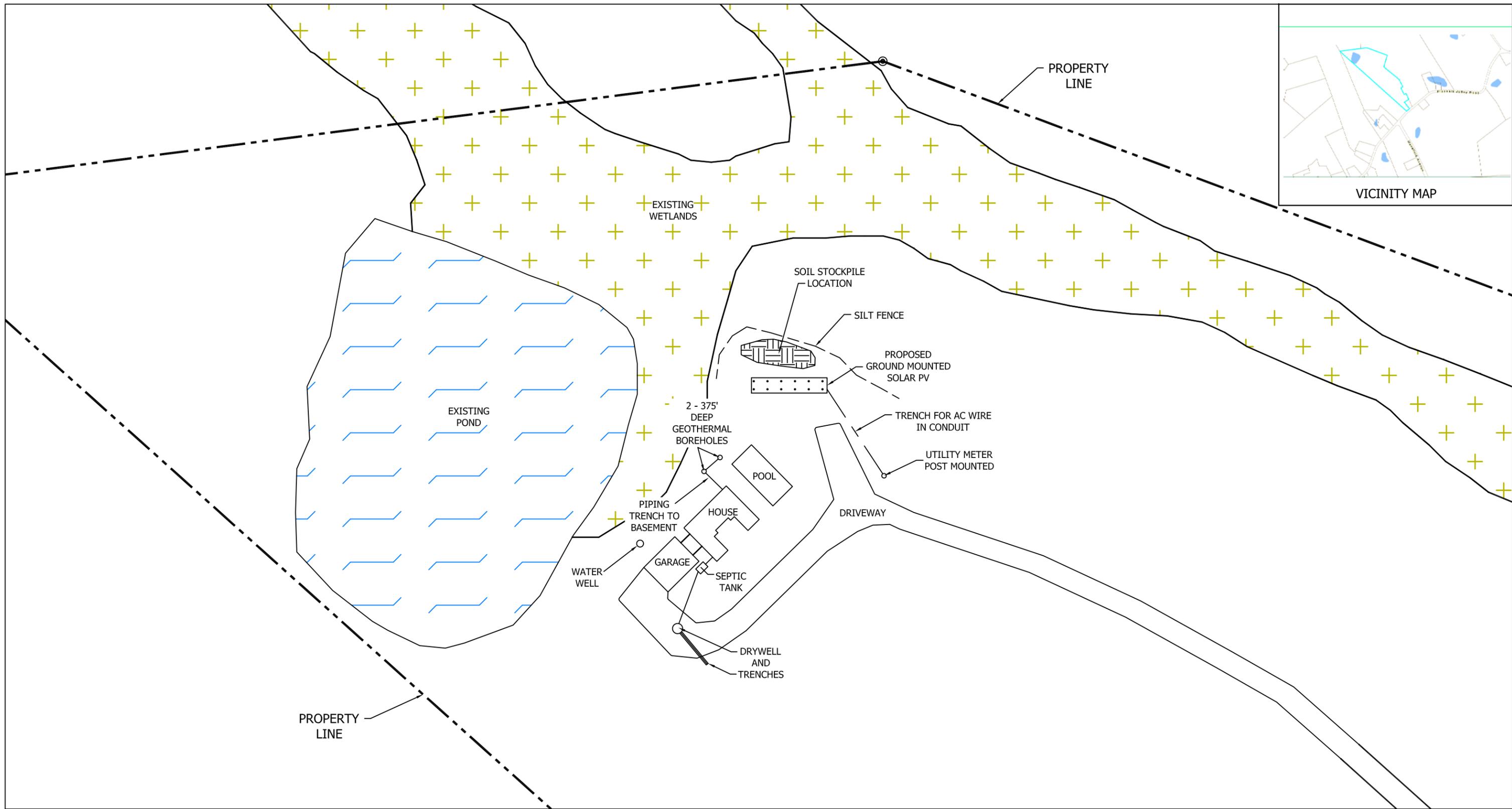
The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.



Signature



Date



Evergreen Energy
 Southington, CT

GROUND MOUNTED SOLAR PV

NO.	DATE	REVISION

SHEET TITLE <h2>SITE PLAN</h2> WOLLEN RESIDENCE 205 PLEASANT VALLEY RD MANSFIELD, CT	PROJECT NO. SCALE: 1" = 80' DATE: 9/28/2016 DRAWING NO. <h1>S1</h1> 1 OF 1 SHEETS
--	--

JOB/DWG DESCRIPTION:

GROUND MOUNTED
 SOLAR SYSTEM
 ARRAY SUB-STRUCTURE

CUSTOMER / SITE INFO:

Evergreen Energy
 48 Landscape

- INITIAL RELEASE
 NO. REVISION DATE
 REVISION HISTORY

GRID SCALE PROJECTIONS



SCALE: NTS

DRAWN BY: MS

DATE: 9-1-2016

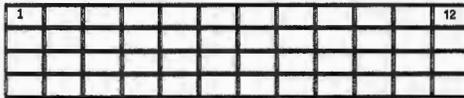
DRAWING NUMBER:

PVR-PP

REVISION:

REV 00

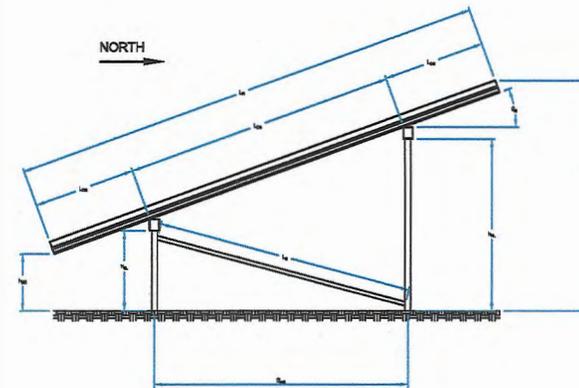
PAGE 1 OF 3



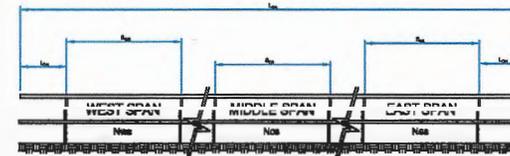
SYSTEM - SUB ARRAY PLAN VIEW



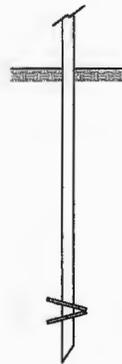
MODULE ARRANGEMENT VIEW LOOKING DOWN



FRAME ELEVATION VIEW FACING WEST



FRAME ELEVATION VIEW FACING NORTH



HELICAL PILE
 DETAIL

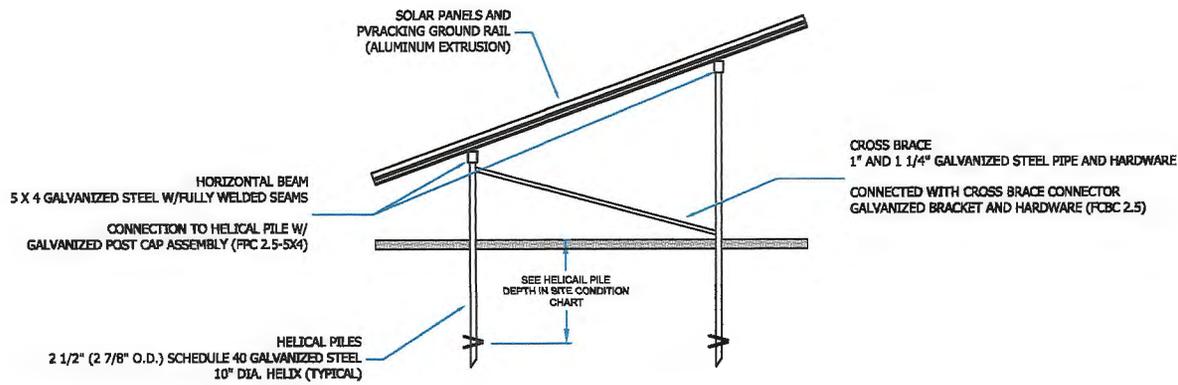
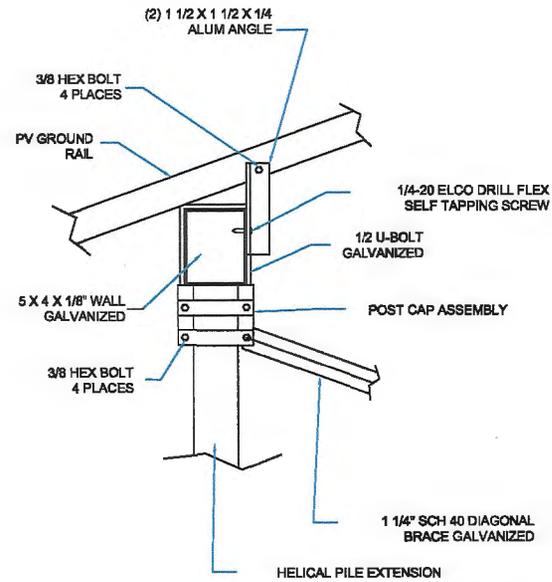
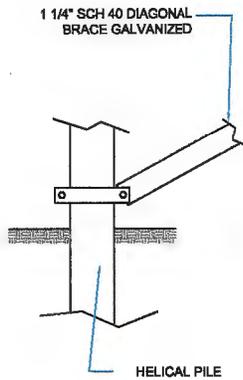
NOTE:
 HELICAL PILE DEPTH SHALL MEET
 PILE COMPRESSION, TENSION AND LATERAL
 LOADING AS SHOWN IN SITE CONDITIONS

Site Conditions	
Basic Wind Speed	V 90 mph
Ground Snow Load	P_g 30 psf
Exposure Category	- B
N-S Site Contour	- <1:100
Helical Pile Depth	P_b 60 in. or soil load bearing strata reached
Max Pile Compr. Load (North)	- 3852 lb
Max Pile Compr. Load (South)	- 659 lb
Pile Uplift Load (North)	- 925 lb
Pile Uplift Load (South)	- 63 lb
Max Pile Lateral Load	- 1354 lb
Rail Extrusion Maximum Loading	- 156.22 lb/ft

Sub Array Design Conditions	
South Legs Height	h_s 40.00 in
North Legs Height	h_n 96.00 in
North-South Leg Spacing	S_{NS} 5 ft 6 in
West Span Spacing	S_{WS} 13 ft 0 in
West Span Repetitions	N_{WS} 1
Middle Span Spacing	S_{MS} 12 ft 11 in
Middle Span Repetitions	N_{MS} 3
East Span Spacing	S_{ES} 13 ft 0 in
East Span Repetitions	N_{ES} 1
Cross Brace Length	L_c 89.84 in
Horizontal Beam Description	- 5H x 4W x 0.125 Rectangular
Horizontal Beam Overhang	L_{oh} 12 in
Horizontal Beam Overall Length	L_{ob} 96 ft 9 in
Rail Extrusion Material	- G178
Rail Extrusion Length	L_r 160.00 in
Rail Extrusion Center Span	L_{cs} 80.57 in
Rail Extrusion Overhang	L_{oe} 38.71 in
Number of Modules in Sub-Array	N_m 48
Module Array (Col x Row)	- 12 x 4
Module Column Repeat Distance	- 85.78 in
Array Tilt Angle	L_t 30 deg
Module Ground Clearance	h_{gc} 22.00 in
Overall Height	h_{oa} 118.15 in
Length of Sub-Array (not incl. beam)	- 65 ft 11 in
Module Manufacturer/Model	- Winaco WSP310
Module Size/Orient (Horz x Vert)	- 85.55 x 39.33
Individual Module Power Rating	- 310 watts
Sub-Array Power Rating	- 14.88 kW
Number of Sub-Arrays	- 1

Net design pressures were calculated in accordance with ASCE 7-05 section 6.1.3, "Design Wind Loads on Open Buildings with Monopoles, Pitched or Troughed Roofs." All load cases were evaluated in determining the limiting load case. Maximum leg reaction forces represent the highest load condition seen by any leg in the structure. All legs in the structure are designed to meet the maximum load conditions.

48-12x4



FOUNDATION DETAIL

PV RACKING
 505 KEYSTONE ROAD
 SOUTHAMPTON, PA 18966
 PH: 855-PVRACKS
 FAX: 267-988-4219
 www.pvracking.com

JOB / DWG DESCRIPTION:

GROUND MOUNTED
 SOLAR SYSTEM
 ARRAY SUB-STRUCTURE

CUSTOMER / SITE INFO:

Evergreen Energy
 48 Landscape

NO. REVISION HISTORY
 DATE

1/8" = 1'-0" SCALE: NTS

DRAWN BY: MS
 DATE: 9-1-2016

DRAWING NUMBER:

PVR-PP

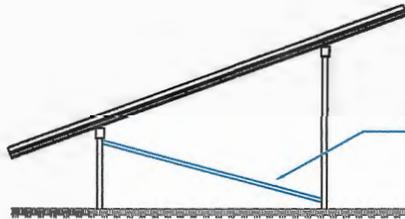
REVISION:

REV 00

PAGE 2 OF 3

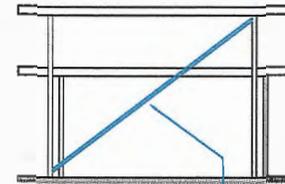
STRUCTURAL BRACING

STANDARD CROSS BRACE



CONNECTED WITH CROSS BRACE CONNECTOR ASSEMBLIES & HARDWARE

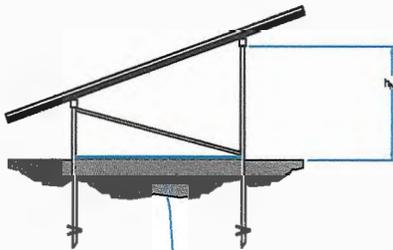
SEISMIC BRACE (IF REQUIRED)



CONNECT DIAGONALLY BETWEEN NORTH POSTS USING CROSS BRACE CONNECTOR ASSEMBLIES & HARWARE

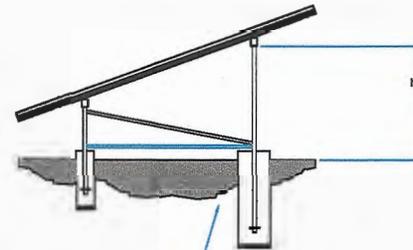
HORIZONTAL/LATERAL BRACING (IF REQUIRED)

HELICAL PIER FOUNDATION DETAIL



CONNECT TO BOTTOM OF NORTH AND SOUTH POSTS USING CROSS BRACE CONNECTORS & HARDWARE

CONCRETE FOUNDATION DETAIL NOTE: CONCRETE FOOTINGS MUST EXTEND INTO OR BELOW THE FROST LINE FOR THE LOCATION OF ARRAY



CONNECT TO BOTTOM OF NORTH AND SOUTH POSTS USING CROSS BRACE CONNECTORS & HARDWARE

PV RACKING
505 KEYSTONE ROAD
SOUTHAMPTON, PA 18966
PH: 855-PVRACKS
FAX: 267-988-4219
www.pvracking.com

JOB/DWG DESCRIPTION:

GROUND MOUNTED
SOLAR SYSTEM
ARRAY SUB-STRUCTURE

CUSTOMER/ SITE INFO:

Evergreen Energy
48 Landcape

- SEE SHEET 1
NO. REVISION DATE
REVISION HISTORY

THE AREA BETWEEN



SCALE: NTS

DRAWN BY: MS

DATE: 9-1-2016

DRAWING NUMBER:

PVR-PP

REVISION:

REV 00

PAGE 3 OF 3

COMMUNICATIONS

Open Space Preservation Committee
Tuesday, September 20, 2016
DRAFT Minutes
Mansfield Town Hall, Conference Room B
7:00p.m.

1. Call to order

The meeting was called to order at 7:08 pm.

2. Attendance

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

3. Opportunity for public comment

No members of the public were present.

4. Review of Minutes

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

5. New Business

- PZC referral – Mountain View Acres (9-lot subdivision, PZC file #1343)
See the OSPC's attached memo of Sept 20, 2016 to PZC and Town Planner Linda Painter regarding this application.

6. Continuing Business

- Permanent Preservation Memo to the Town Council
A memo was drafted to Town Council and Town Manager Matthew Hart and will be finalized at the next meeting. The memo discusses the lack of permanent preservation for the majority of Town-owned land, which was acquired as open space and so understood to be permanently preserved as such, and recommends options to the Town on how to proceed.

7. Executive Session

The committee voted to go into Executive Session at 8:30 and to come out of Executive Session at 8:41.

8. Communications

Minutes

- Conservation Commission: 8/17/16
- PZC: 9/6/16
- IWA: 9/6/16

9. Adjournment

The meeting was adjourned at 8:48.

DRAFT

To PZC, Linda Painter
From Open Space Preservation Committee
Re Mt. View Acres Conservation Subdivision Proposal
Date September 20, 2016

The Open Space Preservation Committee (OSPC) reviewed the proposed conservation subdivision at their September 20 meeting. The following comments address the proposed conservation subdivision plan, the open space dedications and other issues. The OSPC supports the proposal for a conservation subdivision, but some elements of the plan are not in agreement with the concepts of this type of development.

Proposed lots and driveways

The purpose of a conservation subdivision is to preserve the property's natural features. The current plan proposes development of a large wooded area at the rear of the property on Lot 1 rather than including it in a cluster of houses. An appropriate conservation subdivision would keep all building envelopes close together. To accomplish this, smaller lots could be created for Lots 2 and 3 to allow the building envelope for Lot 1 to be located on Coventry Road. Moving the Lot 1 building envelope would avoid placing a driveway across 150 feet of wetlands and maintain the natural wooded area in the rear corner. Lots 1, 2 and 3 could possibly be located on a shared semi-circular driveway to reduce the number of driveway cuts. The Mulwood East development on Wormwood Hill Road is an example of this design. A conservation easement on the wooded area between this driveway and Coventry Road would provide a continuation of the proposed buffer elsewhere along the road.

The committee supports the use of shared driveways within a cluster of houses, but not to develop natural areas on rear land. Thus, the committee does not support the use of a shared driveway for Lot 1 in its current location as a rear lot. Elsewhere in the subdivision, the committee supports a waiver to allow four houses on a shared driveway (Lots 4, 5, 6, and 7) to reduce driveway cuts on Coventry Road. The committee appreciates the proposed cul-de-sac design for Lots 4, 5, 6, and 7, which would create a neighborhood community rather than isolated homes.

Conservation easement areas

The committee supports the proposed conservation easement areas along Coventry Road, which would preserve the natural frontage on the west side of this road (the entire frontage across the road is preserved farm and forest land) and provide a buffer for agricultural operations across the road. A wider buffer area would be more useful if it is possible to increase the width of the conservation easements along the road.

The committee accepts the proposed conservation easements that would serve as buffer areas along the side and rear frontages, but we note that these interior easements would be difficult to monitor and enforce. All conservation easements should be placed on the lots' deeds to insure that they can be enforced. The Town's current easement language needs to be revised to allow management of invasive species in easement areas.

Open space dedication

The committee supports the proposed 2.4-acre open space dedication to the Town at the corner of Coventry and Browns Roads. This would be a "neighborhood" park that would offer scenic farmland views as a complement to the popular walking route along Coventry Road. This open space is close to the existing house on Lot 8. The committee recommends a fence between the park and Lot 8 to clearly mark the boundary between Town and private property. This would prevent private use of Town land and public trespass on Lot 8. An existing shed on the proposed open space should be removed before the Town accepts this land.



DRAFT MINUTES

MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

TUESDAY, OCTOBER 6, 2016 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis (arrived at 6:41pm), K. Rawn, B. Ryan, S. Westa (arrived at 7:16pm)

MEMBERS ABSENT: V. Ward

ALTERNATES PRESENT: P. Aho, K. Fratoni

ALTERNATES ABSENT: T. Berthelot

STAFF PRESENT: Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 6:31 p.m. and appointed Aho and Fratoni to act and Chandy was appointed as Acting Secretary in Ward's absence.

APPROVAL OF MINUTES:

A. SEPTEMBER 6, 2016 – REGULAR MEETING

Ryan MOVED, Rawn seconded, to approve the 09-06-2016 minutes as presented. MOTION PASSED UNANIMOUSLY. Hall and Fratoni noted for the record that they listened to the recording.

B. SEPTEMBER 14, 2016- FIELD TRIP NOTES

Noted.

COMMUNICATIONS:

The Conservation Commission draft minutes were noted.

OLD BUSINESS:

A. W1574- 122-124 THORNBUSH ROAD LLC, 122-124 THORNBUSH ROAD, SITE WORK

Item tabled.

B. W1575- WILLARD J. STEARNS & SONS, INC., BROWNS & COVENTRY ROAD, 9 LOT SUBDIVISION

Item tabled Pending a11/2/16 Public Hearing.

C. W1576- C. & J. RUSSEY-MILNE., 494 WORMWOOD HILL ROAD, 24' X 24' ADDITION

Rawn recused himself. Ryan MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to C. and J. Russey-Milne (File W1576) for a garage and rear addition on property owned by the applicants and located at 494 Wormwood Hill Road as shown on plans dated 8/30/2016, revised through 9/29/2016 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 as shown of the plans shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. The site will be seeded and mulched after construction and monitored until the site is completely stabilized.

This approval is valid for five years (until October 6, 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 with all in favor except Rawn who recused himself.

D. W1577-M. BENZIE, 1029 STORRS ROAD, SEPTIC SYSTEM AND LEECH FIELD

Goodwin recused herself. Vice Chair Ryan was seated at Chair. Rawn MOVED, Chandy seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to M. Benzie (File W1577) for installation of an onsite sewage treatment system on property owned by the M. MacDonald and located at 1029 Storrs Road as shown on plans dated 7/19/2016, revised through 8/31/2016 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. Prior to commencing installation the applicant shall demonstrate that the area of activity currently located on the abutting property has been deeded to the owners of 1029 Storrs Road;
2. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
3. All soil shall be stockpiled at least 50 feet from the edge of wetlands and surrounded with silt fence; and
4. Upon completion of activity, all soil shall be removed from the site or distributed at least 50 feet from the edge of wetlands.

This approval is valid for five years (until October 6, 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 with all in favor except Goodwin who recused herself.

NEW BUSINESS:

A. W1569- T. AINSWORTH, WOODLAND ROAD, MODIFICATION REQUEST

Rawn MOVED, Hall seconded, to grant a modification of the Inland Wetlands License (File W1569) granted on July 20, 2016 pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to T. Ainsworth for construction of a single family home on property owned by Alan Ainsworth and located on Woodland Rd (Parcel ID 18.67.3) as shown on plans dated 4/28/2016, revised through 9/12/2016 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, as noted on the plans, shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. To filter runoff and prevent erosion, ground cover shall be planted as indicated on the plan in areas with a 3 to 1 and 2 to 1 slope and establishment of such plantings shall be a condition of the certificate of zoning permit compliance.
3. The site plan shall be revised to include a notation stating that the area down gradient of the silt fence shall be kept in a natural state, except for the management of invasive species. A notice of this condition shall be filed on the land records.

This approval is valid for five years (until October 6, 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.

B. W1579- J.C. BEALL & K. HIGGINS, WOODLAND ROAD, WETLANDS CROSSING

Ryan MOVED, Ausburger seconded, to receive the application submitted by JC Beall and Katrina Higgins (IWA File 1579) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a stream crossing on property located on the west side of Woodland Road (Assessor's Parcel ID 11.49.19) as shown on a map dated 9/25/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

C. W1580- E. HALL, 513 WORMWOOD HILL ROAD, 42' X 52' FARM BUILDING

Ryan MOVED, Rawn seconded, to receive the application submitted by Ed Hall/Tom Wells (IWA File 1580) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a 42 by 52 foot farm maintenance building on property located at 513 Wormwood Hill Road as shown on a map dated 9/26/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

D. W1581-EVERGREEN ENERGY, LLC., 205 PLEASANT VALLEY ROAD, GROUND MOUNTED SOLAR PANELS

Ryan MOVED, Chandy seconded, to receive the application submitted by Evergreen Energy, LLC (IWA File 1581) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a solar array and geothermal wells on property located at 205 Pleasant Valley as shown on a map dated 9/28/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

REPORTS FROM OFFICERS AND COMMITTEES:

A 2:30pm Field Trip was set for 10/12/16.

COMMUNICATIONS AND BILLS:

Noted.

PUBLIC HEARINGS:

W1564-2 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

Chairman Goodwin opened the continued Public Hearing at 6:50 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, and alternates Aho and Fratoni. Aho (until 7:16 pm) and Fratoni were appointed to act. Westa was seated upon arrival at 7:16 p.m. Jennifer Kaufman, Inland Wetlands Agent noted her 9/29/16 memo that listed all of the communications received and distributed to members of the Agency thus far. In addition to those listed in the memo, distributed this evening were: a 10-5-16 email from Charles Vidich; an email with an attached letter dated 9-6-16 from Brian Usher which was read into the record at the September 6th meeting; and resumes of the IWA hired independent consultants: Kimberly Bradley and John McGrane of GEI Consultants.

Attorney David Sherwood, representing the applicant, explained the applicant's position regarding the meaning and application of the statutory requirements concerning feasible and prudent alternatives, and distributed additional handouts to the Agency that included a:

- A 10-6-16 "C.G.S. §22a-41 Factors for consideration of Commissioner. Finding of no feasible and prudent alternative. Wetlands or Watercourses. Habitats. Jurisdiction of municipal inland wetland agencies"
- A 10-6-16 "C.G.S. §22a-38 Definitions
- A 10-6-16 "Applicant's Additional Submittals Relating to Feasible and Prudent Alternatives Analysis"
- A 10-6-16 "University of Connecticut Student Housing Statistics-Storrs Campus"
- A 10-6-16 "Newspaper Articles and Reports on the Need for Student Housing"
- A 10-4-16 Letter from Robert Stewart, Stewart Appraisal Services
- A 9-6-16 Letter from Jeffrey Resetco, Vice President, EdR
- A set of marked up undated plans depicting alternatives

David Ziaks, F. A. Hesketh and Associates, reviewed the applicant's site alternatives analysis with the Agency.

Kimberly Bradley, GEI Consultants, on behalf of the Inland Wetlands Agency, was present to answer questions from the agency. She submitted her Curriculum Vitae and that of her colleague John H. McGrane. She answered the questions listed in the Conservation Commission minutes and agreed, at the request of the Agency, to provide written answers prior to the next meeting. She expressed her opinion that more information is necessary before she can confirm that the proposed stormwater plan is adequate.

After Agency questions, Chairman Goodwin noted no further comments from the Agency or the Applicant and opened the floor for public comment.

John Silander, 30 Silver Falls Lane, member of the Conservation Commission (stating that he has recused himself from any discussion of this topic at Commission meetings) spoke as a concerned citizen. He submitted his Curriculum Vitae and correspondence which he summarized for the record setting out his concerns for this proposed project.

Barbara Hurd, 329 North Eagleville Road, expressed concern with the runoff, contaminants from increase automobile traffic, increase pedestrian traffic and trash all within the wetlands area.

Brian Usher, 44 Meadowood Road, expressed concern for the property owners adjacent to the proposed site and the potential for increased water issues, that no consideration was given to downsizing the project, and the need for that much additional housing. He questioned the applicant's statement about this proposal having a lesser effect on the wetlands than a 19 lot subdivision.

Elizabeth Cowles, previously a homeowner on Meadowood Road, expressed concern that this development is all uphill from the homes on Meadowood Road and noted that these homes are already effected by the high water table. She questioned if there will be any impact from the change in water flow to the existing chemical waste pits. She requested that the Agency consider this proposal in light of the area as a whole and not just the impact on this site.

David Freudman, 22 Eastwood Road, requested that this proposal be looked at as a whole, expressing concern for the potential neighborhood impact to wells.

Marilyn Cook, 219 Separatist Road, expressed concern for the amphibious wildlife (especially salamanders and tree frogs) in the area and potential consequences to wells.

Mary Harper, member of the Conservation Commission, speaking as a concerned citizen, questioned Kim Bradley as to what she meant by a "visual observation".

James Knox, Birch Road, stated that he feels this project is out of scale for this property, stating that at a minimum the buildings closest to the neighborhoods should be removed from the proposal.

Mr. Dahmani, 155 Birch Road, Ph.D. in Petroleum Engineering, spoke at length about the potential significant negative impact the proposed development could have on the groundwater and urged that a study be performed with a chemical analysis.

Linda Hogan, 38 Meadowbrook Road, requested that the Agency look at this project site as a whole and take into consideration the impact it will have on off-site properties. She asked what mitigation measures are in place and what the short and long term effects on wells will be.

Kathy Usher, 44 Meadowbrook Road, expressed concern for the water quality and wanted assurances that this development doesn't further negatively impact the surrounding neighborhoods.

Among other questions, the Agency inquired if Silander had an opinion on the wetlands crossing onto Hunting Lodge Road, the potential impact on wells from the chemical pits as a result of development, the scale of the project, the basis for tying the Agency's analysis to the need for additional student housing not provided by UCONN, that Bradley respond to the Conservation Commission's questions/concerns in writing so that it may be reviewed by all, the impact of oil, gasoline and other runoff on the wetlands and the current status of wells impacted by the chemical pits.

At 9:07 p.m., Hall MOVED, Rawn seconded, to adjourn the public hearing to Wednesday, November 2, 2016. MOTION PASSED UNANIMOUSLY.

ADJOURNMENT:

The Chair declared the meeting adjourned at 9:08 pm.

Respectfully submitted,

Binu Chandy, Acting Secretary