



MEETING NOTICE AND AGENDA

MANSFIELD CONSERVATION COMMISSION

Mansfield Town Hall Conference Room B

WEDNESDAY NOVEMBER 16, 2016 ■ 7:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPPORTUNITY FOR PUBLIC COMMENT

4. MINUTES

- OCTOBER 19, 2016 REGULAR MEETING

5. NEW BUSINESS

- W1582- P. & L. LEWIS, RAVINE ROAD (PARCEL ID 14.18.8B), SINGLE FAMILY HOME
- POTENTIAL SPEAKER

6. CONTINUING BUSINESS

- ZONING REGULATIONS
- CONSERVATION EASEMENT MONITORING
- UCONN AGRONOMY FARM IRRIGATION PROJECT
- OTHER

7. COMMUNICATIONS

- AGENTS MONTHLY BUSINESS REPORT
- MINUTES
 - OSPC: 10/18/16
 - PZC: 11/2/16
 - IWA: 11/2/16
 - REGULATORY REVIEW COMMITTEE [MINUTES](#):

8. OTHER

9. FUTURE AGENDAS

10. ADJOURNMENT

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 19 October 2016
Conference B, Audrey P. Beck Building
(draft) MINUTES

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

1. The meeting was **called to order** at 7:30p 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. IWA referral W1574 and the schedule of meetings proposed for 2017 were added to the agenda.
2. The **draft minutes** of the 21 September 2016 meeting were approved, with change of “will” to “could” in the final sentence on p.2 (item 3b, 6th bullet).
3. **IWA referrals.** {Meitzler participated in the 12 October Field Trip to these sites.}

a. **W1579 (Beall & Higgins, Woodland Rd).** The applicants propose a permanent stream crossing to gain access to their property (parcel 11.49.19 on Woodland Rd) for control of invasive shrubs. A 36-inch culvert would be installed over 18 cubic yards of rip rap, with another 55 yards of gravel used to achieve a stable roadbed on either side of the intermittent brook. In discussion, it was noted that (1) the application does not show the location of wetlands (as required) and (2) a temporary bridge (like those used in logging operations) would be sufficient for the stated purpose of gaining access to control invasives. The Commission agreed (**motion:** Silander, Booth) to comment to the IWA that:

This project may have a significant impact on wetlands, but the Commission cannot determine if this is so, since the application does not provide enough information about their location and character. If the applicants wish to proceed with a permanent brook crossing (as opposed to a temporary one), the Commission requests that a complete wetlands application be submitted to it for review.

All were in favor save Lehmann, a friend of the applicants, who did not participate in the discussion and abstained.

b. **W1580 (Hall for Wells, 513 Wormwood Hill Rd).** A 42x52 ft farm equipment maintenance building (steel construction on concrete slab) is proposed, to accommodate agricultural machinery now scattered around the Wells farm. The site slopes gently toward wetlands west of Wormwood Hill Rd and is within the upland review area. After some discussion, the Commission agreed (**motion:** Kessel, Silander) to comment that:

No significant wetlands impact is to be expected from this project, provided adequate erosion and sedimentation controls are used during construction and the catch basin is designed to minimize nutrient loading of wetlands.

All were in favor save Booth, a neighbor of the Wells, who abstained.

c. **W1581 (Evergreen Energy for Wollen, 205 Pleasant Valley Rd).** This application is

for a ground mounted solar array and geothermal well on a flat site within the upland review area. Twelve 4-ft deep boreholes would be drilled for the solar array's concrete piers, and two 375-ft geothermal wells would be drilled. Trenches would be dug to connect the array and geothermal wells with the house. Excavated soil (c. 38 cubic yards) would be stockpiled for backfilling; excess would be spread under the solar array. The Commission agreed unanimously (**motion:** Silander , Kessel) that:

The impact of this project on wetlands should be minimal as long as precaution is taken to place erosion and sediment controls around the excavation area and soil stockpile.

d. **W1574 (122-124 Thornbush Rd, LLC).** To satisfy floodplain regulations, the applicant proposes to move soil from an area outside the upland review area to create a hill within this area on which a mobile home would be placed. The Commission concluded that, while there may be better ways to address the threat of flooding (such as elevating the trailer on pilings), the proposed project does not raise wetlands concerns. It unanimously agreed (**motion:** Silander, Kessel) to comment that:

The impact on wetlands of this project appears to be minimal, as long as erosion is controlled during the grading operation and the site is adequately stabilized thereafter.

4. 2017 meeting schedule. Regular meetings in 2017 will be at 7:30p on the third Wednesday of each month.

5. State Water Plan. The Rivers Alliance of Connecticut is promoting development of a State Water Plan to provide “a framework for managing Connecticut’s water resources into the future.” Three public meetings have been announced: Norwich (Oct 25), New Britain (Oct 26), & Southbury (Oct 27). Soares will attend the Norwich meeting.

6. Conservation award. Joshua’s Trust has bestowed on the Commission a “Conservation Award” for fifty years of service. Perhaps it could be displayed in Conference B.

7. Storrs Lodges. For reasons not shared with the Town, the developers of Storrs Lodges have withdrawn their application for a wetlands permit at this time.

8. Adjourned at 8:39p. Next meeting: Wednesday, 16 November, 7:30p.

Scott Lehmann, Secretary, 21 October 2016.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: October 27, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Ravine Road (Assessor's Parcel ID 14.18.8B) (File W1582)
P. and L. Lewis
Description of Work: Construction of a Single Family home
Map Date: 10/4/2016

PROJECT OVERVIEW

The applicants propose to construct a single family home on the north side of Ravine Road, immediately east of 164 Ravine Road. Portions of the house, septic system and driveway are located in the upland review area. The proposed driveway is the closest activity to the edge of wetlands (approximately 40 feet). A total 12,700 square feet of activity will take place in the upland review area. Approximately 150 cubic yards of bank run processed gravel will be imported for the driveway construction and approximately 15 cubic yards of select fill will be imported to construct the septic system. No activities are proposed in the wetlands. The wetland system on the property receive drainage from a farm pond located to the north and eventually drain to Cedar Swamp Brook, which is part of the Willimantic River Watershed.

An Inland Wetland License for construction of a single family home on this property was issued for this property in 2005 (File W1027). The current application is almost identical and the proposed construction is no closer to the edge of wetlands than those proposed as part of the previously submitted application.

- 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 P and L Lewis (IWA File 1582) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a single family home on property located on the north side of Ravine Road (Assessor's Parcel ID 14.18.8B) as shown on a map dated 10/4/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

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

Application of March 30, 2005, by previous owner Geoffrey S. Cleare approved for 4-bedroom residence.

a) no activity in wetlands

b) a portion of the proposed house, septic system, and driveway are located within the upland review area

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) no activity in wetlands

b) 12,700 sq. ft. area disturbed within upland review area.

3) Describe the type of materials you are using for the project: On site material for grading; bank run and process gravel for driveway; select fill for septic system

a) include **type** of material used as fill or to be excavated see above

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

Driveway: 150 cu. yds; septic system: 15 cu. yds.

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

Silt fence utilized along grading limits to contain sediment transport.

Part D - Site Description

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

Majority of proposed improvements in a lawn area with moderate slopes and well drained soils.

Balance of parcel lightly wooded with moderat slopes.

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.

Septic system placement is constrained to only area with suitable soils and as far as possible from wetland.

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 October 4, 2016
- 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

- Edward & Violet H. Dorgan, 164 Ravine Road, Storrs, CT 06268
- John M. Clausen, 174A Ravine Lane, Storrs, CT 06268
- Karen W. Green, 1090 Stafford Road, Storrs, CT 06268

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.

Signature

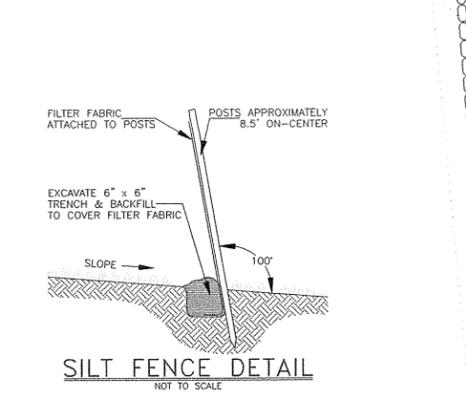
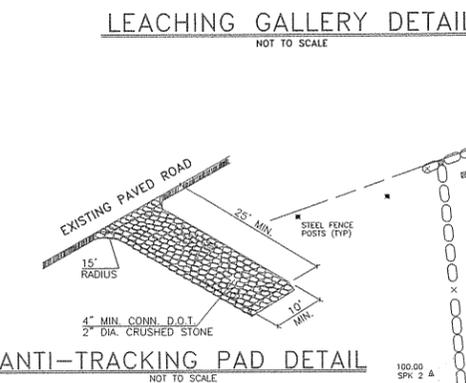
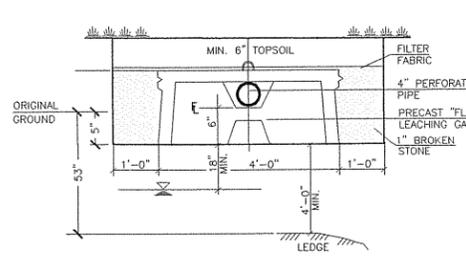
Date

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.

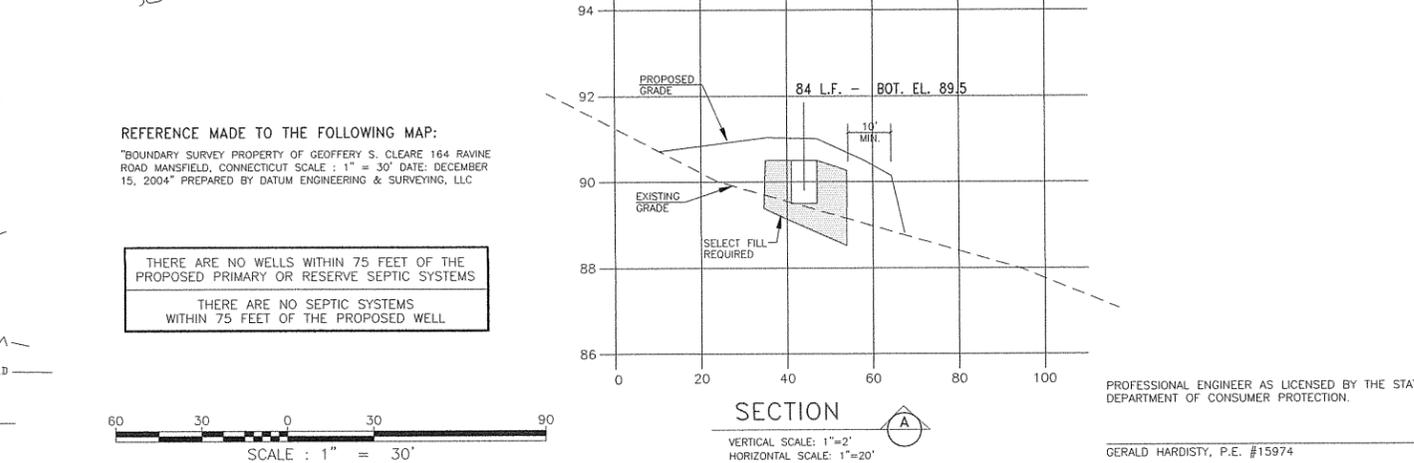
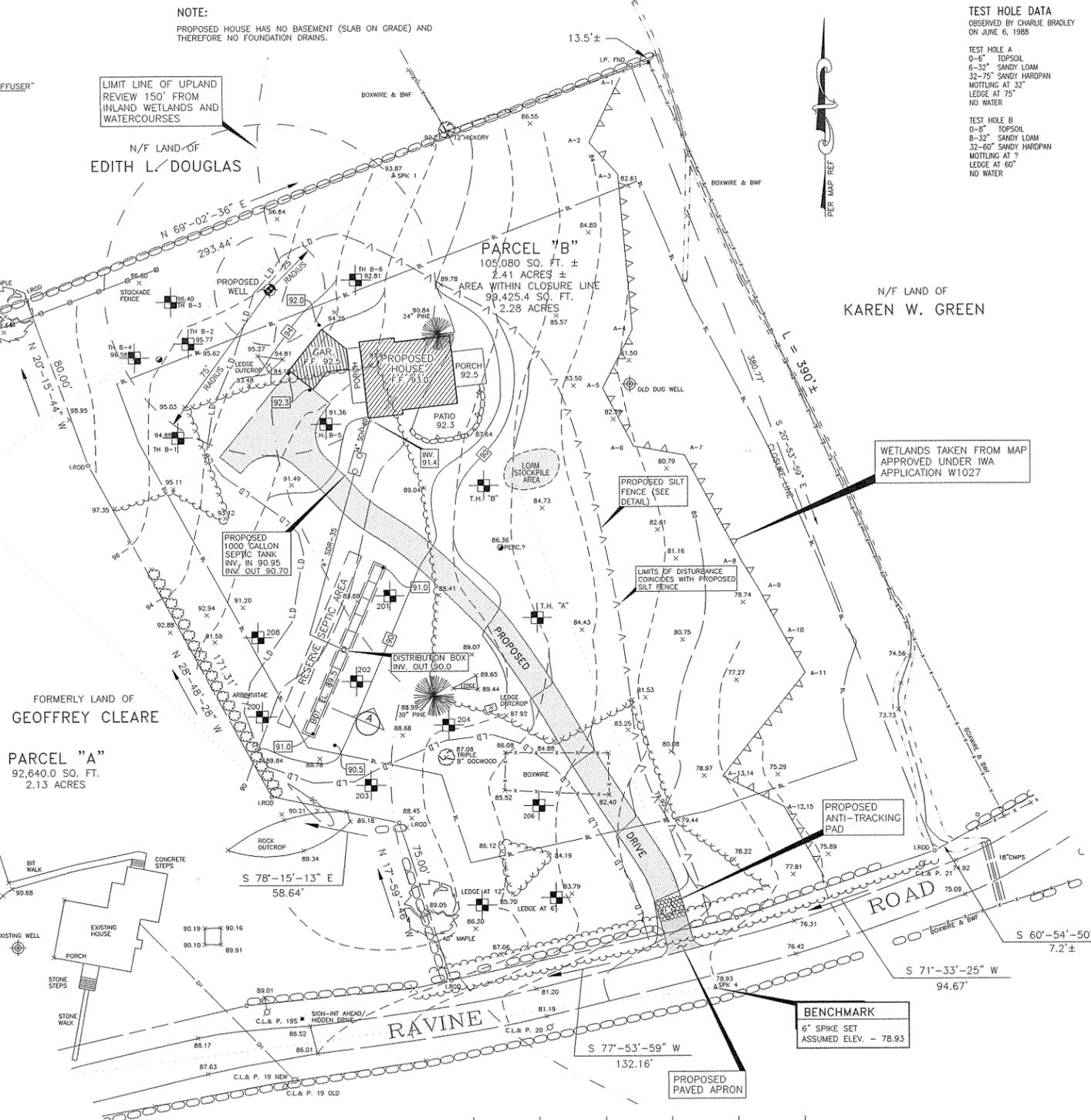
Signature

Date



HOUSE SITE DEVELOPMENT

- THE FOLLOWING PROCEDURES FOR THE DEVELOPMENT OF THESE LOTS ARE RECOMMENDED:
- THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD FOR THE PROPOSED RESIDENTIAL STRUCTURE. DISTURBANCE LIMITS OF 25'-35' FEET BEYOND THE PHYSICAL DIMENSIONS OF THE STRUCTURE AND RELATED APPURTENANCES IS RECOMMENDED.
- DRIVEWAY SHOULDERS SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SHOULDER SEED BED PREPARATION SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY ROADSIDES SHALL BE STABILIZED WITH COMPACTED ROAD AGGREGATES AS SOON AS POSSIBLE.
- TOPSOIL AND EXCAVATED SUBSOIL FROM THE FOUNDATION AREA SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE IF NOT USED FOR ON-SITE REGRADING. EACH STOCKPILE MUST BE ADEQUATELY RINGED WITH SEDIMENT CONTROL MATERIALS (I.E., HAY-BALES AND/OR SILT FENCE).
- ANY ADDITIONAL STOCKPILING OF LUMBER AND BUILDING MATERIALS SHOULD ALSO BE CONFINED TO THE AREA OF DISTURBANCE. SIMILARLY, VEHICULAR MOVEMENT SHALL BE DIRECTED TO ESTABLISHED PARKING AREAS. DEVELOPMENT OF SEWAGE DISPOSAL LEACHING AREAS SHOULD BE STAGED TO FOLLOW HOUSE SITE PREPARATION. ONLY THE PRIMARY LEACHING SYSTEM NEED BE CLEARED OF EXISTING VEGETATION IN COORDINATION WITH THE APPROVED SEPTIC SYSTEM DESIGN. RESERVE AREA SHALL REMAIN UNDISTURBED IF SITE CONDITIONS PERMIT.
- ONCE THE PROPOSED STRUCTURE IS ENCLOSED, ALL EFFORTS SHOULD BE MADE TO COMPLETE ON-SITE IMPROVEMENTS SUCH AS WELL, FOOTING DRAIN, SEPTIC SYSTEM, DRIVEWAY, ETC., THEREAFTER, ALL RAW SOIL AREAS SURROUNDING THE HOME SITE SHALL BE FINE GRADED AND MULCHED.



GENERAL NOTES

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR DISTURBANCE OF EXISTING GROUND.

EXCAVATIONS WHICH MUST BE DEWATERED WILL BE PUMPED INTO A FILTRATION BAG, ALSO KNOWN AS A DEWATERING BAG. FILTRATION BAG SHALL BE SURROUNDED WITH SILT FENCING OR HAYBALES.

DEBRIS AND OTHER WASTE GENERATED FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION WILL NOT BE DISCARDED ON THE SITE.

IN THE EVENT OF CONFLICT BETWEEN THESE PLANS AND OTHER REGULATIONS, THE MORE STRINGENT SHALL APPLY.

A SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" DIAMETER. INSTALL NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A MINIMUM RATE OF 2 TONS PER ACRE OR 90 LBS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 SQUARE FEET. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A WISK, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT FOLLOWING THE CONTOUR LINES.

B. SEED APPLICATION: APPLY GRASS SEED MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. INCREASE SEED MIXTURE BY 10 PERCENT IF HYDROSEEDING. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEED SHALL CONSIST OF A MIXTURE OF KENTUCKY BLUEGRASS (0.45 LBS./1000 SQ.FT.), CREEPING RED FESCUE (0.45 LBS./1000 SQ.FT.), AND PERENNIAL RYEGRASS (0.10 LBS./1000 SQ.FT.). SEEDING OF PERMANENT GRASS SEED SHALL BE DONE BETWEEN APRIL 15 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 15. IN THE EVENT SEEDING CANNOT BE COMPLETED DURING THE ABOVE DATES, A TEMPORARY GRASS SEED CONSISTING OF 1.0 LBS./1000 SQ.FT. OF ANNUAL RYE GRASS SHALL BE APPLIED. MOISTURE CONDITIONS SHALL BE SUPPLEMENTED FOR TEMPORARY SEEDING BETWEEN JUNE 15 AND AUGUST 15.

C. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE, WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACR WHERE SLOPES EXCEED 10 PERCENT. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISH HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "SET" INTO SOIL SURFACE APPROXIMATELY 2-3 INCHES.

PLAN IMPLEMENTATION

DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF PAUL LEWIS (PAUL.LEWIS@GMAIL.COM) TO INSURE THE IMPLEMENTATION OF THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, AND NOTIFYING THE WETLAND AGENT OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN TITLE OF THE LAND IS TRANSFERRED.

EDWARD PELLETIER, L.S. #14203

CONSTRUCTION START DATE: FEBRUARY 2017
COMPLETION DATE: MAY 2017

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
IRON PIPE	IRON PIPE
IRON ROD	IRON ROD
STONE WALL	STONE WALL
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
TEST HOLE	TEST HOLE
PERCOLATION TEST	PERCOLATION TEST
WELL	WELL
SILT FENCE	SILT FENCE
LIMITS OF DISTURBANCE	LIMITS OF DISTURBANCE
TREE LINE	TREE LINE
DRIVEWAY	DRIVEWAY
SURVEY TRAVERSE	SURVEY TRAVERSE

REFERENCE MADE TO THE FOLLOWING MAP:
"BOUNDARY SURVEY PROPERTY OF GEOFFREY S. CLEARE 164 RAVINE ROAD MANSFIELD, CONNECTICUT SCALE: 1" = 30' DATE: DECEMBER 15, 2004" PREPARED BY DATUM ENGINEERING & SURVEYING, LLC

THERE ARE NO WELLS WITHIN 75 FEET OF THE PROPOSED PRIMARY OR RESERVE SEPTIC SYSTEMS

THERE ARE NO SEPTIC SYSTEMS WITHIN 75 FEET OF THE PROPOSED WELL

MINIMUM LEACHING SYSTEM SPREAD (MLSS) *
SLOPE = 2.9% RESTRICTIVE LAYER AT 53"
MLSS = (H.F.) x (F.F.) x (P.F.) = (34) x (2.0) x (1.2) = 57.6 L.F.

* SEE CONNECTICUT PUBLIC HEALTH CODE, APPENDIX A

SEPTIC SYSTEM CRITERIA:

NUMBER OF BEDROOMS	THREE (NO TUB EXCEEDING 100 GALLON CAPACITY)
SIZE OF SEPTIC TANK	1000 GALLON
PERCOLATION RATE	1-10 MIN/IN
LEACHING AREA REQUIRED	495 SQ.FT.
LEACHING AREA PROVIDED	12" HIGH x 8 FT. LONG GALLERIES 10 UNITS + 4 L.F. STONE = 84 L.F. 84 L.F. x 5.9 S.F./L.F. = 495.6 S.F.

SUBSURFACE SEWAGE DISPOSAL DESIGN

PREPARED FOR

PAUL & LOUISE LEWIS

RAVINE ROAD
MANSFIELD, CONNECTICUT

SCALE: 1" = 30' DATE: OCTOBER 4, 2016

DATUM
ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

JOB NO: 216050

CHECKED BY: _____ CORRECTIONS BY: _____

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

EDWARD PELLETIER, L.S. #14203

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

GERALD HARDISTY, P.E. #15974

Open Space Preservation Committee
Tuesday, October 18, 2016
DRAFT Minutes
Mansfield Town Hall, Conference Room B
7:00p.m.

1. Call to order

The meeting was called to order at 7:02 pm.

2. Attendance

Members present: Jim Morrow (chair), Ken Feathers, Vicky Wetherell, Heidi Groeger, 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 September 2016 meeting were approved (Feathers, Wetherell).
Notes from the field trip of October 7 were approved (Feathers, Soares).

5. New Business

Welcome to our new member, Heidi Groeger.

6. Continuing Business

- Permanent Preservation Memo to the Town Council
A draft memo was reviewed and discussed. The memo describes the current lack of permanent protection for many Town-owned lands, which were acquired as open and presumed to be permanently protected (but are not). Revisions were made to the draft and supplement documents were considered.

- Recreational Trails Grant Program
OPSC supports the proposal to apply for a CT DEEP Recreational Trails Grant for design of a universal-access trail and parking area (off Dodd Rd) in Southworth Preserve.

7. Executive Session

The committee voted to go into Executive Session at 8:30 and to come out of Executive Session at 8:08. Any recommendations will be forwarded to the Town Manager.

8. Communications

Minutes

- Conservation Commission: 9/21/16
- PZC: none
- IWA: 10/6/16

9. Future Agendas

This item was limited to OSPC's continuing work on item #6 (Memo to Town Council).

10. Adjournment

The meeting was adjourned at 8:55.



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

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

WEDNESDAY, NOVEMBER 2, 2016 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, R. Hall, G. Lewis, K. Rawn, V. Ward, S. Westa
MEMBERS ABSENT: C. Ausburger, B. Chandy, B. Ryan
ALTERNATES PRESENT: K. Fratoni
ALTERNATES ABSENT: P. Aho, 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 6:55 p.m. and appointed Fratoni to act.

APPROVAL OF MINUTES:

- A. October 17, 2016 – Regular Minutes
Rawn MOVED, Westa seconded, to approve the 10-17-2016 minutes. MOTION PASSED with all in favor except Hall who was disqualified.
- B. October 22, 2016- Field Trip Notes
Noted.

PUBLIC HEARING:

WILLARD J. STEARNS & SONS, INC., BROWNS & COVENTRY ROADS, 9 LOT SUBDIVISION, FILE #1343

Chairman Goodwin noted that due to an error in The Chronicle's advertisement, this Public Hearing will be opened on 11/16/16.

OLD BUSINESS:

- A. WILLARD J. STEARNS & SONS, INC., BROWNS & COVENTRY ROADS, 9 LOT SUBDIVISION, FILE #1343
Item tabled pending 11/16/16 Public Hearing.
- B. SPECIAL PERMIT APPLICATION, RESTAURANT, E. RANDAZZO/APPLICANT, M. MCDONALD/OWNER, 1029 STORRS ROAD, FILE #1344
Item tabled pending 11/16/16 Public Hearing.

NEW BUSINESS:

- A. 2017 MEETING SCHEDULE
Ward MOVED, Hall seconded, that the Planning & Zoning Commission approve the 2017 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. The meeting will commence at 6:30 p.m., not 7:00 p.m. as noted on the draft schedule. MOTION PASSED UNANIMOUSLY.
- B. 8-24 REFERRAL-ACQUISITION OF DEVELOPMENT RIGHTS
Goodwin and Ward recused themselves. Rawn was appointed as acting Chair and Westa was

appointed as acting Secretary. Lewis MOVED, Hall seconded, that the PZC notify the Town Council that the proposed acquisition of development rights for 474, 504 and 519 Mansfield City Road is consistent with the Mansfield Tomorrow Plan of Conservation and Development, particularly Goal 3.1, Strategy A. Nothing in this recommendation shall be construed as support for any future subdivision applications for the land excluded from the agricultural conservation restrictions. MOTION PASSED with all in favor except Goodwin and Ward who were recused.

Hall MOVED, Ward seconded, to add an item to the New Business Agenda regarding Historic Village Request. MOTION PASSED with all in favor except Rawn who recused himself.

C. HISTORIC VILLAGE-REQUEST FOR APPROVAL AT 667 CHAFFEEVILLE ROAD

Hall MOVED, Ward seconded, to authorize the issuance of the zoning permit for the restoration of a front door portico at 667 Chaffeeville Road, which is located in the historic village of Gurleyville. MOTION PASSED with all in favor except Rawn who recused himself.

ZONING REGULATION AND DESIGN GUIDELINES:

Painter distributed several handouts relating to the development of new zoning regulations, which included a conceptual proposal for new zoning districts, information on different building types, and state statutes related to Incentive Housing Zones. After discussion, it was decided that staff will prepare a presentation on different potential approaches to zoning and circulate website links to members via email. Another van tour of the southern end of town was scheduled for Saturday, November 12th at 8 a.m.

REPORTS FROM OFFICERS AND COMMITTEES:

None.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

The Chair declared the meeting adjourned at 8:07 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



DRAFT MINUTES

MANSFIELD INLAND WETLANDS AGENCY

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

WEDNESDAY, NOVEMBER 2, 2016 ■ REGULAR MEETING

MEMBERS PRESENT: J. Goodwin, R. Hall, G. Lewis, K. Rawn, V. Ward, S. Westa
MEMBERS ABSENT: C. Ausburger, B. Chandy, B. Ryan
ALTERNATES PRESENT: K. Fratoni
ALTERNATES ABSENT: P. Aho, T. Berthelot,
STAFF PRESENT: Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 6:41 p.m. and appointed Fratoni to act in members absence.

APPROVAL OF MINUTES:

- A. OCTOBER 6, 2016 – REGULAR MEETING
Hall MOVED, Rawn seconded, to approve the 10-06-2016 minutes as presented. MOTION PASSED UNANIMOUSLY. Ward noted for the record that she listened to the recording.
- B. OCTOBER 12, 2016- FIELD TRIP NOTES
Noted.

COMMUNICATIONS:

The Conservation Commission draft minutes and Wetlands Agent Monthly Business were noted.

PUBLIC HEARINGS:

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

Chairman Goodwin noted that due to an advertising glitch, this Public Hearing will be opened on 11/16/16.

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
Tabled Pending 11/16/16 Public Hearing
- C. W1579- J.C. BEALL & K. HIGGINS, WOODLAND ROAD, WETLANDS CROSSING
Rawn MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to JC Beall and Katrina Higgins (File W1579) for installation of a stream crossing on property owned by the applicants and located on the west side of Woodland Road (Assessor's parcel id 11.47.19) as shown on plans dated 9/25/2016, revised through 10/26/2016 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;

2. Should the applicant perform work during active flow in the stream the applicant shall install a stone berm check dam downstream to capture sediments resulting from installation of the culvert, and
3. The culvert will be installed 4 inches below the stream bed.

This approval is valid for five years (until 11/2/2021) 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.

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

Ward MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Ed Hall (File W1580) for construction of a farm equipment maintenance building on property owned by Thomas Wells and located at 513 Wormwood Hill Road as shown on plans dated 9/26/2016 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 provision 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.

This approval is valid for five years (until 11/2/2021) 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.

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

Westa MOVED, Rawn seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Evergreen Energy (File W1581) for the installation of a ground mounted solar array and two geothermal well boreholes on property owned by Terry and Judy Wollen and located at 205 Pleasant Valley Road as shown on plans dated 9/28/2016 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 shown on the site plans and described in application submissions shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. In addition, silt fence shall be installed downgradient of the geothermal well boreholes to prevent debris from entering the wetland and removed only when the site is completely stabilized.

This approval is valid for five years (until 11/2/2021) 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.

NEW BUSINESS:

A. W1582- P. & L. LEWIS, RAVINE ROAD (PARCEL ID 14.18.8B), SINGLE FAMILY HOME

Rawn MOVED, Fratoni seconded, to receive the application submitted by P and L Lewis (IWA File 1582) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a single family home on property located on the north side of Ravine Road (Assessor's Parcel ID 14.18.8B) as shown on a map dated 10/4/2016 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 3:00 p.m. Field Trip was set for 11/9/16.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

The Chair declared the meeting adjourned at 6:51 pm.

Respectfully submitted,

Vera Ward, Secretary