

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Tuesday, September 2, 2008
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, P. Kochenburger,
B. Pociask, B. Ryan
Members absent: R. Hall, B. Gardner, P. Plante
Alternates present: M. Beal, G. Lewis, L. Lombard
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m. Alternates Beal, Lewis and Lombard were appointed to act in place of absent members Hall, Gardner and Plante.

Minutes:

8/4/08-Lombard MOVED, Holt seconded, to approve the minutes as written. MOTION PASSED with all in favor except Kochenburger who disqualified himself. Pociask noted he listened to the tapes.

8/26/08-Holt MOVED, Lombard seconded, to approve the field trip minutes as written. MOTION PASSED with Favretti, Beal, Lombard and Holt in favor, and all others disqualified.

Communications:

The Wetlands Agent's Monthly Business report and the minutes of the 8-20-08 Conservation Commission meeting were both noted.

Outstanding Enforcement Actions:

W1400 – Glode – Stafford Road

Item was tabled.

Old Business:

W1410 - St. Marks Episcopal - N. Eagleville Rd., parking addition and reconstruction

Paul Magyar submitted an 8-27-08 revised plan depicting a change in driveway location. Holt MOVED, Pociask seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to St. Mark's Episcopal Chapel (File # W1410), for reconstruction and repair of the parking area, on property owned by the Missionary Society of Episcopal Diocese of Connecticut, located at 42 North Eagleville Road, as shown on plans dated 7/25/08, revised through 8/27/08, and as described in other application submissions.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. The contractor shall notify the Wetlands Agent (tel. 429-3334) with the name and phone number of the appropriate contact person;
3. Any change to the plans shall come back to the IWA Officers and staff for further review and approval.

This approval is valid for a period of five years (until September 2, 2013), 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 Kochenburger who disqualified himself.

W1411 - Chovnick - Stafford & Cider Mill Rd., showroom addition
Item tabled awaiting applicant.

W1412 - Bagwell - Chaffeeville Rd., garage restoration & addition
Favretti noted that the applicant was not present. Holt MOVED, Lombard seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Mallory and Michelle Bagwell (File # W1412), for a 10' x 10' addition and restoration of an existing 15' x 18' structure (formerly a garage) on property owned by the applicant located at 504 Chaffeeville Road, as shown on plans dated 1/1/01, revised through 6/27/08, and as described in other application submissions.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. Silt fence shall be placed along the top of the stone retaining wall to protect the adjacent wetlands, down gradient of the wall and garage foundation.

This approval is valid for a period of five years (until September 2, 2013), 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 Kochenburger who disqualified himself.

W1413 - BT Partners LLC - Storrs Rd, Parking lot addition

Norvil Smith of BT Partners was present and noted John Ianni's report. Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **BT Partners, Inc.** (file no. W1413), for the addition of 10 parking spaces within the regulated area on property owned by the applicant known as 1768 Storrs Road located on the north side of Route 195, as shown on plans dated 7/14/2008, and as described in other application submissions. This action is based on the application submissions, all evidence presented in a public meeting held on September 2, 2008, observations made on a field trip to the site on August 26, 2008, and consideration of applicable regulations.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until September 2, 2013), 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 Kochenburger who disqualified himself.

W1411 - Chovnick - Stafford & Cider Mill Rd., showroom addition

Wetlands Agent Meitzler summarized his memo and noted he is concerned that the driveway entrance width is less than 16 feet. The applicant indicated that he will revise the plans to widen the driveway and revise the parking. Members requested the applicant submit a revised plan prior to the next meeting, showing proposed grading for the driveway widening and relocated parking. Holt MOVED, Pociask seconded, to table action on this application until the next meeting. MOTION PASSED UNANIMOUSLY.

Public Hearing:

W1409 - Unistar Properties LLC - Browns/Stafford Rds., 3 lot subdivision

Chairman Favretti opened the continued Public Hearing at 7:35. Member present were R. Favretti, J. Goodwin, K. Holt, B. Pociask, B. Ryan, and alternates Beal, Lewis and Lombard who were appointed to act. Kochenburger disqualified himself. Wetlands Agent Meitzler noted the following communications received and distributed to all members: an 8-20-08 memo from

G. Meitzler, Wetland Agent; an 8-19-08 letter from Paul Magyar, Lenard Engineering; an 8-18-08 copy of a letter from Magyar to the EHHD; an 8-7-08 letter from CT. DEP; and an 8-15-08 set of revised plans.

Attorney Samuel Schragger noted that the previous Public Hearing was tabled pending a response from the DEP. The DEP responded that they have no further questions or comments. Favretti noted no further comments from the public or the agency. Holt MOVED, Pociask seconded, to close the Public Hearing at 7:40 p.m. MOTION PASSED with all in favor except Kochenburger who disqualified himself.

Old Business:

Consideration of Action:

W1409 - Unistar Properties LLC - Browns/Stafford Rds., 3 lot subdivision
Holt MOVED, Pociask seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Unistar Properties, LLC (File # W1409), for construction of driveways, home sites and septic systems within the regulated area, on property owned by the applicant, located on Stafford and Browns Roads, as shown on plans dated 8/15/08, and as described in other application submissions, and as heard at Public Hearings on August 4, 2008 and September 2, 2008.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until September 2, 2013), 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 Kochenburger who disqualified himself.

Public Hearing:

W1414 - R.F. Crossen Contr. LLC - Storrs Rd., 6 lot subdivision
Chairman Favretti opened the Public Hearing at 7:41 p.m. Member present were R. Favretti, J. Goodwin, K. Holt, P. Kochenburger, B. Pociask, B. Ryan, and alternates Beal, Lewis and Lombard who were appointed to act. Wetland Agent Meitzler read the legal notice as it appeared in the Chronicle on 8-19-08 and 8-27-08. Meitzler indicated that abutter notification has been received and noted the following communications received and distributed to all members: an 8-28-08 memo from

G. Meitzler, Wetlands Agent; and an 8-19-08 report from J. Ianni, Professional Soil Scientist.

Mark Peterson, P.E., of Gardner and Peterson Associates, LLC, reviewed the proposal, noting the only significant change from the previously denied proposal is the wetland crossing. In place of the former closed culvert crossings, Peterson is proposing a bottomless arch culvert which rests on footings on each side of the stream.

John Ianni, Soil Scientist, reviewed the site with particular attention to the three significant fingers of wetlands. He noted the first wetlands crossing is a conveyance wetland. He reviewed how the arch culvert works, noting it preserves the stream bed and reduces wetland impact, but does take longer to construct and is more expensive.

Holt questioned how far the vernal pool is from Lot #14. Ianni indicated there is a distance of 160 feet from the house to the vernal pool. She also questioned the location and method of installation of the arch culvert footings, and asked about the separating distances for Lots #12 and #13 between the wetlands and their reserve and septic systems.

Favretti noted no further questions or comments from the public, applicant or Agency. Pociask MOVED, Beal seconded, to close the Public Hearing at 8:11 p.m. MOTION PASSED UNANIMOUSLY.

New Business:

W1415 - Madrid Corporation - Crane Hill Rd., 1 lot resubdivision

Goodwin MOVED, Holt seconded, to receive the application submitted by Madrid Corporation (File W1415) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for approval of a building lot at Crane Hill Road, on property owned by the applicant, as shown on a map dated 8/8/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

W1416 - Ouimette - Woodland Rd., single family house in buffer

Goodwin MOVED, Lombard seconded, to receive the application submitted by Dan Ouimette Builders, LLC, (File W1416) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family residence with on-site septic and well, at Woodland Road, on property owned by Michael Sikoski, as shown on a map dated 8/26/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

Field Trip Date:

September 10, 2008 at 1:30 P.M.

Reports of Officers and Committees:

Noted.

Other Communications and Bills:

Noted.

Adjournment:

The meeting was adjourned at 8:14 p.m.

Respectfully submitted,
Katherine K. Holt, Secretary