

DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Special Meeting
Monday, October 19, 2009
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:02 p.m. Alternate Lewis was appointed to act in Plante's absence.

Public Hearing Continuation:

W1438- Beall & Higgins- Wormwood Hill Road-Single Family House in Buffer

Chairman Favretti opened the Public Hearing at 7:03 p.m. Pociask disqualified himself. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Ryan, and alternates Beal, Lombard and Lewis. Lombard and Lewis were appointed to act. Grant Meitzler, Wetlands Agent, referenced the following communications that have been received and distributed to the Agency: a 10-14-09 memo from G. Meitzler, Wetlands Agent; a 10-6-09 set of revised plans; a 10-6-09 letter from D. Baxter; a 10-08-09 letter from G. Dunne; a 10-12-09 letter from S. Lehman; and a 10-19-09 from J. Nevers.

Greg Glaude, L.S., of Killingly Engineering, reviewed the 10-19-09 set of revised plans he distributed tonight and indicated that these plans include revisions based on concerns expressed by the neighbors at the 10/5/09 start of the Public Hearing. Glaude read into the record a letter from Norm Thibeault, Killingly Engineering, dated 10-19-09, and he submitted a copy for the file.

Representing the abutter was Attorney Matthew Willis, of Branse, Willis and Knapp Law Firm, and Donald Aubrey, of Towne Engineering. Aubrey reviewed the extra protections his client would like to see in place on the down-gradient side of the project site.

Lisa Paine, Brookside Lane, spoke in favor of the applicants' proposal, noting that the applicants are both conscientious of the environment and wish to leave a "lesser carbon footprint."

J. C. Beall, applicant, stated that they have no intention of clearing the lot anymore than is necessary to build the house, and noted that they have done all they can within reason to preserve the property.

Gardner asked about removal of the stone walls and was told that they are to remain in place.

Attorney Antoinette Webster, representing the applicants, stated that in the spirit of cooperation the applicants have gone above and beyond the requirements, and revised the plans to address extra concerns raised by the neighbors.

Chairman Favretti noted no further comments or questions from the audience or the Agency. Beal MOVED, Holt seconded, to close the Public Hearing. MOTION PASSED with all in favor except Pociask who was disqualified. The hearing was closed at 7:30 p.m.

Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to J. C. Beall and Katrina Higgins (File

W1438), for a single-family residence with on-site well and septic system, on property owned by the applicant, located on Wormwood Hill Road, as shown on a map dated May 26, 2009, revised through October 19, 2009, and as described in other application submissions.

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

1. Erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
2. The final plan shall show a non-erodible driveway surface to be approved by the Inland Wetlands Agent.
3. It is recommended that a rain garden be considered for the treatment of water from roof drains if such installation is practical in the area between the house and the road. This shall be determined by the Wetlands Agent at the time the yard area is being finished. A copy of the UConn Cooperative Extension System publication on rain gardens is available in the planning office.

This approval is valid for a period of five years (until October 19, 2014), 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 Pociask who disqualified himself.

Adjournment:

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary