

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Tuesday, July 5, 2011
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, K. Holt, G. Lewis, P. Plante, B. Pociask,
Members absent: J. Goodwin, R. Hall, B. Ryan
Alternates present: K. Rawn, V. Ward
Alternates absent: F. Loxsom
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 p.m. He appointed alternates Ward and Rawn to act in members' absence.

Minutes:

06-06-11 – Beal MOVED, Rawn seconded, to approve the 6-6-11 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

6-15-11 Field Trip - Ward MOVED, Rawn seconded, to approve the 6-15-11 field trip minutes as written. MOTION PASSED with Beal, Rawn, Holt, Favretti and Ward in favor and all others disqualified.

Communications:

The 6-30-11 Wetlands Agent's Monthly Business report was noted.

Old Business:

W1479 - Bemont - Stafford Rd - new garage & small connector between existing house and existing garage

Holt MOVED, Plante seconded, to grant an Inland Wetlands License of the Wetlands and Watercourses Regulations of the Town of Mansfield to Stephen H. Bemont (File W1479), for construction of a living space addition/connection between the existing house and garage, and a new garage, on property owned by the applicant, located at 787 Stafford Road, as shown on a map dated May 2, 2011, and as described in application submissions.

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

1. Appropriate erosion and sediment controls 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 July 5, 2016), 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.

W1480 - St.Martin - Storrs Rd - new house, portions in 150' regulated area

Beal MOVED, Plante seconded, to grant an Inland Wetlands License of the Wetlands and Watercourses Regulations of the Town of Mansfield to William St. Martin File W1480, for construction of a new house and appurtenant construction, on property of Barry & Dru Burnham located approximately 500 feet north of Dodd Road on the west side of Storrs Road, as outlined in application submissions including a map dated May 11, 2011, showing installation of building drains and yard grading, as detailed on those plans.

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

1. All erosion and sediment 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 July 5, 2016), 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 and Holt who disqualified themselves.

New Business:

W1481 - Goldberg - Meadowbrook La - Request for Declaratory Ruling for lawn re-grading

Eric Goldberg, Meadowbrook Lane, described the water run-off problem he has experienced at his property for years. He stated it worsened as the development of Freedom Green came closer to his property. He added that Freedom Green has done some work to help correct the problem, and he requests permission to re-grade his lawn to further remedy the problem.

Holt MOVED, Pociask seconded, to grant a request for an exemption from obtaining an Inland Wetlands License to Eric and Ellen Goldberg (File W1481), for grading of yard to relieve run-off and ponding on property owned by the applicant, located at 96 Meadowbrook Lane, as shown on a map dated June 15, 2011.

This action is based on provisions of Section 4.1.D. of the Wetlands Watercourses Regulations of the Town of Mansfield, which refers to "Uses incidental to the enjoyment and maintenance of residential property" which is a "Permitted Use as-of-Right".

MOTION PASSED UNANIMOUSLY.

Plante MOVED, Rawn seconded, that pending the applicant submitting a request for reimbursement of the Request for Declaratory Ruling fee, the Mansfield Inland Wetlands Agency will authorize the reimbursement of the \$25.00 fee under Section 19.6 of the Mansfield Inlands Wetlands Regulations. MOTION PASSED with all in favor except Holt, Beal and Favretti.

Continued Public Hearing:

W1474 - Plimpton - Wormwood Hill/Gurleyville Rds - 4 lot subdivision

Chairman Favretti opened the continued Public Hearing at 7:25 p.m. Pociask disqualified himself. Members present were Favretti, Beal, Holt, Lewis, Plante and alternates Rawn and Ward, who were both appointed to act. Meitzler noted in addition to revised plans dated 6/20/11, the following communications were received and distributed to the Agency: a 6/7/11 letter from S. Plimpton granting an extension; a 6/7/11 letter from C. Gottman; and 6/29/11 report from the Wetlands Agent.

Douglas Bonoff, Land Surveyor; Paul Biscutti, Engineer; and Scott Plimpton, applicant, were present. representing the application.

Douglas Bonoff agreed to have the testimony of the Public Hearing at the Inland Wetlands Agency meeting entered into the record of the Planning and Zoning Commission Public Hearing.

Paul Biscutti reviewed 3 specific changes made to the 6/20/11 plans based on comments and recommendations from the staff, Agency and the public.

Cliff Gottman, 580 Gurleyville Road, questioned why the driveway was shifted closer to his property instead of keeping it the way previously planned, with retaining wall and guardrail, further east.

Favretti noted no further comments or questions from the public or the Agency. Plante MOVED, Beal seconded, to close the Public Hearing at 7:50 p.m. MOTION PASSED with all in favor except Ward and Holt, and Pociask who disqualified himself.

New Business:

W1482 - United Services, Inc. - North Frontage Rd - office building

Rawl MOVED, Plante seconded, to receive the application submitted by United Services, Inc. (IWA file #1482) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of an office building with related parking area and other site improvements at North Frontage Road on property owned by Kevin Tubridy, as shown on a map dated June 27, 2011 and as shown on other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

None.

Other Communications and Bills:

Noted.

Adjournment:

Favretti declared the meeting adjourned at 7:56 p.m.

Respectfully submitted,

Katherine Holt, Secretary