

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Tuesday, February 6, 2012
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Chandy and Westa to act in members' absence.

Minutes:

1-03-2012 - Regular Meeting- Plante MOVED, Ryan seconded, to approve the 1-03-12 minutes as written. MOTION PASSED with all in favor except Pociask who disqualified himself.

Communications:

The 2-1-12 Wetlands Agent's Monthly Business report and the draft minutes of the 1-18-12 Conservation Commission were noted.

Continued Public Hearing:

W1490 - Eastbrook Mall - 95 Storrs Rd - brook crossing, work in regulated area

Chairman Goodwin opened the Continued Public Hearing at 7:01 p.m. Members present were Goodwin, Holt, Lewis, Pociask, Plante, Rawn, Ryan and alternates Chandy and Westa, both of whom were appointed to act.

G. Meitzler, Wetlands Agent, noted the following communications received and distributed to members: a 1/30/12 memo from G. Meitzler, Wetlands Agent; a 1/31/12 email with revised sheet SP1-A (removing the out-parcel); a 1/31/12 letter from J. Shamas, Department of Energy and Environmental Protection Natural Diversity Database Wildlife Division.

John Whitcomb, of BL Companies, stated that the only significant change to the plans was the deletion of the out-parcel and associated access/exit from Storrs Road. He noted that should Eastbrook F, LLC choose to pursue this option again, it will file a new application.

Jeff Shamas, of DEEP's Wildlife Division, answered questions about, and confirmed the presence of, wood turtles in the brook and environs.

There were no further comments or questions from the Agency, the public or the applicant. At 7:07 p.m. Plante MOVED, Ryan seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

Old Business:

W1488 - DEEP Legislation and Regulations Advisory - minor changes to statutes

Ryan MOVED, Holt seconded, that the Mansfield Inland Wetlands Agency adopt the attached Mansfield Inland Wetlands Regulation revisions, pursuant to Connecticut General Statutes and state regulations, revising Section 4.1.B; Section 4.1.G through K.; Section 7.9, and Section 11.7, as presented at the Agency's January 3, 2012 Public Hearing.

The proposed regulation revisions have been referred to the Commissioner of the Department of Energy and Environmental Protection, the Mansfield Town Council, the Mansfield Conservation Commission, and Dennis O'Brien, Town Attorney, and they are to become effective on February 15, 2012.

Staff is further instructed to forward a copy of the adopted regulations to the Commissioner of the Department of Energy and Environmental Protection and to the Town Clerk. MOTION PASSED with all in favor except Pociask and Westa who disqualified themselves.

W1491 - Cumberland Farms - 643 Middle Turnpike & 1660 Storrs Road

Atty. Joseph Williams and Kevin Thatcher, representing the applicant, gave a brief presentation of the proposal. Prior to the vote on this application, Westa stated that she reviewed all pending applications. Holt MOVED, Plante seconded, to approve the application for wetlands file W1491, for a Cumberland Farms Convenience Store and Gasoline Sales located at 643 Middle Turnpike and 1660 Storrs Road on land of Kathleen A. Jones, and P. Michael Lahan et al, Trustees, as depicted on a plan dated 1/23/2012, for portions of work located within the 150-foot regulated areas, and as described in application submissions and presentations made to the Mansfield Inland Wetlands Agency at its January 03, 2012 and February 06, 2012 meetings.

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.
2. Silt fence shall be extended along Middle Turnpike to the proposed drive on Middle Turnpike, and catch basin sediment protection shall be provided for the two catch basins located along that frontage.
3. A proposed stockpile location shall be depicted on the plan.
4. Construction traffic shall be limited to the tracking pad locations at each of the proposed drives for the site.
5. The present connections between water flow from Wetland B and the existing and proposed drainage systems are to be maintained.

This approval is valid for a period of five years (until February 06, 2017) 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.

W1490 - Eastbrook Mall - 95 Storrs Rd - brook crossing, work in regulated area

Holt MOVED, Plante seconded, to approve the application for wetlands file W1490, for a 14,528 square feet addition to the Eastbrook Mall Building with appurtenant improvements on land of Eastbrook F LLC, as depicted on a plan dated January 30, 2012, for portions of work located within 150 foot regulated areas, and as described in application submissions and presentations made to the Inland Wetlands Agency at public hearing sessions held at January 3, 2012 and February 6, 2012 meetings.

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.
2. The satellite building including its appurtenant improvements as driveway brook crossing and Route 195 driveway, are to be removed from the plans. The final plans shall be drawn to include only the proposed work on Sheet No. "SP-1A, Alternate 1" showing the mall addition without the satellite building and its improvements.
3. The final plans drawn according to section 2. of this motion shall include improvements to the leak-offs from the present parking lot along Sawmill Brook north of the mall entrance, and removal of the accumulated sand bar from the existing drive as presently depicted on the plans.

This approval is valid for a period of five years (until February 6, 2017), 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 Westa who disqualified themselves.

Inland Wetlands Agency Review of By-Laws

Holt MOVED, Plante seconded, to approve the proposed changes to the Inland Wetlands Agency By-Laws. MOTION PASSED UNANIMOUSLY.

New Business:

W1492 - Common Fields - 474 Storrs Rd - barn conversion & site work in buffer

Ryan MOVED, Holt seconded, to receive the application submitted by Michael C. Healey-Common Fields. (File #W1492) under the Wetlands and Watercourses Regulations of the Town of Mansfield, for barn renovations, additions and site improvements, on property located at 476 Storrs Road, as shown on a map dated January 17, 2012, and as described in application submissions, and to refer said application to staff and Conservation Committee, for review and comments. MOTION PASSED UNANIMOUSLY. A field trip was set for 2/14/12 at 1:30 p.m.

Communications: Noted.

Adjournment: Plante MOVED, Holt seconded, that the meeting be adjourned at 7:27 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Katherine Holt, Secretary