

**MEETING NOTICE AND AGENDA**  
**MANSFIELD INLAND WETLANDS AGENCY**  
Special Meeting

**Monday, July 21, 2014 ▪ 7:00 PM**

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chambers

1. Call to Order
2. Roll Call
3. Old Business
  - a. W1530 – Rodriguez & Pelletier – 353 Warrenville Rd – addition
4. New Business
  - a. Request for Agent Approval
    - C. Vincente – 97 Brookside Lane – Deck Expansion
5. Adjournment



# Town of Mansfield

## Department of Planning and Development

Date: July 21, 2014  
To: Mansfield Inland Wetlands Agency  
From: Jennifer Kaufman, Inland Wetlands Agent *JK*  
Subject: 97 Brookside Lane (Agent Approval of Inland Wetlands License)  
Owner: Curt Vincente  
Description of work: Deck Extension  
Plan Reference: July 15, 2014

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### Project Overview

The owner has paid the required fee

### Project Description

In a memo dated July 17, 2014, the owner requests permission to expand an existing deck 8 feet to the west and 5 feet to the north. The finished size of the expanded deck will be 18.8 feet by 15.8 feet and will be placed on five posts set in 12 inch by 48 inch concrete filled sonotubes (per building code).

The activity will take place on a level portion of the property that extends 40 feet west to the tree line. There is an additional 76 feet from the tree line that steeply slopes to the edge of the Mt Hope River. All activity will take place more than 80 feet from the edge of wetlands.

Pursuant to the Town of Mansfield Inland Wetlands & Watercourses Regulations, Section 12.0:

*The Agency may delegate to its duly authorized Agent the authority to approve or extend a license for decks and sheds constructed on posts, blocks, or stone pads, or additions to existing structures provided the structure is located more than seventy-five (75) feet from wetlands or watercourses and/or located more than one-hundred (100) feet from a vernal watercourse (vernal pool) and the Agent finds that the proposed structure would in result in no greater than a minimal impact on any determined to have minimal impact on any wetland or watercourse, may be approved by the Inland Wetlands Agency's Duly Authorized Agent.*

Normally this is a request that I could approve administratively as your authorized Agent. However, as the property owner is my direct supervisor, I wanted to avoid any appearance of a conflict of interest. Therefore, I am bringing this request to the Inland Wetlands Agency for approval.

### Recommendation/Suggested Motion

\_\_\_\_\_MOVES, and \_\_\_\_\_ seconds, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Curt Vincente (File #A 1) under the Wetlands and Watercourses Regulations of the Town of Mansfield to extend an existing deck on property located at 97 Brookside Lane as shown on a map dated July 15, 2014 and as described in application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. All excavated material shall immediately be distributed on site at least 75 feet away from wetlands.
2. Erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until July 21, 2019), 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.

Curt and Cari Vincente  
97 Brookside Lane  
Mansfield Center, CT 06250

Proposed Deck Expansion Project  
July 17, 2014

**Address of the property:** 97 Brookside Lane, Mansfield Center

**Detailed Project Description:** Deck Expansion – We propose to expand our existing deck by 8' to the west and 5' to the north. The finished size of both new and existing will be 18'8" x 15'8". 5 new footings will be installed using concrete in 12" x 48" sonotubes per building code. The total project area is approximately 177 sq. ft. Excavated material will be re-used on site. There will be minimal disturbance to the project site and no disturbance to the wetland/watercourse (Mt. Hope River) to the west boundary of the property. The footings will be excavated using a mini-backhoe.

**Site Description:** The project area is level to the treeline/wooded area and the distance from the western most deck post to the treeline is 40'. There is an additional 76' +/- from this tree-line to the edge of the river. This additional terrain consists of a steep slope from the tree-line to the river edge. The elevation drop is approximately 20'. The watercourse is remote from the project area, thus there will not be any disturbance. The soils are sand and gravel

**Alternatives:** Since this is an expansion of an existing deck, there are no alternatives

**Attachments:**

- Site plan detailing the project, and locations for septic, well, property lines and river.
- Aerial photo of property
- Sketch of proposed deck project
- Abutter list

97 BROOKSIDE LANE  
LOT #2

1.5Ac

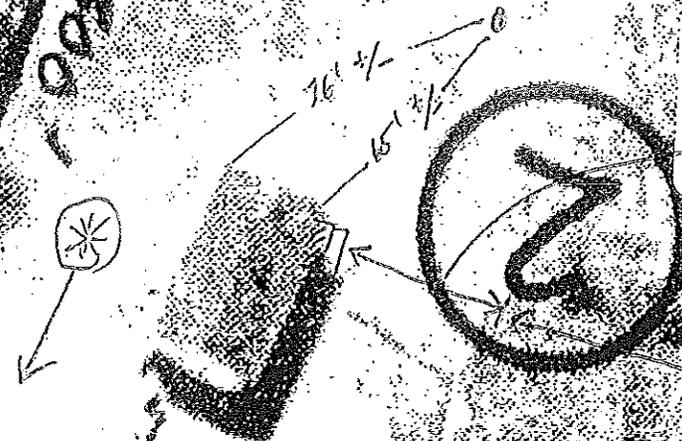
PROPOSED DECK EXPANSION  
AS DETAIL ON ATTACHED SHEET  
40' FLAT TERRAIN TO WOOD EDGE  
ADJ. 76'  $\frac{1}{2}$  STEEP TERRAIN WOOD  
EDGE TO RIVER EDGE

MS. HOPE RIVER  
20'  $\frac{1}{2}$  ELEVATION DROP  
FROM HOUSE ELEVATION

\* SEPTIC AS SHOWN ON  
ATTACHED PLAN DATED  
11/28/73

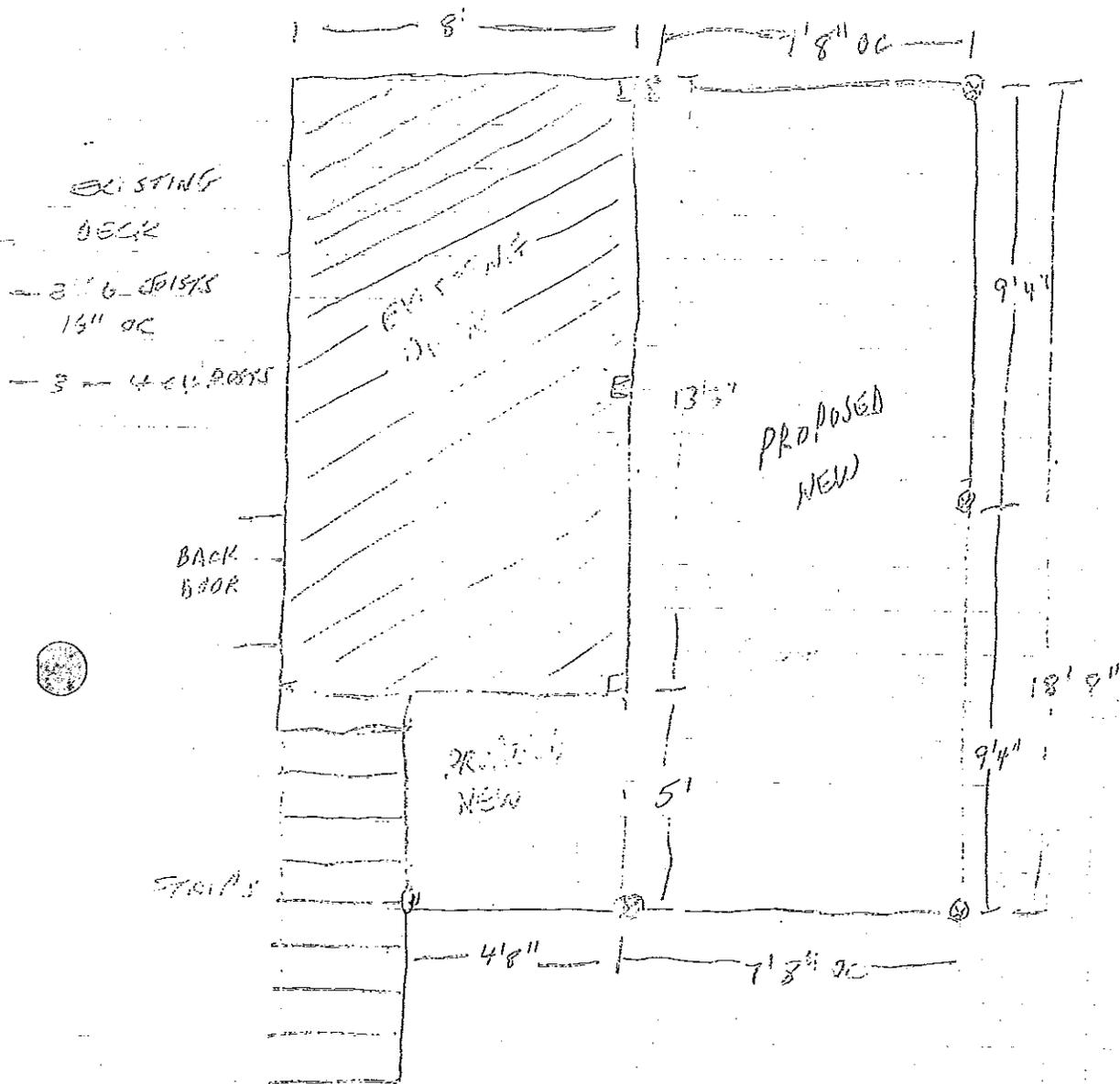
o WELL  
76' & 65' FROM  
SOUTH CORNERS OF HOUSE  
AS SHOWN

1.5Ac  
2.35' 0.8Ac  
237' LA





# 97 BROOKSIDE LANE - PROPOSED BECK EXPANSION



⊗ - 12" x 48" SONOTUBE



# Town of Mansfield

## Department of Planning and Development

Date: July 21, 2014

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent *JK*

Subject: 353 Warrenville Road (File #W1530)  
Owner/Applicant: Rodriguez & Pelletier  
Description of work: House addition with basement; patio; shed; piped channel  
Plan Reference: April 28, 2014 revised through July 14, 2014

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### Project Overview

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters
- The applicant has notified Windham Water Works and the Department of Public Health as required by the property's location in the Willimantic Reservoir Watershed.

### Project Description

This supplements my memos of May 29, 2014 and June 27, 2014.

As you recall, in the original application received on May 5, 2014, the applicants requested permission to construct an addition to the existing home with a basement that would be located within the regulated area. Through site inspections and discussions with the applicants, staff learned that the applicants wished to install a patio within the regulated area in the future. In addition, staff determined that they had installed a 14 foot by 10 foot shed 20 feet from the wetlands and constructed a channel within the wetlands to direct water from the north to the south in a contained manner, both without a wetlands license.

Upon direction from staff, the applicants submitted an updated application for the work previously completed and proposed activities not identified on the original application, which included the following:

- *House Addition.* A 20 foot by 34 foot addition with a full basement to be constructed on the south side of the existing house; the proposed addition would be located 55 ft. from the edge of wetlands. For this activity, the applicant indicates that 250 cubic yards of soil would be excavated and stockpiled.
- *Patio.* An 18 foot by 24 foot patio would be constructed on the southwest side of the existing house approximately 65 feet from the edge of wetlands. Construction would include approximately 16 cubic yards of gravel to be laid as the base for the patio.
- *Shed.* In 2010, the owners installed a 14 foot by 10 foot shed 20 feet from the wetlands. The shed was placed on a 16 foot by 12 foot by 8 inch crushed stone pad.

- *Channel.* In 2009, the owners constructed a channel within the wetlands to direct water from the north to the south in a contained manner. To construct this channel, the applicants indicate that approximately 30 cubic yards of loam and about 25 cubic yards of riprap were deposited into the wetlands. The area surrounding the channel has been seeded with grass. In addition, the property owners proposed to modify the channel and create more lawn space by adding an additional 70 feet of concrete pipe to the existing pipe installed when creating the channel. They proposed to cover the concrete pipes with the fill from the construction of the proposed addition and top coat with new loam and seed to create additional lawn area.

In June, the Conservation Commission and I reviewed the amended application. In my June 27, 2014 memo, I recommend approval of the house addition and patio, provided all soil removed as a result of the construction is stockpiled at least 50 feet from the wetlands and secured with silt fence until the excavated material can be removed from the site. I also recommend retroactive approval of the shed that was installed in 2010. While a permit application is required for such an activity, it appears that there was no significant impact to wetlands resulting from this activity.

However, I stated that the unlicensed channel constructed in 2009 has caused a significant impact to the wetlands on the site and on a neighboring property. The removal of the vegetation and channelizing the wetland has increased the flow of water onto the neighboring property to the south, as evidenced by increased debris carried by recent flood events. The exposed channel, devoid of vegetation, has diminished cover for wildlife and increased the temperature of the water flowing through the channel. The culvert has fragmented the wetland and created a barrier preventing safe passage of wildlife.

For these reasons, I recommended to the applicants that they consent to an application extension so that they can modify their proposal by 1) to removing the request to install additional culvert and create additional lawn, and 2) propose measures to mitigate the impacts of the unlicensed channel construction.

On July 14, 2014, the applicants submitted a revised application and removed their request to install additional culvert. They propose to mitigate the impacts of the unlicensed channel construction by removing the culvert and the loam and grass covering it and allowing it to revegetate.

To permit access to the rear lot, the applicants propose to build 5 foot by 10 foot wooden bridge from pressure treated lumber. The bridge will be constructed with 4 foot by 4 foot post joists covered by 2 foot by 6 foot boards. The bridge will be secured to the ground with concrete patio blocks. No additional wetland disturbance will be created from the bridge installation

Removal of the culvert and allowing this portion of the wetland system to revegetate naturally will restore some of the wetland's ability absorb and cool water as it flows from north to south and restore some vegetative cover for wildlife. Replacing the culvert with a bridge will restore a mechanism for wildlife to move safely and easily through the wetland system. These solutions will mitigate some of the wetland impacts of the unlicensed channel. Pesticides should be avoided at all times within and immediately adjacent to the channel. No riprap should be placed where the culvert was removed. All material resulting of the culvert removal shall be stockpiled at least fifty feet away from wetlands and surrounded by silt fence and removed from the site.

### Recommendation/Suggested Motion

\_\_\_\_\_ MOVES, and \_\_\_\_\_ seconds, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Michael Rodriguez and Melissa Pelletier (File #W1530) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the following activities 1) a house addition with basement 2) a patio, 3) a shed 4) a channel installed in 2010 and 5) removal of the culvert installed in 2010 and installation of a wooden bridge on property owned by the applicants, located at 353 Warrenville Road as shown on a revised map dated July 14, 2014 and as described in revised application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. All stockpiles of excavated material shall be located at least 50 feet away from the wetland and secured with silt fence and removed from the site as soon as feasible.
2. Erosion and sedimentation controls shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
3. No riprap shall be placed in the area where the culvert has been removed.
4. Channel and area where culvert has been removed shall be allowed to naturally revegetate.

This approval is valid for five years (until July 21, 2019), 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.

PAGE  
BREAK

208' ±

North

CONTAINS  
2.0 ACRES ±

CHNO OF HALLOCK

190.50'

CHNO OF RELLY

WATER FLOW

5'x10' wooden bridge

SWAIE

20'

16'  
12'  
SHED

SEPTIC

proposed patio

garage

20'

28'

proposed addition

34'

25'

36' ±

EXIST HOUSE

20'

28'

0 well

37.10'

103.23'

5.67'

ROUTE 39

39

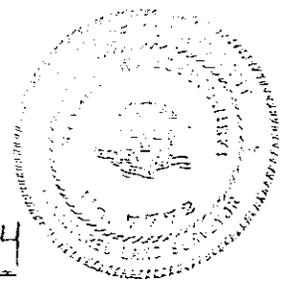
PERMIT PLAN

PREPARED FOR

MICHAEL RODRIGUEZ JULY 14, 2014

MANFIELD, CONNECTICUT

SCALE: 1"=40'



PAGE  
BREAK

July 14, 2014

To: Jennifer Kaufman  
From: Michael Rodriguez

Per our phone call, here is an updated project description for our property. Please refer to site map dated 7/14/14 for the most up to date plans.

Application amendments:

Part C- Project Description:

- 1) Addition off south side of house (full basement, first floor family room, second story master bathroom and closet space) proposed 20'x34'. The addition's closest point to closest intermittent watercourse is about 55' to the swale in the backyard. Plan to fill in old dug well near corner of addition. About 250 yards of soil will need to be removed for the basement, no wetland disturbance for this part. There is a slight grade from the house to the wetlands. Normal home type construction methods, use of excavator and dump trucks. Planning to work in the dry portion of summer/early fall. The only wetlands application for this property is the one this is amending.

Need for existing project approval:

- 2) In 2009 I constructed a channel within the wetlands to direct water from the north to the south in a contained manner. I did not have a permit for this work, but to rectify this issue I am proposing some additional changes. When I constructed the channel I spread about 30 cubic yards of loam near the wetlands and about 25 cubic yards of riprap into the wetlands. The area surrounding the channel has been seeded with grass. This improvement to the watercourse has helped my neighbors have less pooling water on their lawn in the wet seasons. Now in order to comply, I am looking to remove a section of cement pipe and install a non-invasive bridge to permit rear parcel access. In removing the pipe, I will haul dug material off of the property and allow the channel to regrow with plants. I will perform this as soon as possible, pending approval from the board.
- 3) In 2010 I installed a 14'x10' shed about twenty feet from the wetlands. The shed was placed on a 16'x12'x8" crushed stone pad.

As part of this modified application, I am requesting permission to complete two additional activities:

- 4) Construct a small wooden bridge to permit access to the rear lot. The bridge would be built from pressure treated lumber, dimensions roughly 5' wide by 10' long. Normal building techniques will be implemented, 4x4 post joists covered by 2x6 boards. The bridge will sit firmly on concrete patio block under each end of joist.

- 5) Construct a 20'x24' patio 65' feet from the edge of wetlands. For this activity I plan to spread about 16 cubic yards of gravel as the base to raise the patio height to correspond to the existing porch and new addition.

#### Part D- Site Description

The site for the addition has not changed; it is mostly flat and well drained. The swale was created to offset a muddy swamp area that attracted mosquitoes. A similar landscape still exists at the property to the north. For most of the year it is a dry rock trench, and in the spring a slow flowing stream. The location of the shed was the only place I could fit without the risk of falling limbs and ease of delivery.

#### Part E- Alternatives

I have no alternatives for the addition.

#### Part F: Map/Site plan

Please see updated map dated 7/14/14.

#### Part H- Notice to Abutting Property Owners

I have sent an updated written notification to the property abutters listed in the original application and also the updated site plan and project description to Willimantic Water Works.

Michael Rodriguez & Melissa Pelletier  
353 Warrentville Road  
Mansfield Center, CT