

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, October 6, 2014
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall (7:07 p.m.), K. Holt, G. Lewis, P. Plante, K. Rawn,
Members absent: B. Pociask, B. Ryan
Alternates present: P. Aho, S. Westa
Alternates absent: V. Ward
Staff present: Jennifer Kaufman, Inland Wetlands Agent
Curt Hirsch, Zoning Agent
Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed Aho and Westa to act in the absence of Pociask and Ryan.

Review of Minutes:

- a. 09-03-2014 - Regular Meeting-
Plante MOVED, Chandy seconded, to approve the 9-3-14 minutes as written. MOTION PASSED UNANIMOUSLY.
- b. 09-10-2014 – Field Trip - Holt MOVED, Aho seconded, to approve the 9-10-14 field trip minutes as written. MOTION PASSED with Holt and Aho in favor; all others disqualified.

Communications:

The Conservation Commission Minutes and the Wetland Agent's Monthly Business memorandum were noted.

Old Business:

W1533 – Lessenger - Monticello Lane – New Single Family Residence

Holt MOVED, Chandy seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Kurt Lessenger (File #W1533) to construct a single family dwelling, septic system, well and driveway on property located on Monticello Lane (assessor's parcel id 22.59.19 and the adjacent 50-foot wide strip of land to the northeast), as shown on a plan dated July 15, 2014 and revised through August 11, 2014, 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 provisions being met:

1. The applicant shall submit a revised plan for approval by the Inland Wetlands Agent demonstrating the following:
 - a. Stockpiles are located at least 50 feet away from the wetland and surrounded by silt fence;
 - b. A double wall of silt fence shall be installed at least 12 feet from the edge of wetlands and secured with hay bales; and
 - c. Roof drainage is directed toward a natural area away from the 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 October 6, 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. MOTION PASSED UNANIMOUSLY.

W1534 – 147 Coventry Road – Above Ground Pool & Deck

Lewis suggested that the Agency should consider establishing either an enforcement mechanism or penalty for those property owners who construct a project prior to seeking approval. Hirsch noted that there are statutory provisions for the Town to establish fines; however, it is an action that must be taken by the Town Council. Goodwin noted that this was an issue under consideration by the Regulatory Review Committee (RRC); Kaufman will review statutes and revisit the issue with the RRC.

Plante MOVED, Holt seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Kevin Morrissey (File #W1534) for the installation of an above-ground pool and deck on property owned by the applicant, located at 147 Coventry Road as shown on a map dated August 25, 2014, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands. Pursuant to Mansfield's Inland Wetlands and Watercourses Act, should the property owner conduct any additional regulated activities in the upland review area or within the wetland or watercourse, a wetland license application shall be submitted. MOTION PASSED with all in favor except Rawn who voted nay.

W1535 – 54 Homestead Drive – 10 x 14 foot shed

Goodwin questioned whether the Agency should act on this item when staff is requesting revisions to the plan. Plante suggested the Agency may also want to put limits on the types of materials that can be stored in the shed given the proposal is for placement 40' from wetlands with a porous gravel base. Members discussed the need for complete plans to address the impacts of the project, including perhaps a greater setback from the wetlands.

Rawn MOVED, Hall seconded, to deny an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Rigoberto Lopez (File #W1535) for installation of a 10 foot by 14 foot shed on a 12 by 18 foot gravel base on property owned by the applicant, located at 54 Homestead Drive as shown on a map dated August 26, 2014 and as described in other application submissions.

This action is based on a finding of potentially significant impacts on the wetlands and because the application is incomplete. MOTION PASSED with all in favor except Holt who voted nay.

New Business:

W1536 - 625 Middle Turnpike – Site Work

Holt MOVED, Chandy seconded, to receive the application submitted by OMS Development (IWA File #1536) under the Wetlands and Watercourses Regulations of the Town of Mansfield to install a water pipe to connect two wells, replace lighting and signage, install an irrigation system, and relocate a rain garden on property located at 625 Middle Turnpike as shown on a map dated 9/11/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

W1537 - 710 Storrs Road – In ground pool

Holt MOVED, Hall seconded, to receive the application submitted by Betsy Parker/Sabrina Pools (IWA File #1537) under the Wetlands and Watercourses Regulations of the Town of Mansfield for an in-ground pool on property located at 710 Storrs Road as shown on a map dated 9/20/2014 and as described in application

submissions, and to refer said application to staff and the Conservation Commission for review and comments.
MOTION PASSED UNANIMOUSLY.

W1538 - White Oak Condominium

Holt MOVED, Hall seconded, to receive the application submitted by White and Katzman Management, Inc. (IWA File #1538) under the Wetlands and Watercourses Regulations of the Town of Mansfield for sidewalk replacement, grading, and installation of yard drains on property located at White Oak Condominiums (Mansfield City Road and Poplar Drive) as shown on a map dated 8/19/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.
MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

The Chairman set a Field Trip for Wednesday, October 15th at 3:30 p.m.

Painter noted that there will be a special Inland Wetlands Meeting on October 20th preceding the regular PZC meeting.

Other Communications and Bills: Noted.

Adjournment: The Chairman adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Katherine Holt, Secretary