

MEETING NOTICE AND AGENDA
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting

Wednesday, October 6, 2014 ■ 7:00 PM

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

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
 - a. 9-03-2014 - Special Meeting
 - b. 9-10-2014 – Field Trip
4. **Communications**
 - a. Conservation Commission Minutes
 - b. Monthly Business Memorandum
5. **Old Business**
 - a. W1533 – Lessenger - Monticello Lane – New Single Family Residence
 - b. W1534 – 147 Coventry Road - Above Ground Pool & Deck
 - c. W1535 –54 Homestead Drive - Shed
6. **New Business**
 - a. W1536 - 625 Middle Turnpike – Site Work
 - b. W1537 - 710 Storrs Road – In ground pool
 - c. W1538 - White Oak Condominium
 - d. Other
7. **Reports from Officers and Committees**
8. **Other Communications and Bills**
 - a. Other
9. **Adjournment**

DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Special Meeting

Wednesday, September 3, 2014
Council Chambers, Audrey P. Beck Municipal Building

Members present: Chairman Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn,
Members absent: B. Ryan
Alternates present: P. Aho, V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent

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

Review of Minutes:

- a. 08-04-2014 - Regular Meeting-
Rawn MOVED, Aho seconded, to approve the 8-4-14 minutes as written. MOTION PASSED with all in favor except Lewis. Chandy, Hall, and Aho noted that they listened to the recoding of the meeting.
- b. 8-27-2014 – Field Trip - Holt MOVED, Aho seconded, to approve the 8-27-14 field trip minutes as written. MOTION PASSED with Holt and Aho in favor and all others disqualified.

Communications:

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

Kaufman called to the Agency's attention the situation at 625 Middle Turnpike (noted in her monthly business memo). She asked for guidance as to how the Agency would like her to proceed. The consensus of the Agency was that a license was not necessary. It was noted that digging test pits does not require a license. The subsequent water line break was accidental, and the property owner has since restored the site and stabilized the soils.

Old Business:

W1533 – Lessenger - Monticello Lane – New Single Family Residence

Holt MOVED, and Chandy seconded, to approve a request for an extension of not more than 30 days of the application of Kurt Lessenger (File #W1533) located on Lot 19 located on Monticello Lane (assessor's parcel id 22.59.19) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family dwelling, septic system, well, and driveway as shown on a map dated July 15, 2014, and as described in application submissions. MOTION PASSED UNANIMOUSLY.

Holt MOVED, and Rawn seconded, to postpone action on the application of Kurt Lessenger (File #W1533) located on Lot 19 located on Monticello Lane (assessor's parcel id 22.59.19) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family dwelling, septic system, well, and driveway as shown on a map dated July 15, 2014, and as described in application submissions. Action on this item is hereby postponed to the Agency's meeting of October 6, 2014, to allow time for the applicant to revise the application and for staff to review the changes made. MOTION PASSED UNANIMOUSLY.

New Business:

W1534 – 147 Coventry Road – Above Ground Pool & Deck

Chandy MOVED, Holt seconded, to receive the application submitted by Kevin Morrissey (File #W1534) under the Wetlands and Watercourses Regulations of the Town of Mansfield for an above-ground pool with deck surround on property located at 147 Coventry Road, as shown on a map dated 8/25/2014 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

W1535 – 54 Homestead Drive – 10 x 14 foot shed

Chandy MOVED, Holt seconded, to receive the application submitted by Rigoberto Lopez (File #W1535) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a 10 x 14-foot shed on a gravel base on property located at 54 Homestead Drive, as shown on a map dated 8/26/2014 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, September 10th at 3:30 p.m.

Other Communications and Bills: Noted.

Adjournment: The Chairman adjourned the meeting at 7:12 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP

Wednesday, September 10, 2014

Members present: K. Holt, P. Aho
Staff present: J. Kaufman, Inland Wetlands Agent

The field trip began at 3:35 p.m.

W1535 –54 Homestead Drive – Shed

Members observed current conditions, and site characteristics. No decisions were made.

W1534 – 147 Coventry Road - Above Ground Pool & Deck

Members were met on site by Kevin Morrissey. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 4:05 p.m.

K. Holt, Secretary

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Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 September 2014
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Aline Booth (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, Michael Soares, John Silander. *Members absent:* Joan Buck (Alt.), Robert Dahn, Peter Drzewiecki.

1. The meeting was **called to order** at 7:32p by Kessel. Alternate Booth was designated a voting member for this meeting.
2. The draft **minutes** of the 20 August 2014 meeting were approved as written.
3. The Commission agreed to move the **October meeting** to the fourth Wednesday (i.e., 22 October) to avoid a conflict with Joshua's Trust's annual dinner.

4. IWA referrals.

- a. **W1533 (Lessenger; Monticello La).** This application, which the Commission considered at its August meeting, has been revised. The amended application was unavailable for comment at this meeting. {Lehmann participated in the August 27 IWA Field Trip to this site; his report is attached.}
- b. **W1534 (Morrissey, 147 Coventry Rd).** The applicant seeks retroactive approval of an above ground pool and deck, constructed within 150 ft of wetlands. The Commission unanimously agreed (**motion:** Silander, Booth) that, while this project does not appear likely to have any significant wetlands impact, the application should have been submitted in advance, rather than presenting the IWA with a *fait accompli*.
- c. **W1535 (Lopex, 54 Homestead Dr).** The applicant seeks approval for constructing a 10x14 ft storage shed on a slope 40 ft from wetlands. Apparently, site preparation (leveling) has been done, though the shed itself is not yet constructed. After some discussion, the Commission agreed unanimously (**motion:** Silander, Facchinetti) to comment that:

This application should have been made prior to beginning work. It is not clear why the selected site is "the only reasonable one" (Part E), given that a nearby site at the left edge of the driveway "T" would be farther from wetlands and from the side property line. While the shed itself does not appear to threaten a significant impact on wetlands, provided standard erosion controls are employed during construction, storage of gasoline and petrochemicals in it could pose some risk to wetlands.

5. Fanwort control in Eagleville Lake. Mansfield & Coventry have applied for a \$14K DEEP grant to control fanwort in Eagleville Lake with the herbicide Flumioxazin, beginning in June 2015. Fanwort is an invasive plant (probably introduced into waterways from home aquariums) that spreads rapidly, choking out native species. Facchinetti reported that Flumioxazin is "mildly toxic" to fish, according to the EPA, and wondered about the environmental side-effects of the treatment. (The application alleges "no expected negative impacts to the public access" (p.2), whatever that means.) Silander noted that die-off of fanwort, whether natural or consequent to herbicide treatments, could reduce dissolved oxygen. He also wondered why controlling fanwort (as opposed to other invasives) should be a top priority for the Town. The grant requires matching funds, and Mansfield is apparently going to extract its \$7K share from the Open Space Fund, contrary to its intended purpose. As fanwort control will require continuing applications

of herbicide, the Council should budget for it. The Commission agreed to table further discussion of the issue until the November meeting, when answers to some of these questions may be available.

6. Officers for 2014-15. Kessel and Lehmann agreed to continue as Chair and Secretary (resp.); Dahn was volunteered as Vice Chair. This slate of officers was approved unanimously (**motion:** Booth, Soares).

7. Mansfield Tomorrow. If all goes according to plan, a new Plan of Conservation and Development will be adopted in March 2015, and new Zoning and Subdivision Regulations in August 2015.

8. Membership. Kessel is working on finding someone to replace Drzwiecki on the Commission.

9. Mansfield/CWC Water Planning/Advisory Council. Soares distributed copies of material from this group's July meeting

10. Adjourned at 8:40p. Next meeting: 7:30p, Wednesday, 22 October 2014.

Scott Lehmann, Secretary, 21 September 2014; revised 22 September 2014.

Attachment: IWA Field Trip report, 27 August 2014

Dear CC members,

Today I participated in the IWA Field Trip to the Lessenger property on Monticello Lane, the site of the proposed house (W1533) we discussed and commented on at last week's CC meeting. This wasn't as pointless as it sounds, since the applicant is revising his proposal to avoid having to apply for the special permit required for the 800 yards of fill, and we will have to consider a revised proposal in September (probably).

The revised proposal will call for significantly less fill. Instead, rocks (which abound on the property) would be used for a retaining wall along the driveway, and the house would be sited lower. Although a revised plan and map were not available today, these changes would appear to allay our main concerns about this project.

Scott Lehmann



Town of Mansfield

Inland Wetlands Agency

Date: October 2, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Monthly Business Report

Mansfield Auto Parts - Route 32

On May 20, 2014, Grant Meitzler and I inspected the site and noticed that there were numerous car doors within 25 feet of the wetlands. The owner agreed to remove the doors and store them at least 25 feet away from the wetland. The doors had not been moved as of June 6, 2014. I returned to the site on June 20, 2014 and noted that the staff was in the process of moving the items and I returned on July 31, 2014 and the issue was resolved.

During an inspection on July 31, 2014, I noted that a car was parked approximately 20 feet from the wetland. The owner was asked to move it. When I returned on August 28, 2014 the car had not been moved. The owners were reminded to again to move the car at least 25 feet away from wetlands. On September 15, 2014 I visited the site and the car had been moved. I will continue to monitor this issue.

W J Stearns and Sons, Inc.- Stearns Road-Gravel Operation

On October 2, 2014, I inspected W J Stearns and Sons, Inc. gravel operation on 40-100 Stearns Road (assessor's parcel id 32.89.1). On October 7, 2013, the Planning and Zoning Commission determined that the gravel operation was a legally existing nonconforming use that existed prior to adoption of regulations governing such operations and as such no special permit was required. At that time, no gravel removal was occurring within the upland review area of nearby wetlands. However, the gravel extraction operation has now extended south, immediately adjacent to the edge of wetlands. The owners were ordered to stop work, install a double wall of silt fence along the edge of wetlands, remove stockpiles from the upland review area and stabilize the site immediately. There were also informed that they needed to submit an Inland Wetlands Application for receipt at the October 20, 2014 special meeting.

Agent Approvals

127 Gurleyville Road-8 x 10 foot shed-120 feet from the wetlands.

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Town of Mansfield

Department of Planning and Development

Date: September 30, 2014

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Lot 19 Monticello Lane (File #W1533)
Kurt Lessenger
Description of work: construct a single family dwelling, septic system, well and driveway
Plan Reference: July 15, 2014, revised through August 11, 2014

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.

Background

This memo supplements my memo of August 28, 2014. Action on the above referenced application was postponed at your meeting of September 3, 2014 to allow staff to review a revised plan that reduced the amount of fill, thereby removing the need for the applicant to file a special permit application under Article 10, Section H of Mansfield's Zoning Regulations, and potentially reducing the impacts to wetlands.

Staff also noted during review of the wetlands application that the proposed building site is partially situated on a lot approved as part of the Davis Manor subdivision in 1968 and partially within an area reserved for future roadway purposes, shown on the attached map as a 50-foot wide strip of land located to the northeast of the lot. The applicant has been advised that a resubdivision application will be required to merge the portion of the site that was originally reserved for roadway use with the adjacent lot. As such, the IWA review of the proposed house will also be considered to meet the requirements for IWA review of proposed subdivision applications involving wetlands or upland review areas.

Project Description

The owner proposes to construct a 3-bedroom, single-family dwelling, with an onsite septic system, well and driveway on Assessor's Lot 19, located on Monticello Lane (parcel id 22.59.19) and the adjacent 50-foot wide strip of land to the northeast. The proposed dwelling is 28 feet from the edge of wetlands. The wetlands on site are part of a large forested wetland system that drains from north to southeast.

To grade the site, 450 cubic yards of fill will be used. The applicant indicates that silt fence will be placed 7 feet from the edge of wetlands. Because of the close proximity of the disturbance to the edge of wetlands

and the amount of fill being used to grade the site, I recommend the following additional measures to reduce potential impact to wetlands:

- Replace the single silt fence with a double wall of silt fence secured with hay bales;
- Stockpile fill and excavated material at least 50 feet from the edge of wetlands. Stockpiles should be surrounded by silt fence to prevent the material from entering the wetland; and
- Direct all roof drainage toward a natural area away from the wetlands.

Suggested Motion

_____ MOVES, and _____ seconds, 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:

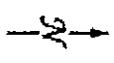
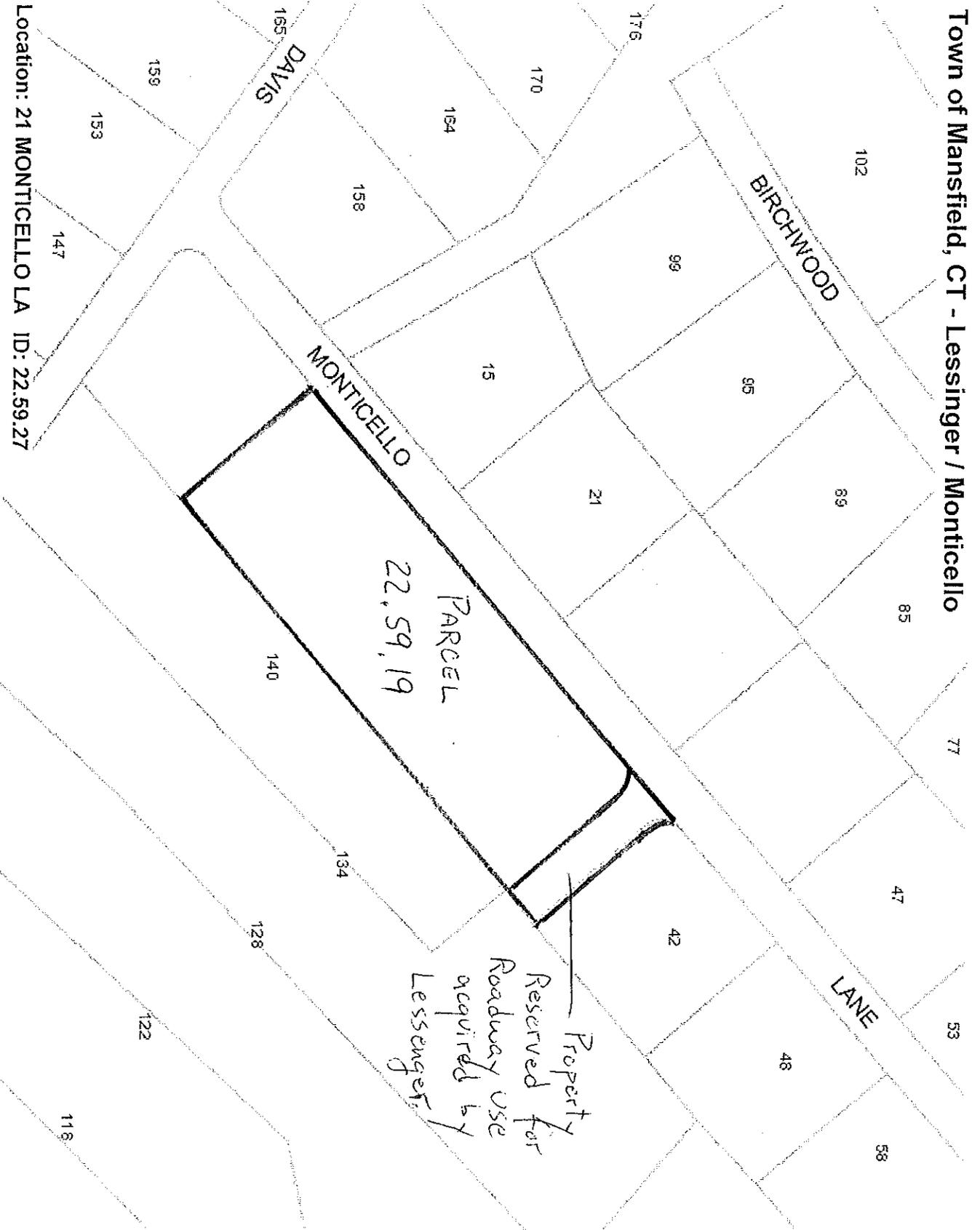
1. The applicant shall submit a revised plan for approval by the Inland Wetlands Agent demonstrating the following:
 - a. Stockpiles are located at least 50 feet away from the wetland and surrounded by silt fence;
 - b. A double wall of silt fence shall be installed at least 12 feet from the edge of 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. This approval is contingent upon approval of a ~~resubdivision to authorize the merger of land previously reserved for right-of-way use with the lot.~~

Town of Mansfield, CT - Lessinger / Monticello



- Zoning
- Conservation Easement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 166.09 ft

Printed: 10/2/2014



Location: 21 MONTICELLO LA ID: 22.59.27

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance



Town of Mansfield

Department of Planning and Development

Date: September 30, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 147 Coventry Rd (File #W1534)
Owner/Applicant Name: Kevin Morrissey
Description of work: installation of an above ground pool with deck surround
Plan Reference: 8/25/2014

Project Overview

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters

Project Description

During the summer of 2013 the applicant installed an above ground pool with a deck surround on the southwest of an existing house, 105 feet from the edge of a forested wetland.

Findings and Recommendations

During the Inland Wetlands Agency (IWA) site visit on September 10, 2014, members reviewed the project. The applicant estimates that the area of disturbance was 1255 square feet. The area of disturbance has been seeded with grass and is stable. While the property owner should have applied for an Inland Wetlands License prior to installation, no significant impact to the wetlands was observed.

Suggested Motion

_____MOVES, and _____ seconds, 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 in-ground pool and deck on property owned by the applicant, located at 147 Coventry Road 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.

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Town of Mansfield

Department of Planning and Development

Date: September 30, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 54 Homestead Drive (File #W1535)
Owner/Applicant: Rigoberto Lopez
Description of work: Installation of a 10 foot by 14 foot shed on a 12 x 18 foot gravel base
Plan Reference: 8/26/2014

Project Overview

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters

Project Description

The applicant proposes to install a 10 x 14 foot shed on a 12 x 18 gravel base at the end of his driveway located on the eastern side of his home, approximately 40 feet from a forested wetland protected by a Town conservation easement.

Findings and Recommendations

- **Site Preparation**—During the Inland Wetlands Agency (IWA) site visit on September 10, 2014, it was observed that a 6-inch gravel base (approximately 4 cubic yards) had been installed previously, without approval of the IWA. In addition, large stones were installed under the gravel to level the site creating an unstable bank sloping towards the wetlands. It is recommended that the applicant stabilize this bank to prevent sediment from entering the wetland.
- **Shed**—I do not believe the shed will cause any significant impact to the wetlands.

Suggested Motion

_____MOVES, and _____ seconds, to grant 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 x 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 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 that depicts how the bank sloping toward the wetlands will be stabilized.

54 Homestead Drive (File #W1535)

Owner/Applicant: Rigoberto Lopez

Page 2

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.



Department of Planning and Development

Date: September 30, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
625 Middle Turnpike (IWA File #1536)
Owner/Applicant: OMS Development
Description of work: installation of water pipeline, new lights, signage, irrigation system and rain garden relocation
Map Date: 9/11/2014

Project Description

The applicant seeks approval to install a 510 foot water pipeline to connect two wells, new lights, a sign, an irrigation system and to repave the parking lot. To filter runoff before it drains to the wetlands, an anti-scouring water detention area will be established on the northerly side of the parking lot. In addition, the applicant seeks approval to relocate the rain garden proposed as part of the site renovations to 1659 Storrs Road. All activities will take place in the upland review area.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the CT Department of Public Health and Windham Water Works. Certified mail receipts must be submitted for Windham Waterworks and email confirmation must be submitted for CT Department of Public Health prior to action on the application.
- Natural Diversity Database has been checked and no state listed species or significant natural communities exist on the property.

Receipt Motion

_____ MOVES, _____ seconds to receive the application submitted by OMS Development (IWA File #1536) under the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of water pipeline, new lights, signage, irrigation system and rain garden relocation 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. |

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Part C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application – page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

***See Attached sheet

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

Approximately 288 cubic yards of material will be disturbed for the water line and the installation of parking lot lighting.

3) Describe the type of materials you are using for the project:

Sands will be installed into the trench for the water line for the bedding of the pipeline. The sand will be native sand in the amount of approximately 288 cubic yards

- a) include **type** of material used as fill or to be excavated NONE
- b) include **volume** of material to be filled or excavated NONE

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

a. silt fence

b. anti-scouring detention area to slow run off from parking area into wetlands.

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

Land is flat without notable vegetation. Soils are well-drained.

Part E - Alternatives

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

Alternatives would cause increased adverse impacts to wetlands

Part F - Map/Site Plan (all applications)

1) Attach to the application a map or site plan showing existing conditions and the proposed project in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application – page 6.)

- 2) Applicant's map date and date of last revision 5/30/89 & 7/24/2014
- 3) Zone Classification PB 3
- 4) Is your property in a flood zone? Yes No Don't Know

Part G - Major Applications Requiring Full Review and a Public Hearing

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

- 1) Attach list of abutters, name, address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property , including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. *Postal receipts of your notice to abutters must accompany your application.* (This is not needed for exemptions).

Part I - Additional Notices, if necessary

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes ___ No X Don't Know

- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes ___ No X Don't Know

- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes ___ No X Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

Part L - Filing Fee

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. X \$125. ___ \$100. ___ \$50. ___ \$25.

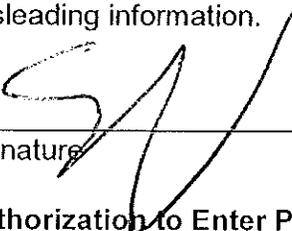
X \$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

Certification

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.



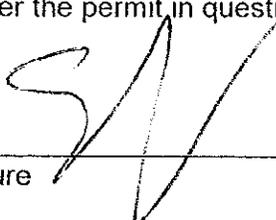
Signature

9/29/14

Date

Authorization to Enter Property

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.



Signature

9/29/14

Date

OMS Development Wetlands Application

Part C

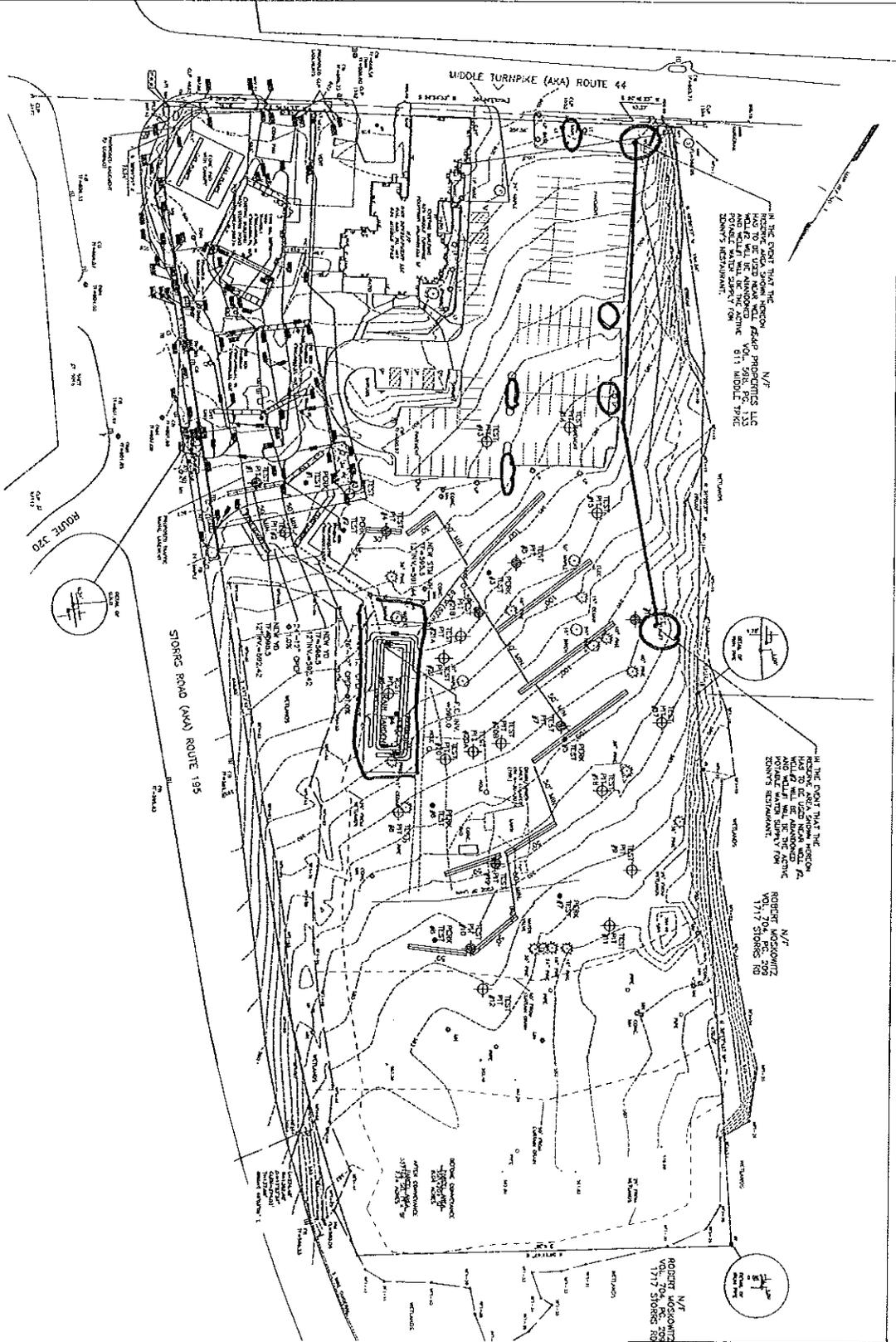
1.

There will be no activity in the wetland/watercourse areas.

The only activity will be located in areas adjacent to (within 150 feet from the edge of) the wetland/watercourse areas.

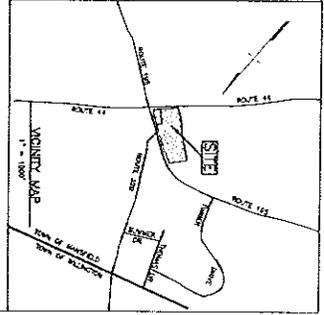
- a. A new pipeline will be installed from Well #2 to Well #1. The pipeline will be 510 feet in length in a trench 5 feet in depth and 2 feet in width.
- b. New parking lot lights will be installed requiring excavation of approximately 90-100 cubic yards of soil.
- c. New signage will be installed requiring the digging of holes for the posts for identification signs and parking signs
- d. An irrigation system will be installed around the perimeter of the parking lots
- e. The parking lots and driveways will be repaved in selective areas, based on need, with an anti-scouring water detention area will be established on the northerly side of the parking lots in order to control sheet flow off of the parking lots and into the wetland areas.

All work will be done with an excavator, a backhoe, and small bulldozer. All material will be excavated and backfilled after installation.



	PROPOSED TEST PT
	ACCEPTABLE TEST PT
	UNACCEPTABLE TEST PT

<p>Meahan & Goodin Engineers - Surveyors, P.C. 307 North Main Street, Middletown, CT 06457 (860) 453-2300 Fax (860) 453-2306</p>	
<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: 1" = 40'</p> <p>OVERALL PROPOSED IMPROVEMENTS</p>	
<p>DESIGNER: _____</p> <p>CHECKED: _____</p> <p>DATE: _____</p>	<p>PROJECT: _____</p> <p>SCALE: _____</p> <p>DATE: _____</p>





Department of Planning and Development

Date: September 30, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
710 Storrs Road (IWA File #1537)
Owner/Applicant: Betsy Parker/Sabrina Pools
Description of work: in-ground pool
Map Date: 9/20/2014

Project Description

The applicant seeks approval to install a 12 x 24 foot in-ground pool with a concrete surround, 45 feet from the edge of wetlands. The area of disturbance will be approximately 540 square feet. Pool installation will require excavation of approximately 58 cubic yards of soil.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the CT Department of Public Health and Windham Water Works. Certified mail receipts must be submitted for Windham Waterworks and email confirmation must be submitted for CT Department of Public Health prior to action on the application.
- Natural Diversity Database has been checked and no state listed species or significant natural communities exist on the property.

Receipt Motion

_____ MOVES, _____ seconds 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 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.



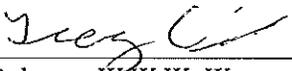
TOWN OF WINDHAM WATER WORKS

174 Storrs Road
Mansfield Center, CT 06250
Tel. 860-465-3075 • FAX 860-465-3085

- Inland Wetlands Commission
- Zoning Commission
- Planning & Zoning Commission
- Zoning Boards of Appeals

- TOWN:
- | | | |
|------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> Ashford | <input type="checkbox"/> Chaplin | <input type="checkbox"/> Eastford |
| <input type="checkbox"/> Hampton | <input checked="" type="checkbox"/> Mansfield | <input type="checkbox"/> Pomfret |
| <input type="checkbox"/> Union | <input type="checkbox"/> Willington | <input type="checkbox"/> Windham |
| <input type="checkbox"/> Woodstock | | |

INSPECTED BY:



Troy Quick W.W.W. Watershed Inspector

DATE: September 26, 2014 WW file #M1014

The Windham Water Works has received notification of a proposed project per the requirements of Public Act 89-301.

PROJECT DESCRIPTION:

New 12x24 vinyl liner inground pool with 48" chain link fence as show on plan

Applicant: Sabrina Pools

COMMENTS:

The Windham Water Works has reviewed the proposed project and with best management practices and with proper soil and erosion control measures throughout the duration, we would have no objections, we will monitor accordingly.

Part C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application – page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

B) new 12x24 vinyl liner inground pool that will be 5' deep with 48" chain link fence with self latching and closing gates

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

B) area to be disturbed will be 18 linear feet by 30 linear feet in dimension

3) Describe the type of materials you are using for the project: fiberglass walls, vinyl liner, flex pipe

- a) include **type** of material used as fill or to be excavated native excavated soil
- b) include **volume** of material to be filled or excavated 58 cubic yards

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

Will use silt fence & hay bales on side of property towards wetland on east side of property

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

Flat grass well drained

Part E - Alternatives

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

This is the only location that is suitable for pool
in rear yard

Part F - Map/Site Plan (all applications)

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application – page 6.)

2) Applicant's map date and date of last revision _____

3) Zone Classification R-1

4) Is your property in a flood zone? _____ Yes No

Part G - Major Applications Requiring Full Review and a Public Hearing

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

1) Attach list of abutters, name, address

2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property , including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. **Postal receipts of your notice to abutters must accompany your application.** (This is not needed for exemptions).

Part I - Additional Notices, if necessary

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes No ___ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes No ___ Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

Part L - Filing Fee

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. ___ \$125. ___ \$100. ___ \$50. ___ \$25.

___ \$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

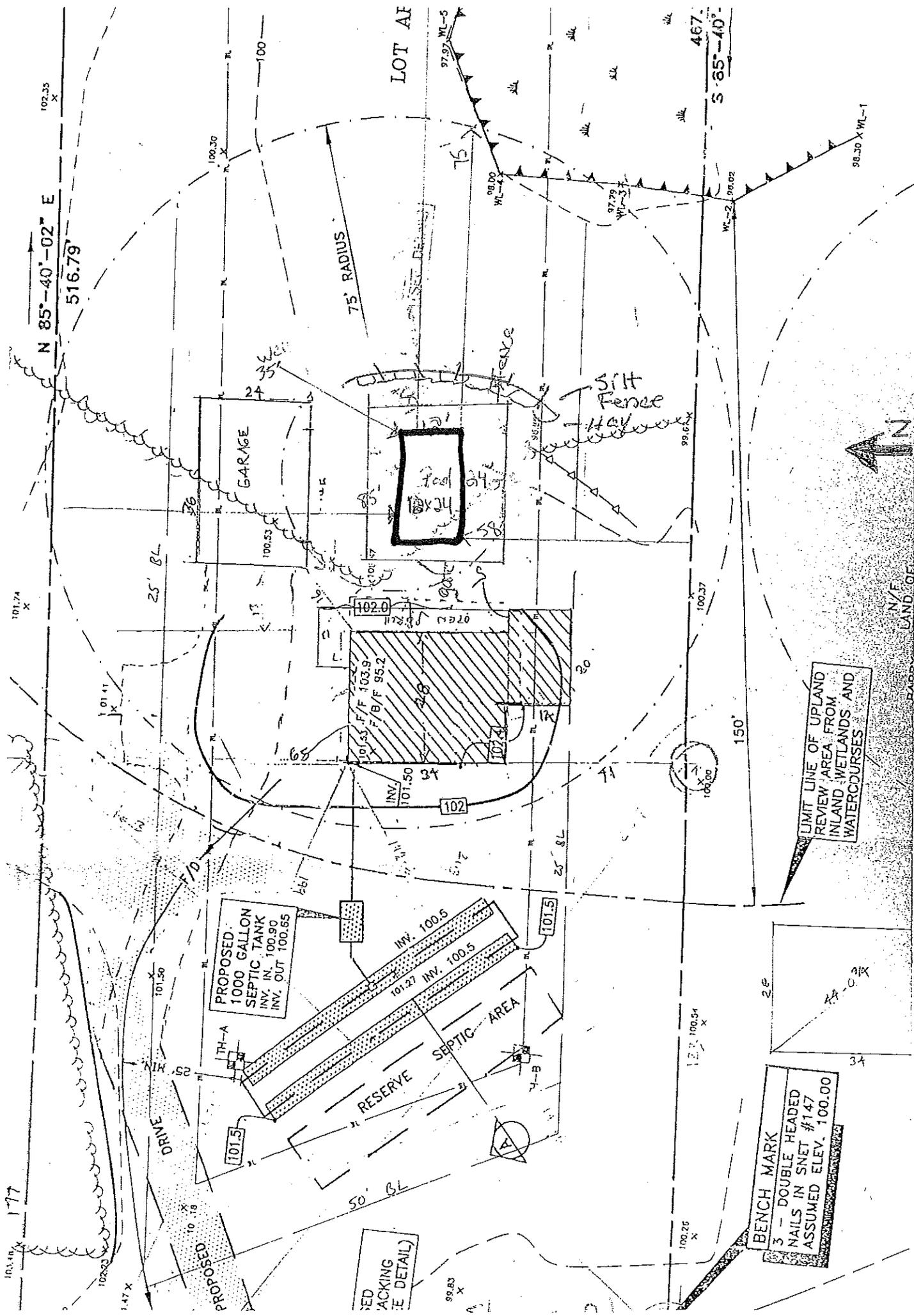
The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by members and agents of the Inland Wetlands Agency, at reasonable times, both before and after the permit in question has been granted by the Agency.



Applicant's Signature

Date

9/23/14



LIMIT LINE OF UPLAND REVIEW AREA FROM INLAND WETLANDS AND WATERCOURSES

BENCH MARK
3 - DOUBLE HEADED NAILS IN SNET #147 ASSUMED ELEV. 100.00

Betsy Park Rd
710 S. ...



RED JACKING (SEE DETAIL)

PAGE
BREAK



Department of Planning and Development

Date: September 30, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: Receipt of New Application for Wetlands License
the White Oak Condominiums (Mansfield City Road and Poplar Drive) (IWA File #1538)
Owner/Applicant: White and Katzman Management, Inc.
Description of work: Replacement of sidewalks, address drainage concerns, and complete grading
Map Date: 8/19/2014

Project Description

The applicant seeks approval to repair walkways and address drainage concerns, extend one roof leader into a wetland within the lawn area, extend roof leaders away from buildings, complete grading, and install yard drainage pipes. The area of disturbance will be approximately 52,300 square feet within the upland review area.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply Watershed.

Application Fees and Notifications

- The applicant has paid the required application fee
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the CT Department of Public Health and Windham Water Works. Certified mail receipts must be submitted for Windham Waterworks and email confirmation must be submitted for CT Department of Public Health prior to action on the application.
- Natural Diversity Database has been checked and no state listed species or significant natural communities exist on the property.

Receipt Motion

_____ MOVES, _____ seconds 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 Replacement of sidewalks, address drainage concerns, and complete grading on property located at the White Oak Condominiums (Mansfield City Road and Poplar Drive) 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.

PAGE
BREAK

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3330 OR 860-429-3615x6204
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # 1538
W _____
Fee Paid _____
Official Date of Receipt _____

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name White Oak Condominium Association, Mr. Scott Glennon

c/o White & Katzman Management, Inc.

Mailing Address 111 Roberts Street, Suite G-1

East Hartford, CT

Zip 06108

Phone 860-291-8777

Email _____

ext. 115

Title and Brief Description of Project

White Oaks Condominium

Replacement of sidewalks, minor grading

Location of Project Mansfield City Road & Poplar Drive

Intended Start Date October 2014

Part B - Property Owner (if applicant is the owner, just write "same")

Name Same

Mailing Address _____

Zip _____

Phone _____

Email _____

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature Scott Glennon

date 7/9/2014

resident

Applicant's interest in the land: (if other than owner) _____

Part C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application - page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

1. Maintenance at White Oak Condo to repair walkways and address drainage concerns.

a. Extend one roof leader into a wetland within the lawn area.

b. Extend roof leaders away from buildings, minimal site grading and installation of yard drains and discharge pipes (1.2 acres).

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

a. 0

b. 52,300 sf within 150' upland review area

3) Describe the type of materials you are using for the project: bituminous concrete, process stone

a) include *type* of material used as fill or to be excavated same as above

b) include *volume* of material to be filled or excavated

Material in trenches for drains will be reused.

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

Silt fence at root leader outlets and downgrade of disturbed areas

Seeding Schedule

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

Generally very flat.

Must work within grass area.

Part E - Alternatives

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

No alternatives due to flat grade.

Part F - Map/Site Plan (all applications)

1) Attach to the application a map or site plan showing existing conditions and the proposed project in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application -- page 6.)

2) Applicant's map date and date of last revision 08-19-2014

3) Zone Classification RAR-90

4) Is your property in a flood zone? Yes No Don't Know

Part G - Major Applications Requiring Full Review and a Public Hearing

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

1) Attach list of abutters, name, address

2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. Postal receipts of your notice to abutters must accompany your application. (This is not needed for exemptions).

Part I - Additional Notices, if necessary

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes No ___ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes No ___ Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes No ___ Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. (Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)

Part L - Filing Fee

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. \$125. ___ \$100. ___ \$50. ___ \$25.

\$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

Certification

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Scott Glenner
Signature *pres. dent*

9/9/2014
Date

Authorization to Enter Property

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.

Scott Glenner
Signature *pres. dent*

9/9/2014
Date

Statement of Use

Re: White Oak Condominiums

The applicant would like to correct drainage problems around many of the buildings at White Oak Condominiums. The application proposes the removal and replacement of existing walks, extending roof leaders away from buildings, minor site grading and the installation of yard drains where necessary. The site plan also depicts sedimentation and erosion controls along with a construction and erosion control details.

