



Town of Mansfield

Department of Planning and Development

Date: October 17, 2014
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 625 Middle Turnpike (File #W1536)
OMS Development, LLC
Description of work: relocation of rain garden
Map Date: 9/11/2014, revised through 10/16/2014

Notifications

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

Project Overview

At its October 6, 2014 meeting, the Inland Wetlands Agency received an application for an inland wetlands license to install a 510 foot water pipeline to connect two wells, new lights, a sign, an irrigation system, an anti-scouring water detention area, and to repave the parking lot. In addition, to meet Eastern Highland Health District's (EHHD) requirement that the septic system on 1659 Storrs Road property (also owned by the applicant) be increased, and to comply with EHHD's requirement that rain gardens be located at least 50 feet from a septic system, the applicant proposed to move the rain garden further northwest on an easement located on 625 Middle Turnpike property. The rain garden was initially approved by the agency on July 3, 2014 (File # W 1520) as part of the site renovations to the 1659 Storrs Road property. Subsequently, and as stated in the attached letter, the applicant has withdrawn the application to complete all but the rain garden relocation.

At its closest post the proposed new location of the rain garden is 25 feet from the edge of wetlands. To construct the rain garden the applicant will excavate 205 cubic yards of material. The rain garden will be backfilled with 4 inches of topsoil and planted with native plants. In my opinion, the proposed new location of the rain garden will not cause any significant impact to wetlands and is necessary to filter runoff from the parking lot located on 1659 Storrs Road. I do recommend that silt fence be installed during construction on the easterly side of the rain garden, 10 feet from the edge of wetlands. Also, the excavated soil should be stockpiled at least 50 feet from the edge of wetlands and be surrounded by silt fence until it is removed or

distributed on site. If the excavated material is distributed on site, it should be placed in areas at least 50 feet from the wetlands and immediately stabilized and top-seeded.

Recommendation/Suggested Motion

_____ MOVES, _____ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to OMS Development, LLC (File #W1536) for relocation of rain garden on property owned by the applicant and located at 625 Middle Turnpike as shown on plans dated 9/11/2014 and revised through 10/16/2014 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Silt fence shall be installed prior to construction down gradient of the rain garden (on the easterly side) at least 10 feet from the edge of wetlands;
3. All excavated soil shall be stockpiled at least 50 feet from the edge of wetlands and surrounded by silt fence until it is removed or distributed on site; and
4. If excavated material is distributed on site, it shall be placed in areas at least 50 feet from the edge of wetlands and stabilized and seeded immediately.

This approval is valid for five years (until October 20, 2014) 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.

OMS Development, LLC
3180 Washington Road
West Palm Beach, FL. 33405

October 16, 2014

Town of Mansfield
Inland Wetlands Agency
c/o Ms. Jennifer Kaufman
Audrey Beck Municipal Building
Four South Eagleville Road
Storrs, CT. 06268

RE: Application for Permit
W1536
625 Middle Turnpike

Dear Ms. Kaufman,

Attached herewith please find 15 copies of the October 16, 2014 site plan for the above captioned property depicting the relocated rain garden that has been revised as per your discussions with representatives of Meehan & Goodin.

At this time we are respectfully requesting that it be reviewed and considered for approval by the Agency at their next meeting on October 20, 2014. This request is prompted by the need to have the expanded septic system constructed and the paving for 1659 Storrs Road completed before the end of the paving season.

I am also respectfully requesting that the Agency consider our request to temporarily withdraw the other components of the above captioned application, specifically:

- the installation of the pipeline between the two wells,
- The installation of light bollards and sign foundation within the regulated upland area, and
- The installation of the stormwater diffuser/level spreader within the regulated upland area,

until such time as our engineers can prepare the appropriate plans, details, underlying reports, studies and specifications for that work. We intend to have those material delivered to your office prior to Monday, October 27, 2014.

October 16, 2014

Ms. J. Kaufman

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If you have any questions or require any additional information, please do not hesitate to contact me

Respectfully Submitted

A handwritten signature in cursive script that reads "Owen Mark Sanderson".

Owen Mark Sanderson
Principal

Cc:

IWA 1536- Addendum

- C-1. The Applicant plans to relocate the previously approved rain garden to a location to the north and west in order to accommodate the expansion of the septic system. The rain garden will be located in upland soils more than 25 feet from the designated wetlands
- C-2 The applicant will remove and stockpile approximately 205 c.y of material. The material will be removed to a location adjacent to the existing parking lot where it will be used in the regrading of the lot which is scheduled to occur in the Spring of 2015. The stockpile will be screened by a silt fence and stabilized with winter rye.
- C-3: No
- C-4: All other alternative locations conflicted with the approved B-100-A reserve area.
- C-5: The work will be performed this season using a backhoe and hand tools.
- C-6 The adjacent wetlands will be protected by silt fencing
- 7: Yes, the former rain garden was approved by the IWA

