

**MEETING NOTICE AND AGENDA**  
**MANSFIELD INLAND WETLANDS AGENCY**  
Regular Meeting  
**Monday, February 2, 2015 ■ 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. 1-20-2015 – Special Meeting Minutes
4. Communications
  - a. Memo from Inland Wetlands Agent, Eagleville Lake Aquatic Invasive Control CT DEEP Grant-To be emailed and handed out at meeting
  - b. Conservation Commission Minutes
5. Old Business
  - a. W1542-Guyette, 140 Codfish Falls, 3 Lot Subdivision- Memo from Inland Wetlands Agent
6. New Business
  - a. W1547 – Rossi, 212, Davis Road--Driveway Improvements and Septic System Repair- Memo from Inland Wetlands Agent
  - b. W1424 – Uniglobe Investments, LLC, 73 Meadowbrook Lane, Whispering Glen 50 Unit Apt. Complex- Memo from Inland Wetlands Agent
7. Reports from Officers and Committees
8. Other Communications and Bills
9. Adjournment

PAGE  
BREAK

**DRAFT MINUTES**  
**MANSFIELD INLAND WETLANDS AGENCY**  
**SPECIAL MEETING**  
January 20, 2015  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the special meeting to order at 7:00 p.m., appointing Ward to act in Plante's absence.

**Review of Minutes**

**12-15-14 Meeting Minutes** – B. Ryan moved and R. Hall seconded to approve the minutes of the 12-15-14 meeting as presented. B. Pociask noted that he listened to the audio of the meeting. MOTION PASSED UNANIMOUSLY.

**1-14-2015 Field Trip Minutes** – B. Ryan moved and K. Holt seconded to approve the minutes of the 1-14-15 field trip after amending the minutes to correct V. Ward's name and the adjournment time to 3:20 p.m. MOTION PASSED with Holt, Ryan and Ward in favor and all others disqualified.

**Communications**

The Monthly Business Memorandum and Conservation Commission Minutes were noted.

**Public Hearings**

**Niarhakos, 101 East Road, 3-Lot Re-subdivision, IWA File #W1545** – Chairman Goodwin opened the Public Hearing at 7:09 p.m. Members present were J. Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, and S. Westa; V. Ward was seated. Jennifer Kaufman, Inland Wetlands Agent, read the legal notice as it appeared in the Chronicle on 1/14/15 and noted a 1/20/15 letter from Jean Perry Phillips, a 1/15/15 email from Liz Vitullo, an undated letter from George and Jean Norman, a 11/25/14 letter from Mary Harper, a 4/25/14 letter from Donald Aubrey, a 3/13/2014 Soil Test from Geoffrey W. Havens, and a 4/17/14 letter from Robert Thorson. K. Holt MOVED and B. Ryan seconded to continue the Public Hearing to 02-17-2015. MOTION PASSED UNANIMOUSLY.

**Guyette, 140 Codfish Falls, 3-lot Re-Subdivision, IWA File #1542 W1545** – Chairman Goodwin opened the Continued Public Hearing at 7:11 p.m. Members present were J. Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan, and alternates P. Aho, V. Ward, and S. Westa; V. Ward was seated. Jennifer Kaufman, Inland Wetlands Agent, read the legal notice as it appeared in the Chronicle on 1/14/15.

Present was Ed Pelletier of Datum Engineering and Surveying, on behalf of the applicant, who discussed the revised plans which addressed the comments of Director of Planning Linda Painter and Assistant Town Engineer Derek Dilaj. Mr. Pelletier agreed with Dilaj's request for an easement giving the Town a right-to-drain across the northern end of the property, and that it be added to the plans. Mr. Pelletier also agreed that the testimony from this IWA hearing may be entered in the Planning and Zoning Commission record.

Steven Guyette, the applicant, provided a family history of the use of the property and stated that the family intended to keep most of the property as undisturbed forest land, other than the proposed lots.

Quentin Kessel, Codfish Falls Road (member of the Conservation Commission and Open Space Preservation Committee but appearing as an individual), spoke in support of the project, but requested that an open space dedication be included in the plan. Mr. Kessel noted that a common driveway is not a right but a privilege and that it is important to keep the area pristine.

V. Ward MOVED and B. Chandy seconded to close the Public Hearing at 7:31 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

- a. **Niarhakos, 101 East Road, 3-Lot Re-Subdivision, IWA File #W1545**  
Item continued to 02-17-2015 meeting.
- b. **Guyette, 140 Codfish Falls, 3 Lot Subdivision, IWA File #W1542**  
The IWA discussed the project, focusing on issues such as the common driveway, drainage easement, and authority of the IWA to require an open space dedication under the circumstances of this application. The IWA requested a legal opinion from its attorney on the statutory language regarding open space dedications in family transactions. A motion will be prepared for the next meeting for possible consideration.
- c. **Renwood Apartments, 20 Dartmouth Road, New Septic System for Building #20**  
K. Holt MOVED and B. Ryan seconded to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Renwood Apartments, LLC (File #W1546) for the construction of a new septic system on property owned by the applicants and located at 20 Dartmouth Road as shown on plans dated 10/27/2014 and as described in application submissions.

This action is based on 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. All tree debris and stumps shall be removed from the site or placed them no closer than 50 feet from the edge of wetlands; and
3. All construction activity shall occur between October 1 and April 1. If this is not feasible, then all recommendations pursuant to the CT DEEP Natural Diversity Data Base Determination No.: 201411747, dated December 19, 2014, shall be followed to protect the species of concern.

This approval is valid for five years (until January 20, 2020) 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.

**New Business:**

- a. **J-3 Request for Jurisdictional Ruling-166 Moulton Road – Small Scale Waterwheel**  
Item has been withdrawn.

**Reports from Officers and Committees**

Inland Wetlands Agent Jennifer Kaufman reported that a field trip is not needed before the next meeting.

**Other Communications and Bills:** No comments offered.

**Adjournment:** The Chairman declared the meeting adjourned at 7:33 p.m.

Respectfully submitted,  
Katherine Holt, Secretary

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 21 January 2015  
Conference B, Audrey P. Beck Building  
**(draft) MINUTES**

*Members present:* Aline Booth (Alt.), Joan Buck (Alt.), Robert Dahn, Neil Facchinetti, Quentin Kessel, Scott Lehmann, Grant Meitzler, John Silander, Michael Soares. *Members absent:* none. *Others present:* Jennifer Kaufman (Wetlands Agent).

1. The meeting was called to order at 7:35p by Kessel.
2. The draft minutes of the 17 December 2014 meeting were approved as written.

**3. Fanwort control in Eagleville Lake.**

Fanwort is an invasive aquatic plant, now present in 60 acres of Eagleville Lake. Unchecked infestations displace native species, threatening water quality and aquatic life as decaying mats of vegetation remove oxygen from the water; in consequence, fanwort invasions threaten the recreational, aesthetic, and real-estate values of lakes. The recommended control is treatment with the herbicide flumioxazin; biological control is not feasible at this time.

Mansfield and Coventry have been awarded a \$14K grant from DEEP to initiate fanwort control in Eagleville Lake. The grant must be matched with \$7K from each town. If the Town accepts the grant, its \$7K matching share would be taken from the Open Space Fund. The grant would cover an initial herbicide treatment. However, there is no “final solution” to the fanwort problem: long-term control would require monitoring and additional treatments as needed, and the Town would need to budget for these.

Kaufman distributed a 01/20/15 draft Agenda Item Summary for the Town Council, which reviewed the history of this issue and recommended that the Town accept the grant. She requested that the Commission weigh in on this issue. To initiate discussion Kessel moved (Dahn seconded):

That the first sentence of final paragraph of the “Subject matter/Background” section of the Agenda Item Summary be altered to read: “The Open Space Preservation Committee and the Conservation Commission have reviewed this grant application.”

This paragraph continues: “While they would rather not use herbicides, they realize that this is the most effective way to handle this infestation initially. They encourage the use of an integrated pest management approach. Additionally, they are opposed to using the Open Space Fund for management of fanwort.”

Several concerns were raised in discussion:

- Facchinetti opposed use of flumioxazin to control fanwort in Eagleville Lake, pointing out that Massachusetts prohibits use of this herbicide in lakes with an outflow – and in other cases requires a more cautious treatment regimen than the one proposed here. Kaufman reported that, according to Aquatic Control Technology (the company that would apply the herbicide), the more stringent Massachusetts protocols reflect uncertainty about the effects of the herbicide on certain endangered invertebrates that are not present in Eagleville Lake.
- Money set aside for open space acquisition should not be diverted to other projects, like this one.
- Meitzler worried about an open-ended commitment by the Town to control fanwort in

Eagleville Lake, pointing out that the lake is owned by the state. If the Town goes ahead, it will be crucial to monitor and assess the program carefully. Dahn asked if accepting the grant carries any commitment to continue control after the initial treatment. Kaufman said, "No." Silander suggested that lakeside property owners in Coventry should shoulder some of the financial burden of continuing treatment.

- Buck wondered what was known about the use of flumioxazin to control fanwort in other Connecticut lakes: was it effective? what side-effects did it have? Kaufman did not have this information and may not be able to get it before the Council meets on 25 January.

In the end, despite these misgivings, Kessel's motion was **approved** (for: Kessel, Lehmann, Meitzler, Silander, Soares; against: Dahn, Facchinetti).

**4. Agronomy Farm.** Facchinetti summarized DEEP's recommendations and actions regarding pesticide use at the UConn Agronomy Farm. He is concerned that water from monitoring wells is being tested for pesticides only once a year, that the irrigation pond remains untested, and that experimental pesticides may elude discovery because those testing water samples don't know what to look for. Facchinetti was encouraged to draft a letter to the Town Council on these issues that the Commission could consider at a future meeting.

**5. Water System Advisory Committee.** Buck attended the last meeting of this committee, which is overseeing importation of Connecticut Water Company water. The water main from Tolland to Four Corners & UConn will generally run underneath route 195; installation of pipe will start near Storrs Congregational Church (perhaps at the end of 2016) and proceed to Tolland. There is some question whether an EIE is needed. Buck is encouraged that planning appears to be an open process in which public input is welcomed.

**6. UConn Master Plan.** Town Planner Linda Painter has drafted a letter from the Town to UConn concerning the university's draft Master Plan. It will be considered at the 1/25/15 meeting of the Town Council, which Kessel will attend. Comments solicited from the Commission and other Town committees are attached to the draft letter.

**7. Mansfield Tomorrow.** Booth reported having promoted dark skies and clustered development in the Zoning Focus Group; she would like more emphasis on the importance of wetlands in the new Plan of Conservation & Development (PoCD).

Kaufman distributed a grayscale print-out of Painter's power-point presentation "Mansfield Tomorrow: Our Plan, Our Future," along with material from Chapter 8 ("Future land use and community design"). Urging Commission members to see the full-color power-point presentation at 7:00p on 5 February at the Mansfield Middle School, she then briefly outlined the content of the draft PoCD chapter-by-chapter. The Commission will probably be most interested in commenting on Chapter 8. Soares is concerned that Map 8.3 could be interpreted as limiting conservation efforts to areas identified as "Conservation/recreation land." He and Kessel will prepare draft comments for discussion at the February meeting; these could be sent out with the packet. Other Commission members were encouraged to read relevant sections of the draft PoCD and to draft comments as well. Unless a special meeting is scheduled, its February meeting will be the Commission's last opportunity to comment on the draft PoCD to the PZC before the public hearing on 2 March.

**8. Adjourned at 9:28p.** Next meeting: 7:30p, Wednesday, 15 February 2015.

Scott Lehmann, Secretary, 22 January 2015.



# Town of Mansfield

## Department of Planning and Development

**Date:** January 28, 2015  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** 140 Codfish Falls Road (File #W1542)  
Steven Guyette  
Description of work: 3-lot subdivision  
Map Date: 9/25/2014, revised through 1/27/2015

---

### Notifications

- The applicant has paid the required application fee
- The applicant has submitted certified mail receipts for notices mailed to abutters
- The applicant has submitted certified mail receipts for notice mailed to Windham Water Works and proof of notice to the Connecticut DPH

### Project Overview

The applicant is proposing to subdivide a 55.21-acre parcel located on the northeast side of Codfish Falls Road into three lots (2 new lots and an existing lot). Because parcel has only enough frontage to develop 1 lot, the applicant has submitted a yield plan that shows a road leading to the 2 new proposed lots. In this scenario, 2400 square feet of wetlands would be filled. In lieu of this yield plan, the applicant is proposing that the new lots be accessed from a common driveway. To meet the Town of Mansfield's design guidelines for common driveways, the existing driveway will need to be widened and graded. Approximately 300 cubic yards of clean gravel will be deposited in the wetland and in adjacent upland review area, disturbing 180 square feet within the wetland and 0.26 acres (11,325 square feet) in the upland review area. The activity will occur in an area of wetlands that has been previously disturbed.

To mitigate the impact to wetlands the applicant has proposed a level spreader in the northeast portion of the driveway, which will disperse and slow storm water runoff (and thus siltation) into the wetlands. It should be noted the level spreader is located in the upland review area. The applicant should construct the portion of the driveway, in the immediate proximity of the wetland, from small diameter stone to allow for water infiltration during storm events and reduce siltation. In my opinion, filling of the wetlands proposed for the driveway widening will not cause significant impact to the overall function of this wetland system.

For Lot #1, there will be no activity in the wetlands. However, a portion of the driveway and house are within the upland review area, the closest area of disturbance is 115 feet from the edge of wetlands. The

Development Area Envelope is 45 feet from the edge of wetlands, which according to the applicant's soil scientist, exhibit both upland and wetland species, no standing water and no overland flow.

For lot #2 there is no proposed activity within the wetlands or the upland review area, however, according to a Wetland Report prepared for the applicant in October 2014, there is a vernal pool located on the property. At its closest point the Building Area Envelope 105 feet to the edge of wetlands. Because of this vernal pool, IWA will need to ensure that there is no activity within the watershed of this vernal pool especially within 100 feet over the long term.

Lot #3 contains the existing house. No activity has occurred with the Upland Review Area. The Development Area Envelope has been defined as 105 feet from the edge of the Vernal Pool.

**Recommendation**

1. To further protect the vernal pool, IWA should advise PZC to have the applicant place a conservation easement to ensure that the vernal pool is protected over the long term.
2. In the portion of the driveway that is located directly in the wetland, a uniform stone base should be used instead of processed gravel to reduce runoff and siltation of the wetland.
3. The following notes should be placed on the subdivision plan:
  - Any new regulated activity in the upland review area or in the wetlands or watercourse will require the owner to submit an inland wetlands application as required by the Town of Mansfield's Inland Wetlands and Watercourses Regulations.
  - No future disturbance shall occur within 100 feet of the vernal pool.
  - Plans for driveway construction shall be reviewed, approved, and monitored by the Assistant Town Engineer in conjunction with the Inland Wetland Agent to ensure that there is not significant impact to the wetlands.

**Suggested Motion**

If the IWA agrees with these recommendations and no further issues are raised in the public hearing the following motion is in order:

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Steven Guyette (File #W1542) for 3-lot subdivision on property owned by the applicants and located at 140 Codfish Falls Road as shown on plans revised through 1/27/2015 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. A note shall be placed on the subdivision plan indicating that any new regulated activity in the upland review area or in the wetlands or watercourse will require the owner to submit an inland wetlands application as required by the Town of Mansfield's Inland Wetlands and Watercourses Regulations;
3. A note shall be placed on the subdivision plan that no future work shall occur within 100 feet of the vernal pool;
4. The portion of the driveway, in immediate proximity of the wetland, shall be constructed from small diameter stone to allow for water infiltration during storm events and reduce siltation; and
5. Plans for driveway construction shall be reviewed, approved, and monitored by the Assistant Engineer in conjunction with the Inland Wetland Agent to ensure that there is not significant impact to the wetlands.

This approval is valid for five years (until February 2, 2020) 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



# Department of Planning and Development

**Date:** January 28, 2015  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** Receipt of New Application for Wetlands License  
212 Davis Road (IWA File #1547)  
Marilyn Rossi  
Description of work: driveway improvements and septic system repair

---

## Project Description

The applicant proposes to improve an existing driveway and repair an existing septic system that has failed. The septic system has been reviewed and approved by the Eastern Highlands Health District and is sited 50 feet from a seasonal brook and approximately 30 feet from the edge of wetlands. This location was chosen because of favorable soil conditions and to maintain the required 75 foot separating distance from the homeowner's drinking water well. The driveway has had a drainage issues for many years. The owners are proposing to improve the onsite drainage, which will reduce the amount of storm water discharging directly into the wetland. The edge of disturbance of the driveway improvements is approximately 30 feet to the edge of wetlands and approximately 140 feet to the edge of a seasonal brook. To install the septic system, approximately 100 cubic yards of soil will be stripped, stockpiled and backfilled in to the existing area. To improve the driveway, approximately 17 cubic yards of soil will be removed and filled with ¾ inch washed stone covered by filter fabric.

- 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.
- Natural Diversity Database has been checked and state and/or federal listed species or significant natural communities have not been identified on the property.



# Department of Planning and Development

## Receipt Motion

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to receive the application submitted by Marilyn Rossi (IWA File #1547) under the Wetlands and Watercourses Regulations of the Town of Mansfield for driveway improvements and septic system repair on property located at 212 Davis Road as shown on a map dated 1/27/2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
860-429-3015x6204 (DIRECT) TEL: 860-429-3330 OR  
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # \_\_\_\_\_  
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 Marilyn D. Rossi

Mailing Address 24 Old Town Rd  
Ashford Ct Zip 06278

Phone 860.990.8083 Email marilynrossi@live.com

**Title and Brief Description of Project**

Driveway improvements and  
Septic repair.

Location of Project 212 Davis Rd. Storrs Ct 06268

Intended Start Date \_\_\_\_\_

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

Name Ashburton Homes

Mailing Address 24 Old Town Rd  
Ashford Ct Zip 06278

Phone 860.990.8083 Email ashburtonhomes@yahoo.com

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

Signature Marilyn D. Rossi date Jan 26 2015

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)  
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

a) None  
b) Install 360 sqft ground water leaching bed in driveway (to improve drainage)  
b2 Septic Repair

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) None  
b) approx 17 cubic yds. refilling on top of bed extra to go on bank.

3) Describe the type of materials you are using for the project: 3/4 washed stone  
Silt Paper - fill on site

- a) include **type** of material used as fill or to be excavated native material
- b) include **volume** of material to be filled or excavated 3/4 washed stone

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).

Hay bales have been installed, silt fence to be installed when the ground is trowed a little more. Silt fence also on down side of septic repair area

**Part D - Site Description**

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

Wooded, sloping toward wetland

**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.

NONE - This will improve site conditions  
and reduce impact 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)

- 2) Applicant's map date and date of last revision 1/27/15
- 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, and 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. To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

**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 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**

Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

*Note: The Agency may require additional information about the upland review area 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.

Michael D. Rossi  
Signature

Jan 28 2015  
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.

Michael D. Rossi  
Signature

Jan 28 2015  
Date

### **Project Description Guidelines for Part C**

1. Explain exactly what work you propose to do and how close it will be to a wetland or watercourse.
2. Describe area of disturbance and volume and type of material to be filled or excavated. How much wetlands will be disturbed? Non-wetland areas nearby?
3. Does the area of activity drain toward the wetland?
4. Are there alternatives that you considered but eliminated for specific reasons?
5. Describe briefly the construction methods. What kind of heavy equipment will be used? When will the work be done?
6. How are you protecting the wetlands and watercourses against disturbance that will result from construction?
7. Do you have any knowledge of a previous wetlands application for this property? If yes, please explain.

### **Sketch Map or Site Plan Guidelines for Part F**

**The following 10 details are required for every application:**

1. Applicant's name
2. Date and revision date, if applicable.
3. North arrow and scale of map.
4. Abutting road with road name shown on it.
5. Property lines --if a large property, at least those lines within 200' of the proposed work.
6. Wetland and watercourse locations (including those off your property) within 150' of your proposal--draw a line showing the part of the project that is the closest distance to wetlands and indicate distance in feet.
7. Existing buildings, driveways, well, septic and physical features.
8. Proposed work in detail, including all areas of construction, grading/regrading, excavation, filling. Include stockpiling and staging area locations if applicable. The exact location must be shown of all areas that will be disturbed.
9. Show roof and footing drains by drawing locations.
10. Show location of Erosion & Sedimentation controls (silt fence or hay bale protections) together with any other measures that will protect the wetland/watercourse areas.

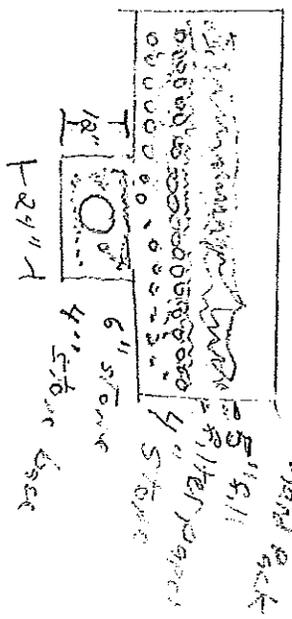
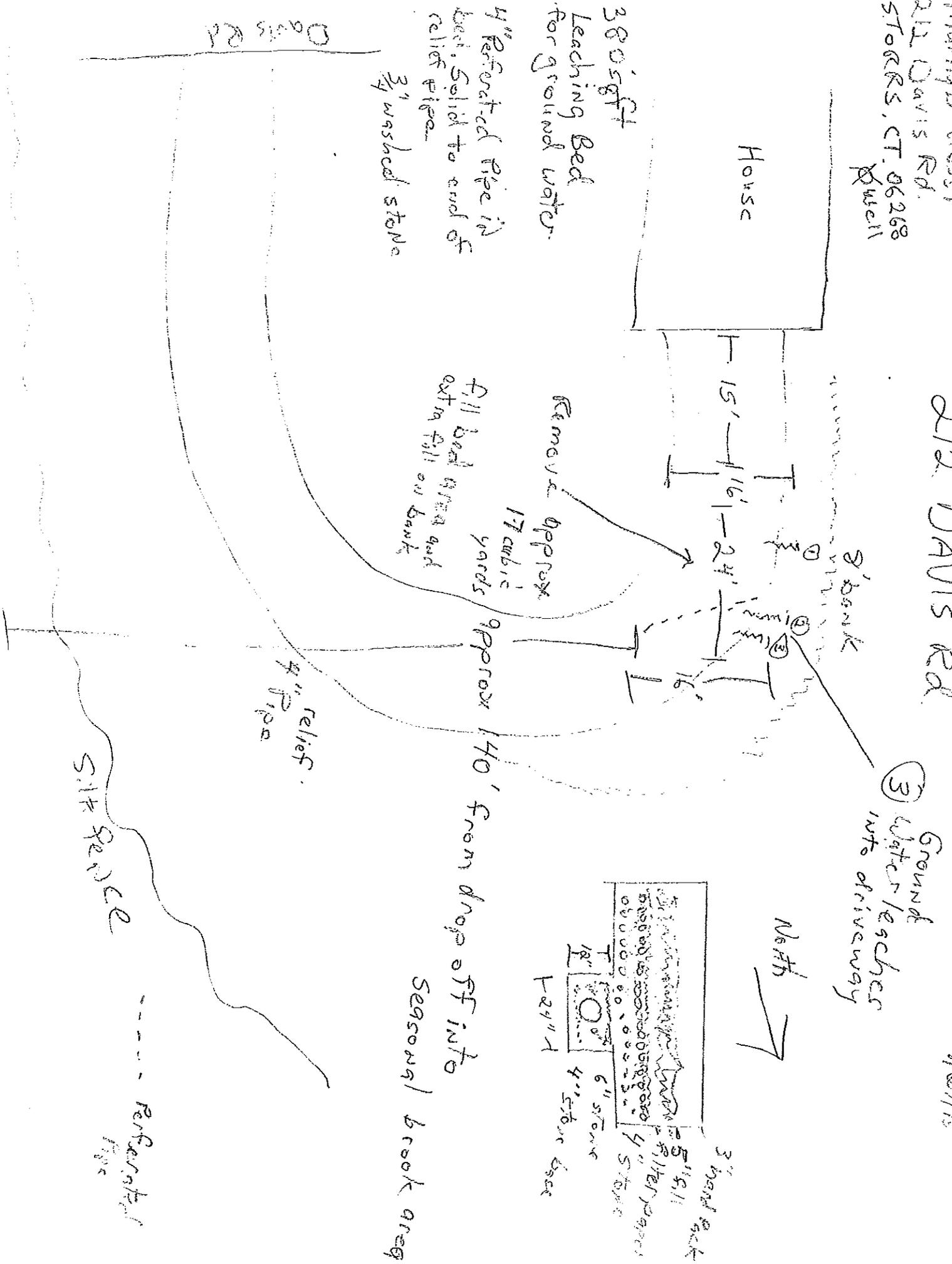
Include any available information that may assist the Agency in understanding your proposal.

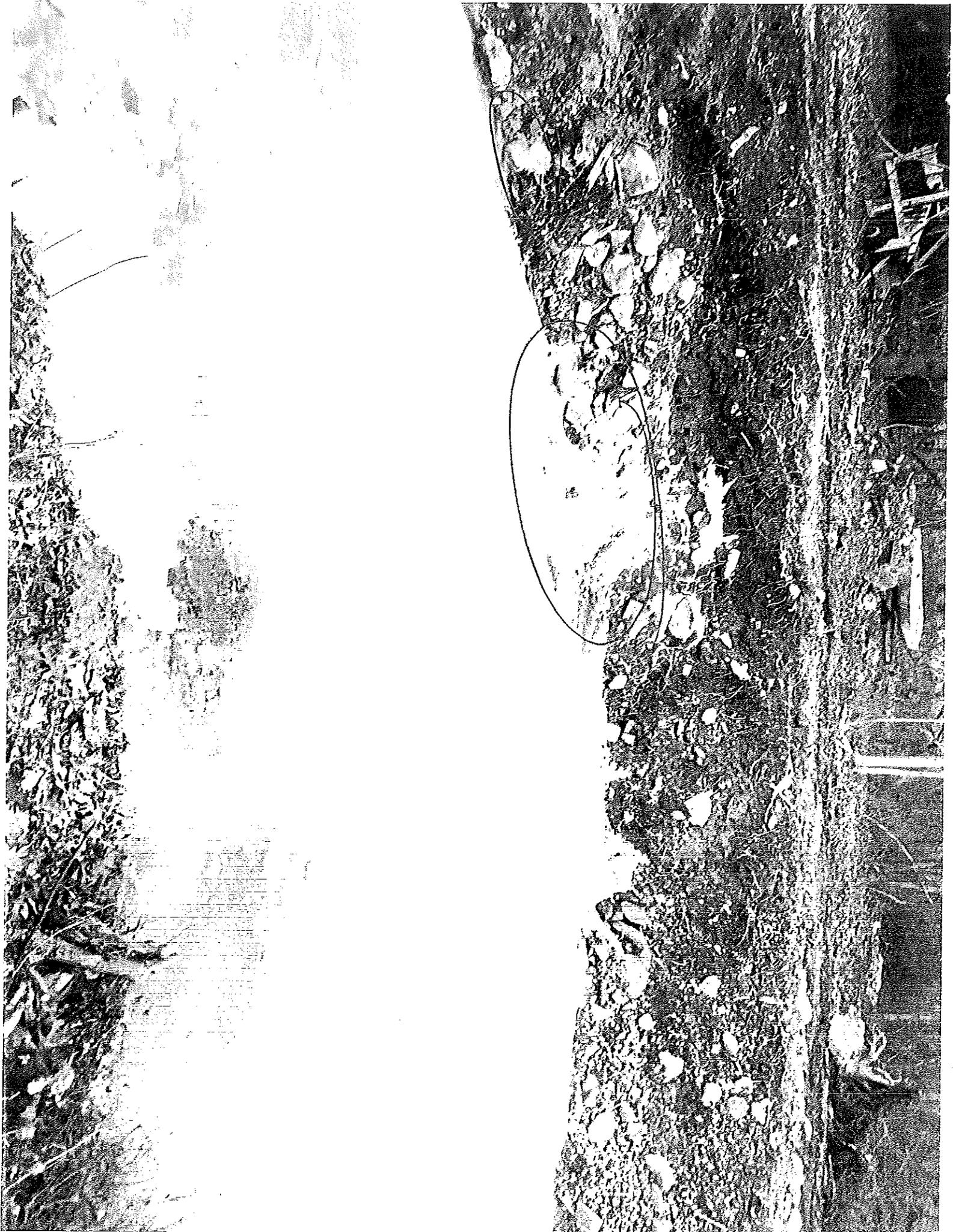
***YOUR PERMIT, WHEN GRANTED, IS VALID FOR 5 YEARS; ONCE STARTED, WORK MUST BE FINISHED WITHIN THE SPECIFIC TIME PERIOD AS SPECIFIED IN THE APPROVAL MOTION UNLESS OTHERWISE APPROVED. SPECIFIC WRITTEN REQUESTS MUST BE MADE FOR EXTENSIONS OR RENEWALS.***

Martha Cross  
 212 Davis Rd.  
 Storrs, CT 06268  
 Russell

212 DAVIS RD

11/27/15









# Department of Planning and Development

**Date:** January 29, 2015  
**To:** Mansfield Inland Wetlands Agency  
**From:** Jennifer Kaufman, Inland Wetlands Agent  
**Subject:** Receipt of New Application for Wetlands License Modification  
73 Meadowbrook Lane (Whispering Glen) (IWA File #1424)  
Description of work: 50 unit apartment complex

---

## Project Description

On Thursday, January 29, 2015, the applicant submitted a proposal to modify site plans approved by the Inland Wetland Agency (IWA) on September 8, 2009. The applicant's license expires on September 8, 2018.\* The original license states that the IWA chair, with assistance from the IWA Agent, is authorized to approve additional plan revisions, as required by the Planning and Zoning Commission, provided the revisions do not significantly alter proposed work within the regulated areas or intensify potential impacts on wetlands. I will review the application with the chair on Monday, February 2, 2015. If together we determine that the revisions do not significantly intensify potential impacts on wetlands and watercourses, Agency review will not be needed.

The initial approval was for a 32-unit condominium project. The proposed project was modified in 2012 to include 50 apartment units. In the original plan, the closest point of disturbance was approximately 50 feet from the edge of wetlands. The revised proposal indicates the closest activity to the edge of wetlands will be 45 feet for grading associated with a storm water management basin. In other areas, the owners are proposing a 75 foot undisturbed buffer between the development and the wetlands. The revised proposal indicates that there will be more intense development closer to the steep slope that is immediately upgradient of the wetlands.

- 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 modification fee

## Receipt Motion

*\*As stated in the regulations, any permit issued by the Agency prior to July 1, 2011 that was in effect and did not expire prior to May 9, 2011 shall be valid for a period not less than nine years after the date of such approval.*



# Department of Planning and Development

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to receive a modification submitted by Uniglobe Investment, LLC (IWA File #1424 ) under the Wetlands and Watercourses Regulations of the Town of Mansfield for on property located at as shown on a map revised through January 15, 2015 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

**APPLICATION FOR PERMIT  
 MANSFIELD INLAND WETLANDS AGENCY  
 4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
 TEL: 860-429-3334 OR 429-3331  
 FAX: 860-429-6863**

**FOR OFFICE USE ONLY**  
 File # 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 Grant Meitzler, 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 L. (Liglobe) Investment LLC

Mailing Address 15 Buttonwood Dr.  
Trumbull, CT Zip 06611

Telephone-Home (203) 659-8946 Telephone-Business (516) 545-1289

Title and Brief Description of Project  
Whispering Glen (50 unit apartment complex)

Location of Project 73 Meadowbrook Lane

Intended Start Date Spring 2015

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

Name same

Mailing Address same  
 Zip \_\_\_\_\_

Telephone-Home \_\_\_\_\_ Telephone-Business \_\_\_\_\_

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

Signature \_\_\_\_\_ date \_\_\_\_\_

Applicant's interest in the land: (if other than owner) N/A

### 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) Construction of residential units with associated access drives, and grading. Closest activity to wetlands is 45 feet for grading associated with a stormwater management basin. Other than the drainage work, a 75 ft. undisturbed buffer is proposed. Area of disturbance within the 150 ft. area is 0.6 acres. Work will include excavation for stormwater basin and foundations, filling for grading of land areas and access drives. The wetlands are down gradient of the proposed activities. Silt fencing and hay bales and wood chip berms are proposed for E&S control

- a) no work proposed in wetlands except for sanitary sewer line  
 b) see 1) above

- 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

2. The proposed area of disturbance within 150 ft of wetlands is about 0.6 acres which will entail excavation and filling/grading for construction of units and site work. A 75-ft. undisturbed buffer is proposed.

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

Excavation for concrete foundations, grading for paved areas and landscaping

- a) include type of material used as fill or to be excavated on site Canton & Charlton well  
 b) include volume of material to be filled or excavated 3380 CY will be excavated/filled drained soils

- 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 fencing with hay bale backing and on steep slopes and wood chip berms at top and for toe of slopes

### Part D - Site Description

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

well drained soil types (Canton/Charlton). Front 1/3 of land is flat tall grass, 2nd 1/3 is sloping woods and dense brush and third 1/3 is steep slopes and wetlands (flat).

**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.

*The original layout was about 50 feet from wetlands. On advice of the project soil scientist the layout was moved to have a 75 foot undisturbed area thus required a reduction in the front yard set back from 100 feet to 75 feet.*

**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 Jan 2015

3) Zone Classification R-20 to DMR

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) List the names and addresses of abutting property owners

Name	Address
<i>W/R permit modification</i>	

2) **Written Notice to Abutters** . You must notify abutting property owners 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**

1) Notice to Windham Water Works is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW 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.

- 2) 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.
- 3) 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.)

\$365. \_\_\_ \$110. \_\_\_ \$60. \_\_\_ \$25.  
780

*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 1/29/15