



MEETING NOTICE AND AGENDA

MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, AUGUST 1, 2016 ■ 6:30 PM

REGULAR MEETING

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. July 18, 2016 – SPECIAL MEETING
- B. July 20, 2016 – Field Trip Notes

3. COMMUNICATIONS

- A. CONSERVATION COMMISSION MINUTES
- B. MONTHLY BUSINESS MEMORANDUM

4. PUBLIC HEARINGS

5. OLD BUSINESS

- A. W1558-2 - K.MEHRENS, 214 WORMWOOD HILL ROAD, GARAGE
Memo from Inland Wetlands Agent
- B. W1570 – FUNK AND LITTLE, 30 CENTRE STREET, GEOTHERMAL WELLS AND SITE WORK
Memo from Inland Wetlands Agent
- C. W1571 – C. LOUKAS, 46 JONATHAN LANE, INGROUND POOL
Memo from Inland Wetlands Agent
- D. W1572 – R. BOBB, 840 WORMWOOD HILL ROAD, AQUATICS MANAGEMENT
Memo from Inland Wetlands Agent
- E. W1573 – G. SOTZING, 144 HILLYNDALE ROAD, ABOVE GROUND HOT TUB
Memo from Inland Wetlands Agent
- F. OTHER

6. NEW BUSINESS

- A. W1574- A. SADOW, 122-124 THORNBUSH ROAD, SITE WORK
Memo from Inland Wetlands Agent
- B. W1564-2 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)
All Reports are available on the Town of Mansfield Website at:
<http://www.mansfieldct.gov/content/1904/1932/14344.aspx>
Memo from Inland Wetlands Agent, Public Communications and staff reports are located in the packet
- C. NOVEMBER MEETING SCHEDULE
Memo from Inland Wetlands Agent
- D. Other

7. REPORTS FROM OFFICERS AND COMMITTEES

8. OTHER COMMUNICATIONS AND BILLS

9. ADJOURNMENT

MINUTES



DRAFT MINUTES

MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, JULY 18, 2016 ■ SPECIAL MEETING

MEMBERS PRESENT: J. Goodwin, C. Ausburger, G. Lewis, K. Rawn, B. Ryan, V. Ward
MEMBERS ABSENT: B. Chandy, R. Hall, S. Westa
ALTERNATES PRESENT: P. Aho, T. Berthelot (arrived at 6:39 pm)
ALTERNATES ABSENT: K. Fratoni
STAFF PRESENT: Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed Aho and Berthelot to act.

APPROVAL OF MINUTES:

A. JUNE 20, 2016 – REGULAR MEETING

Rawn MOVED, Ward seconded, to approve the 06-20-2016 minutes as presented. MOTION PASSED UNANIMOUSLY. Ward noted for the record that she listened to the recording.

COMMUNICATIONS:

The Conservation Commission draft minutes and the Wetlands Agent Report were both noted.

PUBLIC HEARING:

A. W1569 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME

Chairman Goodwin opened the Public Hearing at 6:35 p.m. Members present were Goodwin, Ausburger, Lewis, Rawn, Ryan, Ward, and alternates Aho and Berthelot (6:39 pm) who were both appointed to act. Jennifer Kaufman, Inland Wetlands Agent, read the legal notice as it appeared in The Chronicle on 7/5/16 and 7/13/16, and noted the following communications received and distributed to members: in addition to the application and map, a 7/12/16 memo from Derek Dilaj, Assistant Town Engineer; 6/2/16, 6/16/16 and 7/12/16 memos from J. Kaufman, Wetlands Agent, and a planting plan submitted by the applicant.

David Smith, PE, KWP Associates, presented the application and identified the location of the flagged wetlands and the proposed house, well and septic on the map. He said that, based on comments received, they have moved the house and septic closer to the road and farther from the wetlands and changed the design of the septic system to two longer septic trenches as opposed to three shorter ones.

John Ianni, Highlands Soils, stated that this is a wooded wetland and very stoney site. He reported there is no standing/open water on this site; there is an unnamed brook off the site; the wetlands have no obvious function or value to habitat on this site and the timing of his inspection was appropriate.

Alan Barstow, 139 Woodland Road, expressed concern that more effluent will be pumped into the unnamed stream, which he stated once contained wildlife. He stated that although he has spoken with other experts who concurred that the plans proposed met all requirements, he urged the Commission to not allow any development that might contribute more effluent to seep into the stream.

Ward requested that the applicant's team respond to the concerns of Mr. Barstow and questioned the applicant and Mr. Barstow as to whether or not the water quality of the stream has ever been tested. Both the applicant and Mr. Barstow indicated that neither has had any tests conducted.

Noting no further questions or comments from the Public or Agency, Rawn MOVED, Ryan seconded, to close the Public Hearing at 6:59 p.m. MOTION PASSED UNANIMOUSLY.

B. W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

Jennifer Kaufman, Wetlands Agent noted a 7/18/16 email from the applicant's attorney withdrawing the application. Ward MOVED, Rawn seconded, to accept the applicant's request to withdraw their application. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

A. W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

Application withdrawn.

B. W1569 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME

After discussion among members, Rawn MOVED, Aho seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to T. Ainsworth (File W1569) for Construction of a single family home on property owned by Alan Ainsworth and located on Woodland Rd (Parcel ID 18.67.3) as shown on plans dated 4/28/2016, revised through 7/13/2016, as heard at a Public Hearing on 7/18/16 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, as noted on the plans, shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. To filter runoff and prevent erosion, ground cover shall be planted as indicated on the plan in areas with a 3 to 1 and 2 to 1 slope and establishment of such plantings shall be a condition of the certificate of zoning permit compliance.

This approval is valid for five years (until July 18, 2021) 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 with all in favor except Ward who abstained.

NEW BUSINESS:

A. W1482-APPLICATION RENEWAL REQUEST: UNITED SERVICES, NORTH FRONTAGE ROAD

Ryan MOVED, Ward seconded, to renew an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to United Services (File W1482) for construction of an office building and associated parking on property owned by the applicants and located on North Frontage Road (Parcel ID 38.101.2-1) as shown on plans dated 6/27/2011, revised through 9/21/2011 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 (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until July 18, 2021) 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.

- B. W1558-MODIFICATION REQUEST: MEHRENS, 214 WORMWOOD HILL ROAD
Ryan MOVED, Rawn seconded to approve the modification request. After discussion, MOTION FAILED UNANIMOUSLY. Goodwin MOVED, Rawn seconded to receive the application submitted by Kim Mehrens (IWA File 1574) under the Wetlands and Watercourses Regulations of the Town of Mansfield for a 24' x 32' 2-car garage on a concrete slab, on property located at 214 Wormwood Hill Road as shown on a map dated 6/20/2016, and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- C. W1570 – FUNK AND LITTLE, 30 CENTRE STREET, GEOTHERMAL WELLS AND SITE WORK
Goodwin stated that when this application is heard and voted on, she will recuse herself because this is a neighbor, but no disqualification was necessary for this administrative action. Rawn MOVED, Ryan seconded, to receive the application submitted by Funk and Little (IWA File 1570) under the Wetlands and Watercourses Regulations of the Town of Mansfield for replacement of a well line and installation of 3 geothermal wells on property located at 30 Centre Street as shown on a map dated 6/30/2015, revised through 6/7/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- D. W1571 – C. LOUKAS, 46 JONATHAN LANE, INGROUND POOL
Ryan MOVED, Ward seconded, to receive the application submitted by Christopher Loukas (IWA File 1571) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of an in-ground pool on property located at 46 Jonathan Lane as shown on a map dated 6/22/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- E. W1572 – R. BOBB, 840 WORMWOOD HILL ROAD, AQUATICS MANAGEMENT
Ward MOVED, Ryan seconded, to receive the application submitted by R. Bobb (IWA File 1572) under the Wetlands and Watercourses Regulations of the Town of Mansfield for mechanical removal of the non-native aquatic invasive plant, water chestnut on property located at 840 Wormwood Hill Rd as shown on a map dated 7/7/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.
- F. J-6- TOWN OF MANSFIELD, OPPOSITE OF 247 HANKS HILL ROAD AND 37 HICKORY LANE
Lewis MOVED, Ausburger seconded, to approve a Jurisdictional Ruling finding that the installation of two dry hydrants (IWA File # J-6) by the Town of Mansfield, Division of Fire and Emergency Services, on property located at 37 Hickory Lane and 247 Hanks Hill Rd, as shown on a map dated 6/28/2016 and as described in the associated attachments is permitted as a non-regulated activity pursuant to Section 4.0 of the Inland Watercourses and Wetlands Regulations of the Town of Mansfield. MOTION PASSED UNANIMOUSLY.
- G. W1563- TOWN OF MANSFIELD, BICENTENNIAL POND, REQUEST FOR A MODIFICATION
Item was tabled pending further information from DEEP and more information regarding the product being proposed.
- H. W1573 – G. SOTZING, 144 HILLYNDALE ROAD, ABOVE GROUND HOT TUB
Aho MOVED, Ryan seconded, to receive the application submitted by Gregory Sotzing (IWA File 1573) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of a hot tub on an 11' x 11' wooden deck platform on property located at 144 Hillyndale Road as shown on a map dated 7/14/16 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:

A 2pm Field Trip was set for 7/20/16.

COMMUNICATIONS AND BILLS:

Noted.

ADJOURNMENT:

The Chair declared the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



MEETING NOTICE AND AGENDA

MANSFIELD INLAND WETLANDS AGENCY CONSERVATION COMMISSION

SPECIAL JOINT MEETING ■ FIELD TRIP

FIELD TRIP NOTES

WEDNESDAY, JULY 20, 2016

IWA Members present: P. Aho, J. Goodwin (items 4 & 6), B. Ryan, V. Ward (item 1 only)
Conservation Commission: S. Lehman (items 1, 3, 4, 5, 6)
Staff present: Jennifer Kaufman, Environmental Planner/Inland Wetlands Agent

Field trip began at approximately 2:05 pm.

W1573 – G. SOTZING, 144 HILLYNDALE ROAD, ABOVE GROUND HOT TUB

Members were met on site by M. Sotzing. Current conditions and site characteristics were observed. No decisions were made.

P1342 – D. HEMPEL, 11 SUMMIT ROAD, EFFICIENCY UNIT

Members were met on site by D. Hempel. Current conditions and site characteristics were observed. No decisions were made.

W1572 – R. BOBB, 840 WORMWOOD HILL ROAD, AQUATICS MANAGEMENT

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

W1558 – K. MEHRENS, 214 WORMWOOD HILL ROAD, GARAGE

Members were met on site by K. Mehrens. Current conditions and site characteristics were observed. No decisions were made.

W1570 – FUNK AND LITTLE, 30 CENTRE STREET, GEOTHERMAL WELLS AND SITE WORK

Members were met on site by D. Little. Current conditions and site characteristics were observed. No decisions were made.

W1571 – C. LOUKAS, 46 JONATHAN LANE, INGROUND POOL

Members were met on site by J. Loukas. Current conditions and site characteristics were observed. No decisions were made.

W1568 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME

Members were met on site by Tom Ainsworth, John Monticello, Jo and Allen Barstow. Current conditions and site characteristics were observed. No decisions were made.

Field Trip adjourned at 4:00 pm.

COMMUNICATIONS

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 20 July 2016
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Neil Facchinetti, Quentin Kessel, Mary Harper (Alt.), Scott Lehmann, Grant Meitzler, John Silander. *Members absent:* Aline Booth (Alt.), Robert Dahn, Michael Soares.
Others present: Jennifer Kaufman (Wetlands Agent).

1. The meeting was **called to order** at 7:34p by Chair Quentin Kessel. In the absence of two members, Alternate Mary Harper was entitled to participate fully in the business of the meeting.

2. The **draft minutes** of the 15 June 2016 meeting were approved as written.

3. **IWA referrals.** {Lehmann participated in the IWA Field Trip to these sites earlier on 20 July.}
a. **W1570 (Funk & Little, 30 Center St).** The applicant seeks a permit for work already done within the regulated area: installation of a new geothermal heating/cooling system behind the house and replacement of a water line to the house from a well-house at the edge of Echo Lake. According to Kaufman's memo of 11 July, an inspection of the site on 13 May (pursuant to a query from a neighbor) revealed "approximately 15 cubic yards of soil ... stockpiled approximately 40 feet from the edge of Echo Lake and disturbed soil approximately 20 feet from the edge of the lake," apparently without any silt fencing in place to contain erosion. After some discussion, the Commission unanimously agreed (**motion:** Kessel, Silander) to comment as follows:

The Commission is disappointed to learn that a project involving stockpiling 15 cubic yards of fill within 40 feet of Echo Lake and work within 20 feet of the lake, both without proper erosion controls, has been carried out without the required wetlands permit. The Commission urges the Town to explore options for penalties to discourage flouting wetlands regulations.

b. **W1571 (Loukas, 46 Jonathan La).** An 18x36 in-ground swimming pool is proposed at the edge of the development envelope behind the house. The site slopes slightly east of north and parallel to the back of the house; it would need some leveling. Wetlands lie to the east, 83 feet across a flat area from the proposed pool. The Commission unanimously agreed (**motion:** Silander, Harper) that no significant wetlands impact is to be expected from this project as long as standard erosion controls are employed during construction.

c. **W1572 (Bobb, 840 Wormwood Hill Rd).** The applicant proposes to control invasive water chestnut in Leander Pond by mechanical harvesting, repeated annually (as needed) for the life of the permit. Harvested material would be piled on shore behind hay bales at two locations to dewater and then be moved for composting. A permeable curtain at the pond's outlet would prevent plant fragments from migrating downstream. A similar application for water chestnut removal in the Ashford portion of Leander Pond is being made to the Ashford IWA by Dennis Heffley. Kaufman indicated that approval would be conditioned on a satisfactory protocol for cleaning equipment, lest water chestnut fragments from Leander Pond be transported elsewhere (or invasives from elsewhere introduced to Leander Pond). Silander & Meitzler suggested piling harvested material away from the shore for dewatering to avoid nutrient loading of the pond as it decays. After some discussion, the Commission agreed unanimously (**motion:** Silander, Lehmann) to (1) commend the landowners for their

coordinated effort to deal with this invasive aquatic plant in an environmentally sensitive way and to (2) recommend stockpiling harvested material farther from shore to minimize the risk of nutrients leaching into the pond.

d. **W1753 (Sotzing, 144 Hillyndale Rd).** The applicant proposes to install a hot tub on the W side of his house. The land there slopes gradually and then more steeply to Eagleville Brook, 110 ft away to the north. The application claims at C(1)(b) that “little ground should [have to] be regraded”, but no details about the installation are provided. {C(3) mentions using “concrete”; Kaufman’s 15 July memo says the tub will be installed “on top of an 11'x11' wooden deck platform”; the filled weight of the tub, not including occupants, is given as 4,508 lbs.} Nonetheless, the Commission decided unanimously (**motion:** Silander, Facchinetti) that no significant impact on wetlands is to be expected from this project, provided appropriate measures are taken to prevent erosion during and after construction.

e. **W1558 (Mehrens, 214 Wormwood Hill Rd).** The applicant asks for a modification of an existing wetlands permit: instead of a shed, a 24'x36' garage is proposed for a site now used for parking just off the driveway. The back of the garage would be close to a rough stone wall, beyond which lie wetlands; however, the land at the proposed garage site slopes slightly away from the wall towards Wormwood Hill Rd. The Commission agreed unanimously (**motion:** Kessel, Harper) that the proposed modification is unlikely to have a significant wetlands impact, provided standard measures are taken to keep sediment out of the wetland.

4. Storrs Center oak. An e-mail to John Carrington (sender not identified) claims that the Storrs Center oak is dying and suggests that the cause is lack of water. The Commission unanimously agreed (**motion:** Kessel, Silander) to ask Kaufman to contact the Tree Warden and, should the tree is found to be in danger, to initiate steps to save it.

5. Proposed approach to updating multi-family zoning regulations. The Town’s zoning regulations need to be updated to implement its new Plan of Conservation and Development (PoCD). A memo dated 01 June from Linda Painter to the PZC proposes (p.7) that (1) multi-family zoning regulations be revised to collapse the four current types of multi-family districts into one “Compact Residential” (CR) district and that (2) the definition of ‘family’ be revised to allow more than 3 unrelated individuals to occupy a unit in a CR development. Regulations governing such developments would be designed to further the objectives of the PoCD – see pp.7-10 for an outline. Kaufman urged Commission members to study the memo and to comment on the suggested approach; if accepted by the PZC, it will be the framework for revising the zoning regulations governing multi-family developments ranging from student apartments to assisted-living facilities.

6. Storrs Lodges. The wetlands application (W1564) for Storrs Lodges will be resubmitted on 01 August. The public hearing will be on 06 September – and probably continued to October or beyond. Kaufman suggested inviting the Town’s consultant on W1564 to attend the Commission’s September meeting, and it was agreed to do so. She noted that the IWA lacks statutory authority to deny a wetlands permit on the ground that development would negatively impact wetland plants or animals, except where the wetland’s “physical characteristics” are altered (e.g., by sedimentation). That the Storrs Lodges development would reduce populations of wood frogs and salamanders that utilize the vernal pool by eliminating habitat in the area surrounding it is not a relevant consideration for the IWA. This kind of argument should be made to the PZC. Harper is concerned that storm-water infiltration basins proposed for the development will not function properly, given the soils on the property. Kaufman encouraged

her to address such questions to the consultant.

7. Conservation easement monitoring. Kaufman will advertise gatherings of more than one Commission member to monitor conservation easements as “meetings” of the Commission, which members of the public may attend.

8. Adjourned at 9:26p. Next meeting: 7:30p, Wednesday, 17 August 2016 – unless there is insufficient business.

Scott Lehmann, Secretary, 22 July 2016.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 28, 2016
To: Planning and Zoning Commission
From: Jennifer S. Kaufman, AICP, Environmental Planner/Inland Wetlands Agent
Subject: Monthly Business Report

AGENT APPROVALS

None

MONITORING AND ENFORCEMENT

Bicentennial Pond

On April 4, 2016, the Town of Mansfield was granted an Inland Wetlands License (File #1563) for organic matter/sediment removal and aquatic weed management at Bicentennial Pond. At your July 18, 2016 meeting a modification to this license was requested pursuant to section 11.9 of the regulations to add MD pellets instead of continuing with the removal of the organic matter/sediment. As described previously, MD Pellets are slow-release pellets that sink down into the sediment to deliver bio-stimulants and indigenous bacteria. They penetrate and degrade pond muck by stimulating naturally occurring bacteria and adding sludge-eating cultures. MD pellets essentially “jump start” beneficial bacterial that already exist in the pond.

The Agency requested that I contact CT DEEP to determine the safety and efficacy of this product. After speaking with staff at CT DEEP and receiving more information from the contractor, it was determined that this product is not regulated by CT DEEP’s pesticide division because they do not consider this product harmful aquatic species, fish, waterfowl, or people. This product has not been widely used in Connecticut but is used in the Midwest. After discussion, Parks and Recreation staff have decided to hold off on treating the pond until other sites in Connecticut have proven that this technology is effective. There is no safety concern regarding this product, but staff would like more information to determine that this application would be effective for Bicentennial Pond.

122-124 Thornbush Road, LLC

On July 22, 2016 I observed site work at 122-124 Thornbush Road within a flood plain. At this time, the property owner’s agents on site were informed that the activity is a regulated activity and, pursuant to

the Town of Mansfield Inland Wetland Regulations, they were ordered to cease and desist all activity. A certified letter was sent to the property owners. Pursuant to section 14.3 (B) of the Regulations they were issued a Notice of Violation. They were informed that in order to resume activity, they must submit an application by Wednesday, July 27, 2016 for receipt at the August 1, 2016 Inland Wetlands meeting. They have submitted an application to complete the activity.

OLD BUSINESS



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 26, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 214 Wormwood Hill Road (File W1558-2)
Applicant: K. Mehrens
Description of Work: Installation of a 24 by 32 foot 2 car garage
Map Date: 6/20/2016

PROJECT OVERVIEW AND ANALYSIS

The applicant proposes to construct a 24 by 32 foot 2-car garage on a concrete slab, approximately 42 feet from the edge of wetlands. As part of the project there will also be a covered porch leading from the garage to the house. Approximately 6 cubic yards of native soil will be excavated and approximately 14 cubic yards of gravel will be deposited 4 inches below the concrete floor. The site is level and, if the project is constructed as proposed, there will be no significant impact to wetlands. It is recommended that all excess soil either be removed from the site or distributed at least 50 feet from the edge of wetlands.

The applicant is strongly encouraged to properly manage and dispose of any household hazardous waste that may be stored in the garage. More information can be found about what is considered household hazardous waste and how to properly dispose of it at www.mansfieldct.gov/hazardous-waste.

NOTIFICATIONS

The applicant has submitted certified mail receipts for notices mailed to abutters.

RECOMMENDATION/SUGGESTED MOTION

_____ MOVE to grant an the Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to K. Mehrens (File W1558-2) to construct a 24 by 32 foot 2 car garage on property owned by the applicants and located at 214 Wormwood Hill Road as shown on plans dated 6/20/2016 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; and
2. All excess soil shall be either removed from the site or spread at least 50 feet from the edge of wetlands.

This approval is valid for five years (until August 1, 2021) 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.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 27, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 30 Centre Street (File W1570)
M. Hamill/Funk and Little
Drilling and connecting geothermal wells and reinstalling a new well line.
Map Date: 6/30/2015, revised through 6/7/2016

PROJECT OVERVIEW AND ANALYSIS

The applicant is requesting and after the fact permit to install 3 geothermal wells and to replace the well line between the house and the well house. On May 13, 2016, in response to a complaint, I inspected 30 Centre Street. The property owners are in the process of renovating the existing home on the property. I had signed off on a zoning permit this past fall and no work was proposed within 150 feet of the edge of wetlands. However, as part of the renovation, the owners installed geothermal wells and a new water line from the well to the home, both in the upland review area and both regulated activities by the Inland Wetlands Agency. During inspection, approximately 15 cubic yards of soil was stockpiled approximately 40 feet from the edge of Echo Lake and disturbed soil approximately 20 feet from the edge of the lake. Per my request the owners installed silt fence down gradient of the stock pile and the disturbed area. The area was secured and stabilized and the wetlands were not impacted.

Because these activities are regulated by the Inland Wetlands Agency, the applicants were required to submit an after the fact wetlands permit. The area has been stabilized and no impact to the wetlands or watercourses were observed. For this reason, it is my recommendation that an after the fact permit be issued to the applicant.

NOTIFICATIONS

- The applicant has submitted certified mail receipts for notices mailed to abutters.

RECOMMENDATION/SUGGESTED MOTION

_____ MOVE to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Funk and Little (File W1570) for installation of 3 geothermal wells and replacement of a waterline on property owned by the Matthew Hamill and located at 30 Centre Street as shown on plans dated 6/30/2015, revised through 6/7/2016 and as described in application submissions. This action is based on a finding that no significant impact on the wetlands and watercourses occurred.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 12, 2016
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 46 Jonathan Lane (File W1571)
C. Loukas
Description of Work: installation of an in-ground pool
Map Date: 2/22/2016

PROJECT OVERVIEW AND ANALYSIS

The applicant proposes to install an 18 by 36 foot in-ground pool surrounded by a 6 foot deck. Approximately 80 cubic yards of native material will be excavated as part of the installation. At its closest point, activity will take place 83 feet from the edge of wetlands. The applicant proposes to install silt fence to prevent erosion and sedimentation of the wetlands and to stabilize the site after construction.

Overall, the parcel slopes toward the wetland. However, in the area where the pool is proposed the property is fairly level. Any potential wetland impacts will be mitigated by appropriate erosion and sedimentation controls, which are shown the plan. All excess soil should be stockpiled at least 50 feet from the edge of wetlands. Any soil remaining on site after construction should be distributed at least 50 feet from the edge of wetlands.

NOTIFICATIONS

- The applicant has submitted certified mail receipts for notices mailed to abutters.

RECOMMENDATION/SUGGESTED MOTION

_____ MOVE to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to C. Loukas (File W1571) for installation of an 18 by 36 foot in-ground pool surrounded by a 6 foot deck on property owned by the applicants and located at 46 Jonathan Lane as shown on plans dated 2/22/2016 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; and
2. All excess soil shall be stockpiled at least 50 feet from the edge of wetlands, and any soil remaining on site after construction shall be distributed at least 50 feet from the edge of wetlands.

This approval is valid for five years (until August 1, 2016) 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.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 26, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 840 Wormwood Hill Rd (File W1572)
R. Bobb
Description of Work: Water Chestnut Removal
Map Date: 7/7/2016

PROJECT OVERVIEW AND ANALYSIS

The applicant is seeking approval to mechanically remove approximately 12 acres of the non-native invasive aquatic plant, water chestnut (*Trapa natans*) in Leander Pond, which is located both in Ashford and in Mansfield. A specialized harvester will be used to cut, collect, and transport the water chestnut to off-load areas at the southern end of the pond. Hay or straw bales will be staked at the designated off-loading sites to prevent harvested spoils from reentering the pond while these spoils are being dewatered. A 12-foot permeable turbidity/sequestering curtain will also be installed to prevent sedimentation and plant fragments from moving downstream. After dewatering, the spoils will be moved to a composting area and covered with a black canvas material to promote plant decay. The project will take place annually in late July-early August, until the water chestnut is under control.

The activity will significantly enhance the ecological health of the pond and will not have significant negative impact. It will be very important that the equipment is properly decontaminated both before and after harvesting occurs. According to the contractor, between each treatment all excess vegetation is removed from the equipment and properly disposed of. At the contractor's garage, the equipment is power-washed with a bleach solution and inspected for all vegetation and nutlings prior to being transported and used to another site.

NOTIFICATIONS

The applicant has submitted certified mail receipts for notices mailed to abutters.

RECOMMENDATION/SUGGESTED MOTION

_____ MOVE to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to R. Bobb (File W1572) for mechanical harvesting of Water Chestnut (*Trapa natans*) on property owned by the applicant and located at 840 Wormwood Hill Road as shown on plans dated 7/7/2016 and as described in application submissions.

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

1. Appropriate erosion and sedimentation controls, as described in the application, shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The spoils from the harvesting will be stockpiled and distributed only when fully composted; and
3. To prevent the introduction of new or additional nuisance species to the subject site or another site, all equipment used shall be power washed with a bleach solution and inspected for vegetation, seedlings, or nutlings before and after the harvesting of the water chestnut occurs on the subject site.

This approval is valid for five years (until August 1, 2016) 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.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 27, 2016
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 144 Hillyndale Road (File W1573)
G. Sotzing
Description of Work: installation of a hot tub
Map Date: 7/14/16

PROJECT OVERVIEW AND ANALYSIS

The applicants propose to install a hot tub that will be placed on an 8 by 8 foot wooden deck. There will be no excavation except for four deck footings to support the hot tub. At its closest point, activity will take place 110 feet from the edge of wetlands. The applicant proposes to install hay bales and silt fence down gradient of the activity to prevent erosion and sedimentation of the wetlands and to stabilize the site after construction.

NOTIFICATIONS

The applicant has submitted certified mail receipts for notices mailed to abutters.

RECOMMENDATION/SUGGESTED MOTION

_____ MOVE to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to G. Sotzing (File W1573) for installation of a hot tub on property owned by the applicant and located at 144 Hillyndale Road as shown on plans dated 7/14/2016 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.

This approval is valid for five years (until August 1, 2016) 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.

NEW BUSINESS



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 27, 2016
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, Inland Wetlands Agent
Subject: 122-124 Thornbush Road (File W1574)
122-124 Thornbush Road, LLC
Description of Work: Site Work
Map Date: 7/25/2016

PROJECT OVERVIEW

The applicant proposes to raise the elevation of an existing mobile home located within the flood plain. Approximately 90 cubic yard of gravel, top soil and loam will be deposited at the site to raise the elevation. A six inch concrete pad will then be installed to allow for a stable base for a mobile home. The area will be landscaped and all disturbed areas will be stabilized.

- 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.

RECEIPT MOTION

_____ MOVE to receive the application submitted by 122-124 Thornbush Road, LLC (IWA File W 1574) under the Wetlands and Watercourses Regulations of the Town of Mansfield for site work on property located at 122-124 Thornbush Road as shown on a map dated 7/25/2016 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 # W1574
W
Fee Paid \$185
Official Date of Receipt 7/26/16

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 122-124 Thornbush Rd LLC
Mailing Address 115 Eldredge Rd
Willington, Ct 06279 Zip 06279
Phone 860428 2022 Email Alfred Sadow Excavation, Com

Title and Brief Description of Project

Install New Concrete Pad to Correct Elevations, Landscaping

Location of Project 122 Thornbush

Intended Start Date ASAP

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

Name Alfred Sadow

Mailing Address [Signature]

Zip _____

Phone _____ Email _____

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

Signature [Signature] date 7/25/2016

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

Prep Area for Concrete Pad to Replace Old Home
Install 90 yds of Gravel
Install 6" Concrete Slab

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

Area of Disturbance of Trailer Pad 700 sqft +/-
Landscaping Around Area

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

Concrete, Gravel Base, Topsoil, Logm + Seed

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

b) include **volume** of material to be filled or excavated 90 yds

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 Around Area of Disturbance

Part D - Site Description

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

Land is Flat and Drains Well

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.

I Dont See that much of e 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 _____

3) Zone Classification _____

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

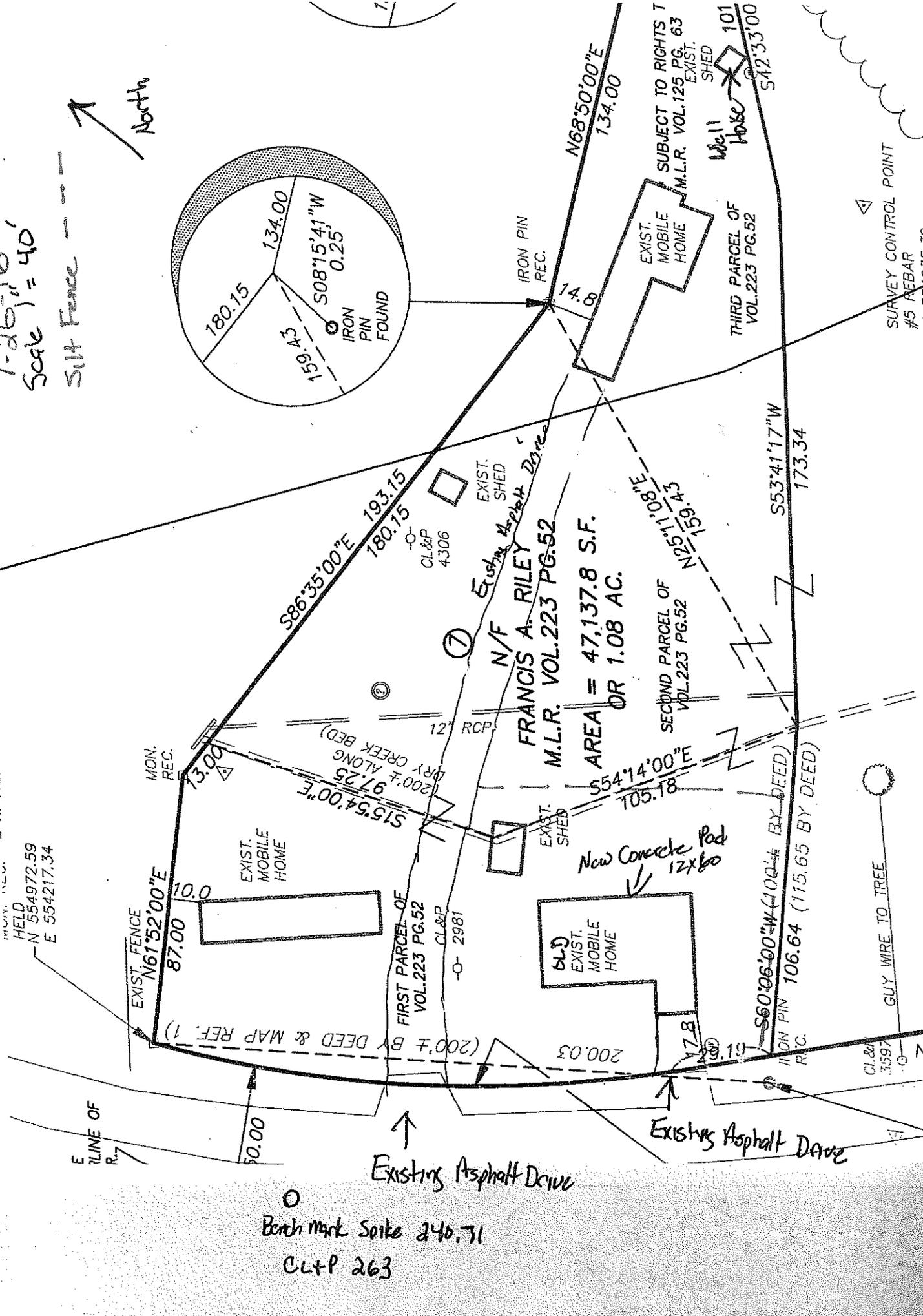
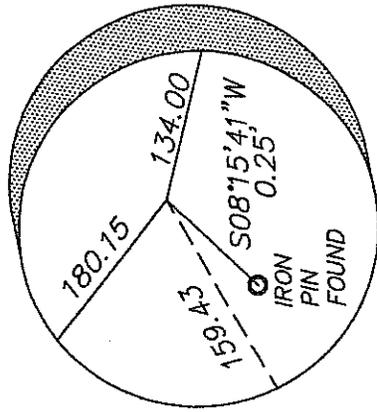
Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it 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.

7-26-16
Scale = 40'

Silt Fence



MON. REC.
N 554972.59
E 554217.34

E LINE OF R.

EXIST. FENCE
N61°52'00\"/>

87.00

13.00

MON. REC.

S86°35'00\"/>

193.15

180.15

S15°54'00\"/>

97.25

(200 F. ALONG DRY CREEK BED)

10.0

EXIST. MOBILE HOME

CL&P 2981

12\"/>

RCP

N/F

FRANCIS A. RILEY
M.L.R. VOL. 223 PG. 52

EXIST. MOBILE HOME

EXIST. SHED

NEW CONCRETE PAD
12x60

EXIST. MOBILE HOME

EXIST. SHED

CL&P 4306

EXIST. SHED

EXIST. MOBILE HOME

EXIST. SHED

IRON PIN REC.

14.8

N68°50'00\"/>

134.00

SUBJECT TO RIGHTS 7
M.L.R. VOL. 125 PG. 63
EXIST. SHED

101

WELL

HOUSE

THIRD PARCEL OF
VOL. 223 PG. 52

S42°33'00\"/>

173.34

S53°41'17\"/>

159.43

N25°11'08\"/>

159.43

SECOND PARCEL OF
VOL. 223 PG. 52

17.8

61.62

IRON PIN REC.

S60°06'00\"/>

106.64

(115.65 BY DEED)

CL&P 3597

GUY WIRE TO TREE

SURVEY CONTROL POINT
#5 REBAR
N 554935.39

AREA = 47,137.8 S.F.
OR 1.08 AC.

EXIST. ASPHALT DRIVE

EXIST. ASPHALT DRIVE

CL&P 263

BENCH MARK SPIKE 246.71

CL&P 263



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 20, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: Hunting Lodge Road (Assessor's Parcel ID 15.21.3) (IWA File #1564-2)
Storrs Lodges LLC
Description of Work: construction of a 218-unit apartment complex
Map Date: 3/18/2016, revised through 6/10/2016

PROJECT OVERVIEW

The applicant has refiled the same application that was withdrawn on July 18, 2016 (File #W1564-2), to construct a 218 unit apartment complex known as the Lodges at Storrs, on a 45.9-acre parcel on the west side of Hunting Lodge Road, north of North Eagleville Road (Parcel ID 15.21.3). The prior application was withdrawn due to time constraints. Because there were numerous submittals from an intervenor, the public, and the applicant related to file #W1564 and the application has remained exactly the same, staff recommends that the following submittals be entered into the record as part of the current application (file #W1564-2):

Applicant Submittals

1. A letter dated February 28, 2016 from CT DEEP Regarding State Species of Concern
2. Plans Dated March 18, 2016, revised through June 10, 2016
3. A March 18, 2016 WETLANDS ASSESSMENT&IMPACT ANALYSIS: *SUMMARY OF FINDINGS*
4. An Engineering Design and Drainage Report (Both a Summary and Full Report available on website) Dated March 18, 2016
5. A March 30, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION
6. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WATER QUALITY INVESTIGATION*
7. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *FUNCTIONS & VALUES ASSESSMENT*
8. An April 4, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WETLAND MITIGATION*
9. An April 6, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *REVIEW OF STORMWATER SYSTEM*
10. An April 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION
11. FA Hesketh's Responses to the GEI Consultants Revised dated 5/31/2016 and revised through 6/10/2016
12. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *WATER QUALITY INVESTIGATION*
13. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: *SOIL TESTING*
14. A June 14, 2016 WETLANDS ASSESSMENT-SUPPLEMENTAL: VERNAL POOL INVESTIGATION

15. A July 12, 2016 Letter from Attorney Fahey requesting the Public Hearing not be continued to 8/1/16.
16. Submitted on July 12, 2016 by the applicant's team: A February 12, 2011 Report from Michael Klemens Re: River Sound Development
17. A July 12, 2016 Memo from Attorney Sherwood re: Prudent and Feasible Alternative Analysis
18. A July 12, 2016 Memo from the Applicant's team re: Response to Intervention Petition Dated 5/16/16

Intervenor Submittals

1. A letter dated June 6, 2016 from the Law Offices of Keith Ainsworth on behalf of the Mansfield Environmental Trust and Beverly Sims
2. A letter from Michael W. Klemens dated June 6, 2016
3. A Vernal Pool Analysis Map of Storrs Lodges Prepared by Michael Klemens dated May 2016
4. Michael Klemens Curriculum Vitae, undated
5. A letter to Cheryl Chase, Director of the Inland Water Resources Division, CT DEEP from Michael Klemens dated September 10, 2013
6. A report from Connecticut Ecosystems LLC Entitled Wetlands Report Ponde Place, July 5, 2007
7. April 2009 Eastern Connecticut Environmental Review Team Report for Ponde Place
8. A 2002 MCA Technical Paper Series: No. 5 Best Development Practices Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States by Calhoun and Klemens

GEI, Consultants (IWA's Independent Consultant) Submittals

1. A Memo from Kimberly Bradley and John McGrane of GEI Consultants to Jennifer Kaufman dated May 12, 2016
2. A Memo from Kimberly Bradley and John McGrane of GEI Consultants to Jennifer Kaufman dated June 29, 2016

Staff Memos

1. March 29, 2016 memo from Jennifer Kaufman, Wetlands Agent
2. June 2, 2016 memo from Jennifer Kaufman, Wetlands Agent
3. June 13, 2016 memo from Jennifer Kaufman, Wetlands Agent
4. July 14, 2016 memo from Jennifer Kaufman, Wetlands Agent

Conservation Commission Minutes

1. April 20
2. May 18
3. June 15
4. July 20

Comments from the Public

1. A letter from Kathy and Brian Usher dated May 24, 2016
2. An email response to Kathy Usher from Linda Painter dated May 25, 2016

3. A letter from Susan and Michael Zito, 44 Westgate Lane dated July 9, 2016
4. A letter from Frank Noelker, 491 N. Eagleville Road, dated July 9, 2016
5. A letter from Laurie Sloan, 491 N. Eagleville Road, dated July 9, 2016
6. A letter from Robert & Jennie Talbot, 26 Southwood Road dated July 10, 2016
7. An email from Chris Simon, 17 Silver Falls dated July 12, 2016
8. A letter from Janet Jones, 49 Farrell Road, dated July 15, 2016
9. An email from Priscilla Douglas, 241 Wormwood Hill Road, dated July 16, 2016
10. A letter from Terry Webster, 23 Southwood Road, dated July 16, 2016
11. An email from Martin Mendoza-Botelho, 38 Meadowood Road, dated July 19, 2016

The property is currently entirely forested. Of the 45.9-acre parcel, 6.7 acres are wetlands. The site includes 1,439 linear feet of an unnamed tributary to Eagleville Brook. The eastern portion of the property drains to the Eagleville Brook. The western portion of the property drains to Cedar Swamp Brook. There is a vernal pool located on the western edge of the property. Approximately 9.4 acres of the project activity is proposed within the upland review area. On February 1, 2016, the Mansfield Inland Wetlands Agency approved a wetland map amendment (File # W1549) for this parcel based on field delineation of the wetlands by a Registered Soil Scientist, pursuant to section 15.0 of the Mansfield Inland Wetlands and Watercourses Regulations (the Regulations). This wetland map amendment did not include a functions and values analysis of the wetlands. It was a determination of the wetland boundary only.

Construction will take place within close proximity to the vernal pool located on the western portion of the property. The proposed development would result in the loss of 4,402 square feet (0.1 acres) of wetlands related to the construction of the main driveway crossing. Because the proposed project may have a significant impact on wetlands, a public hearing is warranted pursuant to section 9.0 of the Regulations. So that all parties can plan accordingly, staff recommends determining the public hearing in advance. I recommend scheduling the public hearing on September 6, 2016. If the public hearing needs to be continued, I recommend it be continued to October 6, 2016, the Agency's next regularly scheduled meeting. If further time is needed and the applicant grants an extension, it is recommended that the public hearing be continued to the Agency's November meeting.

When the previous application was received at your April meeting, the IWA engaged the services GEI Consultants to assist with the review of the application pursuant to Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations and the Fee Schedule established in Article V, Chapter 122, Section 122-12 of the Mansfield Code of Ordinances. Because the application has not changed, and GEI Consultants has invested a good deal of time in review of the project, staff recommends that the Agency, continue the services of GEI Consultants to assist in the review of the application materials.

Finally, the applicant has requested that the fee for resubmission, minus legal notice fees, be waived by the Agency for good cause.

Section 19.6 of the Regulations states:

19.6 waiver. *The applicant may petition the agency to waive, reduce or allow delayed payment of the fee. Such petitions shall be in writing and shall state fully the facts and circumstances the agency should consider in its determination under this subsection. The agency may waive all or part of the application fee if the agency determines that:*

- A. The activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee.*
- B. The amount of the application fee is clearly excessive in relation to the cost to the town for reviewing and processing the application.*
- C. The applicant has shown good cause.*

The agency shall state upon its record the basis for all actions under this subsection.

This application is a continuation of the previously submitted application. Staff has already completed extensive review that will not need to be redone. Resubmittal of this application allows the Agency additional time to review materials and hear comments from the public. Therefore, staff recommends that the petition to waive the application fees, minus the legal notice fees, should be granted. Legal fees should be billed directly to the applicant.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.

APPLICATION FEES AND NOTIFICATIONS

- The applicant has paid the required application fee. (Petition for Waiver)
- 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.

PROPOSED RECEIPT MOTION

If the Agency agrees with the above recommendation, the following motion is in order.

Receipt Motion

_____ MOVES, _____ seconds to:

1. Receive the application submitted by Storrs Lodges LLC (IWA File #1564-2) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 218-unit apartment complex on property owned by the applicants and located at Hunting Lodge Road (Assessor's Parcel ID 15.21.3) as shown on plans dated 3/18/2016, revised through 6/10/2016 and as described in application submissions, and to refer said application to the Conservation Commission for review and comment.
2. Authorize staff to engage the services of GEI Consultants to provide independent review of the application. Pursuant to section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, fees incurred for this review will be the responsibility of the applicants; a deposit in the amount of the estimated cost shall be provided prior to issuance of a notice to proceed.
3. Schedule a public hearing on September 6, 2016. If the public hearing needs to be continued, it will be continued to October 6, 2016, the Agency's next regularly scheduled meeting.
4. Waive the application fee pursuant to section 19.6 of Mansfield's Inland Wetlands and Watercourses, waive the application fee minus all legal notice fees, which will be billed directly to the applicant.

**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 W1567-2
Fee Paid YS
Official Date of Receipt 7-20-16

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 Storrs Lodges, LLC
Mailing Address 30 Dorset Crossing, Suite 600
Simsbury, CT Zip 06070
Phone 860 217-1700 Email tony@thekeystonecompanies.com

Title and Brief Description of Project

Construction of 218-Unit Student Apartment Complex

Location of Project Hunting Lodge Road Parcel ID 15.21.3

Intended Start Date Spring 2017

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

Name Ponde Place, LLC
Mailing Address Same as Applicant
 Zip
Phone Email

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) Optionee

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.

See attached sheet.

Part F - Map/Site Plan (all applications) See Plans dated 03/10/2016.

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 03/18/2016

3) Zone Classification RAR 90 with zone change to new design district

4) Is your property in a flood zone? Yes x 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 x 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 x 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 x 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.

Storrs Lodges, LLC

P. Anthony Giorgio
Signature P. Anthony Giorgio

July 18, 2016
Date

Its: *member*

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.

Storrs Lodges, LLC

P. Anthony Giorgio
Signature P. Anthony Giorgio

July 18, 2016
Date

Its: *member*

Part C—Project Description:

- 1) The project includes the construction of 47 two-story residential buildings with 218 dwelling units providing housing a total of 692 UCONN students along with a Community Center Building and outdoor recreational areas. . There will be two 24 foot wide access driveways proposed. The main access drive to the development will be from Hunting Lodge Road. The second access drive from Northwood Road will be for limited emergency access and campus bus circulation. On-site parking will be constructed for 619 vehicles.

Site work will be completed using conventional construction equipment and techniques. Little or no blasting or rock excavation is anticipated to construct the project based on soil characteristics on the property. Construction will take place over an 18-24 month period. The proposed storm drainage system incorporates Best Management Practices (BMP) and LID design techniques as described in the CTDEP stormwater regulations. The drainage system for the project discharges to the on-site wetland and watercourses. The project will be served by public water and sanitary sewer. A comprehensive Soil and Erosion Plan has been developed for the project and will be implemented throughout the duration of the construction of the development until all areas are fully stabilized. The project will submit a registration for the CTDEEP General Permit associated with site construction activities prior to the start of any construction.

Every effort has been made to maintain a substantial buffer from the wetland and watercourse resources identified on the site. The proposed wetland crossing for the main driveway out to Hunting Lodge Road will be accomplished using a precast concrete arch bridge so there are minimal impacts to the wetlands at this location. There are no other direct impacts to wetlands on the property.

- a. The site contains approximately 6.7 acres (291,172 s.f.) of flagged wetlands. The only direct impact is the loss of 4,402 s.f. of wetlands related to the construction of the main driveway crossing. There are 1,439 l.f. of watercourses on the property. There will be no direct impact to watercourses.
- b. There are approximately 24.1 acres of 150 foot Upland Review Area on the property. The project includes building construction and site improvements within approximately 9.4 acres of the Upland Review Area

Part E –Alternatives

- a. Given the topographical features of the property and practical access limitations to existing public roadways, any development on this property would include access roads and public utility connections following basically the layout included in the proposed project. There are no other alternate road locations on the property. The property is currently zoned for residential use development under the RAR-90 zone. If the property were developed as a

single family development, it would require carving up the site into 2-acre lots with a minimum 200 feet of frontage along a public road. Developing the site in this manner would mean portions of wetlands and watercourses would fall within these lots subjecting them to the long-term impacts resulting from the use of the land in a conventional residential environment. The monitoring and enforcement of potential activities and impacts on these resources becomes difficult when they occur on individually owned residential properties.

- b. Development of this property under a master planned development concept as proposed allows development to occur in selected upland areas and essentially sets aside the wetland and watercourse resources with appropriate buffers from the development in undisturbed portions of the property.
- c. The one wetland crossing required to gain proper and safe roadway access to Hunting Lodge Road occurs at a location that has been used for such access for many years. The existing remains of this crossing need to be upgraded to current design standards providing for a minimum 24-foot wide paved roadway. Crossing the wetlands using conventional culverts was evaluated as a possible more cost effective alternate to the proposed precast arch bridge crossing. Due to the sensitive nature of the crossing location, a conventional culvert and fill installation was deemed to not be the most prudent alternative.
- d. The applicant believes that the proposed project which restricts direct impacts to wetland and watercourse resources to a small area at the crossing for the main driveway to Hunting Lodge Road as the most prudent and feasible development alternative for the property.

Jessie Richard

From: Jennifer S. Kaufman
Sent: Thursday, July 28, 2016 9:32 AM
To: Jessie Richard
Subject: FW: Ponde Place Development

Jennifer S. Kaufman, AICP
Environmental Planner
Inland Wetlands Agent
Town of Mansfield
4 South Eagleville Road
Storrs-Mansfield, CT 06268
860-429-3015x6204
860-429-9773 (fax)
KaufmanJS@MansfieldCT.org

From: Cynthia Hirschorn [mailto:chirschorn@sbcglobal.net]
Sent: Wednesday, July 27, 2016 10:47 PM
To: Jennifer S. Kaufman <KaufmanJS@MANSFIELDCT.ORG>
Subject: Ponde Place Development

Dear JS Kaufman,

As a resident of Mansfield, I am against the development of Ponde Place apartments in an area containing wetlands and vernal pools. Run off from this development will, most likely, have an adverse effect on residential wells nearby. The Town of Mansfield Planning and Zoning Board would be negligent in allowing this development.

Why is a private developer being allowed to hook-up to the University's sewer system? It is my understanding that one of the developers is a generous donor to Uconn, If this is true, there is a clear conflict of interest in allowing the sewer hook-up to go forward.

The Town of Mansfield Zoning Board and the members of the Mansfield Town Council are obligated to protect the residents of the town from undue influence by the State of CT, in particular, the University of CT. The Ponde Place development is clearly benefiting Uconn as a place for its students to live. Uconn needs to provide residences for its students or stop expanding if it cannot do so.

Sincerely,
Cynthia Hirschorn: chirschorn@sbcglobal.net
63 Davis Rd.
Storrs, CT 06268



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 28, 2016
To: Planning and Zoning Commission
From: Jennifer Kaufman, AICP
Subject: November Meeting Dates

The November 7th meeting of the Inland Wetland Agency falls on the evening before Election Day. As the Council Chambers is the site of Election Day registration activities, the Registrars of Voters will need to have all of their equipment set up and tested in the room the day before the election. Rather than move to a room that does have appropriate audio/visual systems, staff recommends that the IWA meeting be rescheduled to another day.

Based on room availability, staff recommends that the regular meeting of the Inland Wetlands Agency in November be rescheduled to Wednesday, November 2nd.

Provided the change in dates is approved by the Commission and submitted to the Town Clerk more than 30 days in advance of the meeting, the meetings will still be considered regular meetings.

 MOVE to change the November 7, 2016 regular meeting of the Inland Wetlands Agency to Wednesday, November 2nd.