

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward
Alternates Present:	J. DeVivo, K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner 1; E. Galbraith, Administrative Assistant

CALL TO ORDER AND ROLL CALL

Chair Aho called the January 4, 2021 regular meeting of the Inland Wetlands Agency to order at 6:30 p.m. Members present are Accorsi, Aho, Chandy, Cotton, Hall, Plante, Rawn and Ward and alternates DeVivo and Fratoni. The alternates are not seated.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded, to approve the December 21, 2020 meeting minutes with the following corrections:

- Include Cooley in the roll call for the meeting as well as the public hearing, as she was not named yet was present for both.

Motion PASSED unanimously. (9-0-0)

COMMUNICATIONS

The December 29, 2020 meeting minutes of the Conservation Commission were noted for the record.

PUBLIC HEARINGS

W1617- Application of Mallory Bagwell for wetland restoration on property located at 512 and 514 Chaffeeville Road

Chair Aho opened the public hearing at 6:32 p.m. Members present are Accorsi, Aho, Chandy, Cotton, Hall, Plante, Rawn and Ward and alternates DeVivo and Fratoni. The alternates are not seated.

Kaufman read aloud information on the virtual public hearing, including general procedure and specific directions on how the public can participate in this hearing.

Kaufman gave a summary of Bagwell's application for wetland restoration, citing the property's characteristics seen by agency members on the field trip, as well as the details of the restoration plan.

Bagwell was invited to speak, and introduced himself, stating that Kaufman had summarized the restoration plan well and that he did not have anything further to add.

Members of the public were again given directions on how to participate and invited to speak, and there were no comments from the public.

Agency members were invited to ask questions about the application and there were no questions.

Chandy MOVED, Ward seconded, to close the public hearing.

Motion PASSED unanimously. (9-0-0)

The public hearing was closed at 6:43 p.m.

OLD BUSINESS

W1617- Application of Mallory Bagwell for wetland restoration on property located at 512 and 514 Chaffeeville Road

Plante MOVED, Chandy seconded, to grant an inland wetlands license pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Mallory Bagwell (File W1617) for wetland restoration associated with a notice of violation. In approving this application, the Inland Wetlands Agency considered all Public Hearing testimony and communications. This action is based on a finding that the proposed plan will adequately restore the disturbance to the wetlands and watercourses associated with tree clearing and stumping, grading and watercourse impoundment, and is conditioned on the following provisions being met:

1. By February 1, 2021, the disturbed area shall be over seeded and covered with a biodegradable erosion mat specified by a registered soil scientist and approved by the Inland Wetlands Agent. The Inland Wetlands Agent is authorized to grant extensions if needed due to unforeseen weather.
2. For a period of eight months, the disturbed area shall be monitored monthly and after each measurable precipitation event of 0.25 inches or greater, to ensure that no further erosion and sedimentation is occurring and the area is stabilizing. If further erosion occurs, corrective action, including but not limited to further erosion matting and mulching shall occur immediately.
3. A native planting and implementation plan shall be specified by a registered soil scientist and approved by the Inland Wetlands Agent. Said plan shall be implemented by June 1, 2021,
4. For a period of two years, no less than twice per year, the owner shall inspect the plantings and submit a report certifying that that the plants are viable. At the end of the two years, the owner shall submit a report indicating that 80% the plants have survived and at least 75% of these areas are covered by native species. If this survival rate is not maintained then a corrective action plan shall be developed and implemented after approval by the Inland Wetland Agent.

Failure to comply with this prescribed restoration plan shall result in enforcement action pursuant to the Mansfield Inland Wetlands and Watercourses Regulations, Section 14 and Connecticut General Statutes, Section 22a-44.

Motion PASSED unanimously. (9-0-0)

NEW BUSINESS

W1614-1- Application of Haven Communities (Formerly Haven Campus Communities) for the construction of a mixed-use development and associated amenities on three parcels located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10) and a vacant adjacent parcel (Assessor's Parcel ID 8.15.9-1).

Chandy MOVED, Ward seconded, to:

1. Receive the revised application submitted by Haven Communities (formerly Haven Campus Communities) (IWA File 1614-1) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a mixed-use development consisting of seven new buildings with a five-story parking deck, paved parking areas and associated amenities on three parcels located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10) and a vacant adjacent parcel (Assessor's Parcel ID 8.15.9-1) as shown on a map dated 07/17/2020, revised through 12/29/2020 and as described in application submissions and to refer said application to staff and the Conservation Commission for review and comment.
2. Schedule a Public Hearing for Tuesday, January 19, 2021 at 6:30 pm via a web-based virtual meeting to hear comments regarding the this application.
3. Authorize staff to engage the services of Land Tech, Inc. 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.

Motion PASSED unanimously. (9-0-0)

Kaufman recommended that the agency waive or reduce the fee associated with the application as requested by the applicant. Members discussed the request, noting that the application is a revised version of their prior application which was subsequently withdrawn. Members and staff were in agreeance that much of the work had already been done and would not need to be duplicated. They further agreed that the revisions would need to be reviewed however, requiring staff to allocate some time toward working on the application. Ward stated that the \$60 state fee would also need to be collected and should not be paid by the town. Ward asked Kaufman to consider how much work this application is anticipated to require, and to then provide a suggestion for reducing the fee. Kaufman offered a range of 20% - 25% of the full fee as a reasonable amount to charge the applicant based on the anticipated workload for staff. Ward then suggested the agency offer a rate reduced to 25% of the usual cost, plus the \$60 state fee, totaling \$310. Other agency members were in agreeance that reduction of the fee associated with the application is justified pursuant to section 19.6.B of the Regulations.

Rawson MOVED, Plante seconded, to waive \$750 of the fee associated with the application of Haven Communities (Formerly Haven Campus Communities)-File W1614-1 for the construction of a mixed-use development and associated amenities on three parcels located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10) and a vacant adjacent parcel (Assessor's Parcel ID 8.15.9-1) and require the applicant to pay the \$60 state fee.

Motion PASSED unanimously. (9-0-0)

ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant