

## AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/51305/?splitscreen=true>

### VIRTUAL MEETING

In accordance with PA 22-3, this meeting will be held virtually. The meeting may be viewed live at <https://mansfieldct.gov/video>. A video recording of the meeting will be available on YouTube at "MANSFIELD CONNECTICUT STREAMING CHANNEL" (<https://mansfieldct.gov/video>) within seven (7) days after the meeting. Public Comment will be accepted by email at [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268 and must be received prior to the meeting (public comment received after the meeting will be shared at the next meeting). Please email [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to view, listen, or comment live.

**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES**

A. [11-16-2022 Conservation Commission Minutes](#)

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**3. OPPORTUNITY FOR PUBLIC COMMENT**

**4. OLD BUSINESS**

A. Conservation Easement Monitoring

**5. NEW BUSINESS**

A. **W1613-2 Application of CMC Storrs SPV, LLC Applicant/Owner and BPOZ 17 Cedar Swamp, LLC (Owner) for a permit to conduct regulated activities associated with a proposed multi-family residential community at 497 Middle Turnpike (Assessor's Parcel ID 8.14.19) and four parcels fronting on Cedar Swamp Road (Assessor's Parcel IDs 8.14.14-2, 8.14.14-3, 8.14.14-4 and 8.14.18)**

**W1613-2 Wetlands Application and Submission Letter**

10 - 24

[W1613-1 Application Inland Wetlands License](#)

[W1613-1 Wetlands Application Submission Letter](#)

**W1613-2 Site Plans**

25 - 78

[W1613-2 Site Plans](#)

**W1613-2 Technical Reports**

79 - 1725

[W1613-2 Wetlands Assessment](#)

[W1613-2 JMM Wetlands Report Revised to 12.30.2022](#)

[W1613-2\\_GZA Infiltration Tests](#)

[W1613-2 GZA Geotechnical Report](#)  
[W1613-2 GZA Infiltration Summary Memo 11.11.22](#)  
[W1613-2 Geotechnical Engineering Report Revised to 12.29.22](#)  
[W1613-2 Stormwater Report](#)  
[W1613-2 Stormwater Report Revised to 12-29-2022](#)

**W1613-2 Peer Review Comments and Applicant Responses** 1726 - 1762

[W1613-2 LandTech Review 2- 01-5-23](#)  
[W1613-2 Applicant Response to LandTech Comment 12-29-2022](#)  
[W1613-2 Landtech Review 12-20-22](#)

**B. W1629 Application of Wilhusky Student House, LLC for a permit to conduct regulated activities associated with a proposed multi-family residential community at 22 and 28-32 King Hill Road (Assessor's Parcel IDs 15.33.3 and 15.33.4)**

**W1629 Wetlands Application** 1763 - 1780

[W1629 Inland Wetlands Application Cover letter and Project Statement](#)

**W1629 Site Plans** 1781 - 1827

[W1629 Site plans revised to 11-7-2022](#)  
[W1629 Site Plans Revised to 1.4.2023](#)

**W1629 Technical Reports** 1828 - 2538

[W1629 Wetland Assessment Report](#)  
[W1629 Stormater Report 11-22](#)  
[W1629 Stormwater Report Revised to 1.4.2023](#)  
[W1629 Preliminary Geotechnical Memorandum 11.3.22](#)

**W1629 Peer Review Comments and Applicant Responses** 2539 - 2551

[W1629- CHA-Tighe-Bond Comments 12-20-2022](#)  
[W1629-Applicant Response to CHA - Tighe and Bond](#)

**C. Membership**

**6. REPORTS FROM MEMBERS**

**7. COMMUNICATIONS**

**A. Communications from Residents - Agbotics Greenhouses, Browns Road** 2552 - 2574  
[Communications and Report Re Agbotics](#)

**B. IWA Monthly Business Report** 2575  
[2023-01-10](#)

**C. Staff Update**

**8. FUTURE MEETINGS**

**9. ADJOURNMENT**