

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/51626/?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 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 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. [12-19-2022 IWA Minutes](#) 5 - 8

3. COMMUNICATIONS

- A. Conservation Commission 9 - 14
[Conservation Commission 01-10-2023 -Minutes](#)
- B. Inland Wetlands Agent Monthly Report 15
[2023-01-10](#)

4. PUBLIC HEARINGS

Written public comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 prior to the meeting and preferably by 3 pm on January 17, 2023. Any comments received after the close of the public hearing will not be distributed to Commission Members.

Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at <https://mansfieldct.zoom.us/j/85767809072>. The meeting passcode is 137486.

Public comment may also be provided via telephone. If you would like to join by telephone, please use the following steps:

1. Dial 1 929 205 6099
2. Enter 857 6780 9072 followed by #.
3. If the meeting has not already started, press # to wait.
4. If you have already joined the meeting on a computer or mobile device, you will be prompted to enter your unique participant ID. If you are only

joining by telephone, press # to skip.

5. Enter the meeting passcode **137486** followed by #.

6. Additional Options

- If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter #Participant ID# on your phone.

- Phone controls for participants

The following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:

*6 - Toggle mute/unmute

*9 - Raise hand

If you need assistance accessing the Zoom meeting, please refer to the [Zoom Frequently Asked Questions](#) or call 860.429.3330. If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:

- Please make sure you are in a quiet space to reduce background noise interference.
- Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute their microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.
- Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name.
- When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.
- If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

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

16 - 30

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

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

W1613-2 Public Hearing Notices

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[The Chronicle Public Hearing Legal Ads](#)

W1613-2 Site Plans

32 - 274

[W1613-2 Site Plans Revised to 01-12-2023](#)

[W1613-2 Site Plans Revised to 12-29-2022](#)
[W1613-2 Site Plans 11.14.2023](#)
[W1613-2 Site Plans Revised to 12-29-2022](#)

W1613-2 Technical Reports

275 - 2820

[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 GZA Infiltration Summary Memo Revised to 11.11.23](#)
[W1613-2 GZA Infiltration Rate Memo Rev. 1.11.2023](#)
[W1613-2 Stormwater Report](#)
[W1613-2 Stormwater Report Revised to 12-29-2022](#)
[W1613-2 Stormwater Report Revised to 1-12-2023](#)

W1613-2 Peer Review Comments and Applicant Responses

2821 - 2877

[W1613-2 Applicant Response to LandTech 2nd review 2 -01-12-2023](#)
[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](#)

W1613-2 Communications

2878 - 2883

[Conservation Commission 01-10-2023 -Minutes](#)

5. OLD BUSINESS

- A. **Application of CMC Storrs SPV, LLC and BPOZ 17 Cedar Swamp LLC for an Inland Wetlands License on five parcels of property located at 497 Middle Turnpike, 17 Cedar Swamp Road and three adjacent parcels known as Cedar Swamp Road, Assessor's Parcel IDs 8.14.19, 8.14.18, 8.14.14-2, 8.14.14-3 and 8.14.14-4. (IWA File Number W-1613-2)**

6. NEW BUSINESS

7. OTHER COMMUNICATIONS AND BILLS

- A. [CBA Education & Training Brochure](#) 2884 - 2891
- B. **Communications from Residents - Agbotics Greenhouses, Browns Road** 2892 - 2914
[Communications and Report Re Agbotics](#)

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT