

## MINUTES

**Members Present:** S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward

**Members Absent:**

**Alternates Present:** C. Wutsch, L. Manville

**Alternates Absent:**

**Staff Present:** L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner I; Sandra Forand, Administrative Assistant

### CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:02 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, and Ward and Alternates Wutsch and Manville. No alternates are seated.

### APPROVAL OF MINUTES

Ward MOVED, Plante seconded approval of the December 6, 2021 meeting minutes as presented.

Motion PASSED unanimously. (8-0-1), Accorsi was disqualified.

### COMMUNICATIONS

The Inland Wetlands Agent Monthly Report was noted for the record.

### OLD BUSINESS

**W1613-1 APPLICATION OF CMC STORRS SPV, LLC 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 THREE PARCELS FRONTING ON CEDAR SWAMP ROAD (ASSESSOR'S PARCEL IDS 8.14.14-2, 8.14.14-3, AND 8.14.14-4)**

**WITHDRAWN**

## NEW BUSINESS

### **W1585 – MOUNTAIN VIEW ESTATES – REQUEST FOR MODIFICATION**

Kaufman provided a brief introduction of the project. The applicant is requesting to modify the inland wetlands license associated with the Mountain View Acres Subdivision, approved by the Agency in 2017. The applicant proposes to combine lots 4, 5, 6 and 7 into one, 17.31-acre lot. The single-family dwelling and associated amenities associate on lot 4 approved as part of the original approval will remain. The remaining single-family dwellings will not be built, resulting in less impact in the upland review area.

Cotton MOVED DeVivo seconded to rule that the modifications to inland wetlands license (W1585) as shown on a map dated 12/10/21 and as described in application submissions as requested by James P. Galey to combine lots 4, 5, 6, and 7 of the Mountain View Acres Subdivision, located on the south side of Coventry Road (Assessor's Parcel IDs 27.78.1-4, 27.78.1-5, 27.78.1-6, and 27.78.1-7 ) does not constitute a significant or substantial alteration of the application as approved on March 7, 2017.

Motion PASSED unanimously. Ward abstained. (8-0-1).

### **W1625 CPH MANSFIELD LLC – FOR AN INLAND/WETLANDS LICENSE FOR MIXED USE (AUTOMOTIVE SALE & SERVICES, RETAIL AND RESTAURANTS) AT 106 STORRS ROAD (ASSESSOR'S PARCEL ID# 38.109.38)**

Kaufman gave a brief overview of proposals received from the Agency's on-call technical consultants.

Chandy MOVED Ward seconded to:

- 1) Receive the inland wetlands license application of CPH Mansfield, LLC, Applicant/Champagne Toystore, LLC, Owner (File #W1625) ) for commercial redevelopment in the upland review area at 106 Storrs Road, refer said application to the Conservation Commission for review and comment, and direct staff to schedule a public hearing in accordance with statutory requirements.
- 2) Authorize staff to engage the services of Trinkhaus Engineering to provide independent review of the application. Pursuant to 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, fees incurred for this review will be the responsibility of the applicant and a deposit in the amount of the estimated cost shall be received prior to issuance of a notice to proceed.

Motion PASSED unanimously. (9-0-0).

## OTHER COMMUNICATIONS AND BILLS

### ADJOURNMENT

Aho adjourned the meeting at 6:14 p.m.

Respectfully Submitted:



Sandra L. Forand  
Administrative Assistant