

SPECIAL MEETIN AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/26069?splitscreen=true>.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months. 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 and must be received by 3:00 p.m. on the day of the meeting to be included in an updated meeting packet. Public comment received after this time will be shared at the next meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. January 4, 2021 5 - 8
[01-04-2021 IWA Minutes](#)

3. COMMUNICATIONS

- A. Conservation Commission 9 - 12
[01-13-2021 Cons Com Minutes](#)
- B. Inland Wetlands Agent Monthly Report 13 - 15
[2021-01-19](#)
- C. Go-To-Meeting Quick Guide for Attendees 16 - 19
[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)

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 19, 2021**. Any comments received after the close of the public hearing will not be distributed to Agency Members.

Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at <https://global.gotomeeting.com/join/512967333> or by calling +1 (224) 501-3412 and using the following access code: 512-967-333. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/512967333> before the meeting.

If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3330 before 3 pm on the day of the meeting or during the meeting. 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 Agency 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 Agency reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

- A. **W1614-1- Application of Haven Communities (Formerly Haven Campus Communities) for the construction of a mixed-use development and associated amenities 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).**

*Attachments beginning with (1) were received at the January 4, 2021 meeting. Attachments beginning with a (2) are being received at this meeting. Materials submitted after the agenda and packet were originally published for the meeting at which they were received are noted with an *.*

W1614-1: Staff Comments

[1 Staff Memo-Receipt](#)

[2 Staff Memo-W1614 Exhibits to be included in W1614-1](#)

20 - 24

W1614-1: Applicant Forms and Extensions	25 - 48
1 Applicant Cover Letter	
1 Application Form 12.29.2020	
1 CTDEEP SIWWARF-12.29.2020	
2 Property Owners Consent to Submit	
2 Mansfield IWA License Application Full	
W1614-1: Applicant Submittals-Site Plans and Aerial Photos	49 - 85
1 Site Plans 07.17.2020 Rev thru 12.29.20	
1 Boring Locations 09.18.20	
1 Forested Cover Exhibit 12.29.2020	
1 Proposed Conservation Easement	
W1614-1: Applicant Submittals-Technical Reports	86 - 1141
1 Wetland Functions and Values Report	
1 Drainage Report REV 4 12.29.20	
1 Limited Phase II Site Investigation Report	
1 Phase I Enviro Assessment	
1 Report of Geotechnical Investigation	
1 Stormwater Management Area Evaluation	
1 Vernal Pool Survey Report	
1 Wetland Delineation Report 01.4-2019	
W1614-1: Applicant Submittals-Responses to Comments	1142 -
1 Applicant Response to LandTech 12.29.20	1146
W1614-1: Intervenor Submittals	1147 -
2 Petition for Intervention-UConn 01-13-2021	1186
2 2020 11 30 Haven Campus Comm. IWA Presentation	
2 CDM Smith Memo - 01.15.21	
W1614-1: IWA Peer Review Consultant (LandTech) Comments	1187 -
2 LandTech Follow-up 1-11-2021	1197
2 1611-1 Christopher Allan-CV	
2 1611-1 Rob Pryor-CV	
W1614-1: Communications	1198 -
2 D. & H. Field 01-12-202	1202
2 G. Mizla 01-12-2021	
2 M. & W. Gergler 01-12-2021	
2 B. Ryan 01-13-2021	
W1614-1: Abutter and Legal Notices	1203 -
1 Neighbor Notificaton Ltr Certified Mail Receipts	1209
2 Public Hearing Legal Notice	

5. OLD BUSINESS

A. W1614-1- Application of Haven Communities (Formerly Haven

Campus Communities) for the construction of a mixed-use development and associated amenities 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).

6. NEW BUSINESS

A. Proposed revision to 2021 meeting schedule

1210

The first meeting in September was inadvertently scheduled during Rosh Hashana. Staff recommends moving the meeting to August 30, 2021 as shown on the attached schedule.

MOVE to adopt the revised 2021 IWA meeting schedule as presented at the January 19, 2021 IWA meeting and to authorize staff to file the revised meeting schedule with the Town Clerk.

[2021 Meeting Calendar-IWA.PZC-Revised 01-19-2021](#)

7. OTHER COMMUNICATIONS AND BILLS

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT