

MINUTES

Members Present:	P. Aho, B. Chandy, L. Cooley, D. Plante, K. Rawn, V. Ward
Members Absent:	S. Accorsi, C. Cotton, R. Hall
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 19, 2021 regular meeting of the Inland Wetlands Agency to order at 6:50 p.m. Members present are Aho, Chandy, Cooley, Plante, Rawn and Ward and alternates DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Accorsi, Cotton and Hall.

APPROVAL OF MINUTES

Fratoni MOVED, Ward seconded, to approve the January 4, 2021 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.

COMMUNICATIONS

The Inland Wetlands Agent Monthly Report and January 13, 2021 minutes of the Conservation Commission were noted for the record.

PUBLIC HEARINGS

Painter provided an overview of the public hearing procedures and instructions on how to participate in the hearing at the request of Aho.

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).

The public hearing was opened at 6:55 p.m. Members present are Aho, Chandy, Cooley, Plante, Rawn and Ward and alternates DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Accorsi, Cotton and Hall.

Kaufman read aloud the legal notice posted on the Town website. Kaufman noted her memo of January 14, 2021 detailing the items from the previous application that the applicant and the intervenor requested be incorporated into the record as well as the 01-13-2021 Conservation Commission Minutes related to the application.

In addition, Kaufman noted the following items that had been received after the packet had been posted on the Town's website:

- A letter from R. Corbett, UConn dated 01-17-2021
- Mansfield Sewer EIE dated January 2016 submitted by R. Corbett on 01-17-2021
- The intervenor's presentation submitted on 01-19-2021
- L. Ross dated 11/23/2020
- B. Sims dated 11/30/2020
- H. Barlow dated 01/11/2021
- M. & W. Gergler dated 01/12/2021
- B. Ryan dated 01/13/2021
- C. Brodrick dated 01/17/2021
- C. Neal dated 01/18/2021
- R. Marouski dated 01/18/2021
- S. Amdur dated 01/18/2021

Attorney Knuff, representing applicant Haven Communities, summarized the application for 381 residential units and additional commercial uses on 23 acres indicating that one-half of the site will remain in its natural state. A previous application was withdrawn on December 7, 2020. The current application is essentially the same but has been revised to incorporate the comments of the third party reviewer.

Chase Powell, Vice President of Development for Haven Communities provided an overview of the proposed development.

Wetlands scientist Eric Davison and engineer Jeff Bord spoke on technical aspects of the application including the stormwater management plan.

Attorney Rich Roberts, representing the intervenor, reviewed UConn's objections to the proposed application, along with Richard Corbett and Scott Harley of CDM Smith. Major points include determination of significant impact, deficiencies in the stormwater management system, activity in the floodplain, potential impacts on inland wetlands and watercourses, and importance of protection of the upland review area.

Aho paused the hearing for a break from 8:25 – 8:35 p.m.

IWA peer review consultants, Chris Allen and Rob Pryor of Land Tech, shared their findings in regards to the proposed application. They have provided several comment letters regarding the application and concerns raised by the intervenor.

Land Tech has requested additional groundwater monitoring in the area of the underground detention systems to ensure that minimum vertical separation distance from the proposed

systems and recorded groundwater elevations prior to construction. In addition, Land Tech has requested that the applicants conduct baseline water quality monitoring of the pond inlet and outlets as well as the pond basin. They stated that all other concerns raised have been addressed by the applicant.

Members of the public were invited to speak.

Bill Okeson of 61 Northwood Road, member of the Economic Development Commission, and representing himself, spoke in favor of the application.

Also included in communications were the January 13, 2021 Conservation Commission meeting Minutes.

Aho paused the hearing to address technology needs from 10:05 – 10:10 p.m.

Members and staff asked questions of the applicant and consultants.

Attorney John Knuff made closing remarks on behalf of the applicant.

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

Motions PASSED unanimously.

The public hearing closed at 10:17 p.m.

OLD BUSINESS

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).

Rawn volunteered to work with staff on a proposed motion for a future meeting.

NEW BUSINESS

Proposed revision to 2021 Meeting Calendar

Ward MOVED, Plante seconded, to adopt the revised 2021 PZC meeting schedule as presented at the January 19, 2021 PZC meeting and to authorize staff to file the revised meeting schedule with the Town Clerk.

Motion PASSED unanimously.

ADJOURNMENT

The meeting was adjourned at 10:27 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant