

AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/document/39880?splitscreen=true>

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with PA 21-2 §149 and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, 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. [12-6-2021 IWA Minutes - Draft](#) 4 - 6
3. COMMUNICATIONS
 - A. Conservation Commission
No December meeting
 - B. Inland Wetlands Agent Monthly Report 7
[2022-01-18](#)
4. OLD BUSINESS
 - A. 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). 8
WITHDRAWN
[W1613-1 Withdrawal 12_15_21](#)
5. NEW BUSINESS
 - A. W1585- Mountain View Estates- Request for Modification 9 - 24
[W1585 Modification-Staff Memo](#)
[W1585 MtnView Estates Modification Application](#)
[W1585 Modification Mountain View Acres Site Plans -12-10-2021](#)
 - B. W1625 CPH Mansfield LLC - for a Inland/Wetlands License for mixed use (automotive sale & services, retail and restaurants) at 106 Storrs Road (Assessor's Parcel ID# 38.109.38)

W1625 Peer Review Consultant	25 - 63
(1) W1625 RFP Technical Services- Peer Review	
(1) Landtech	
(1) Trinkaus Engineering	
W1625 Applicant Submittals-Application Forms and Extensions	64 - 98
(1) W1625 Application Form	
(1) W1625 IWA Activity Reporting Form-2022-01-03	
(1) W1625 NDDB APP-2022-01-03	
W1625 Applicant Submittals-Site Plans	99 - 143
(1) W1625 Plan Set-2021-01-05	
W1625 Applicant Submittals-Technical Reports	144 - 335
(1) W1625 Wetland_FV_Assessment_106 Storrs Rd	
(1) W1625 Stormwater Management Plan-2022-01-05	
W1625 Abutters Notices	336 - 353
(1) W1625 Abutters Notification proof of Notification	
W1625 Legal Notices	

MOVE 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 _____ 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.

- 6. OTHER COMMUNICATIONS AND BILLS**
- 7. REPORTS FROM OFFICERS AND COMMITTEES**
- 8. ADJOURNMENT**