

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, C. Cotton (6:37 p.m.), D. Plante, K. Rawn, V. Ward
Members Absent:	L. Cooley, 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

Aho called the February 1, 2021 regular meeting of the Inland Wetlands Agency to order at 6:32 p.m. Members present are Accorsi, Aho, Chandy, Cotton, Plante, Rawn and Ward and alternates DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Cooley, Cotton and Hall.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded, to approve the January 19, 2021 meeting minutes as presented.

Accorsi stated for the record that she watched the video recording of the meeting.

Motion PASSED unanimously.

COMMUNICATIONS

Noted.

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 MOVED, Ward seconded, to grant an inland wetlands license pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Haven Communities (Formerly Haven Campus Communities) for the construction of a mixed-use development and associated amenities on parcels located 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 (File W1614-1) as shown on site development plans dated 07/17/2020 revised through 12/29/2020, as described in application submissions, and as heard at a public hearing on January 19, 2021.

In approving this application, the Inland Wetlands Agency considered all Public Hearing testimony and communications. This action is based on a finding of no anticipated significant impact on the wetlands and watercourses and is conditioned on the following provisions being met:

1. The applicant shall obtain weekly groundwater readings (via standpipes to be installed) within the footprints of all proposed underground detention systems. These readings shall consist of a minimum of six consecutive weekly readings taken during the period of highest annual groundwater elevations (wet season, with actual dates determined by the applicant). The readings shall be acceptable only if they indicate increasing groundwater elevations to a peak elevation, with subsequent readings indicating a decline in the groundwater elevations. These readings shall show a minimum vertical separation distance between the bottom of the proposed systems and the recorded groundwater elevations of at least two feet. If the minimum vertical separation distance is not met, the applicant shall re-design the proposed systems as required for approval by the Inland Wetlands Agency. This work shall be completed prior to the issuance of a zoning permit.
2. Water samples shall be collected from the pond basin and from the inlet and outlet channels and analyzed for nitrogen and phosphorous arrays (TKN, ammonia, nitrate, total phosphorus, ortho phosphorus) as well as physicochemical parameters (ph, turbidity, specific conductance). Water sample results shall be submitted to the Inland Wetlands agent prior to issuance of a zoning permit.
3. Annually, for three years after the issuance of a Zoning Permit, the water should be retested at the same locations for the same parameters. Results shall be submitted to the Inland Wetlands Agent. Should the water quality data show evidence of water quality impairment, the applicant shall conduct a minimum of four additional samples, conducted weekly. If the additional results show evidence of water quality impairment, the applicant shall submit a water quality sampling plan designed to identify potential source(s) of pollution associated with the development.
4. The applicant or owner shall pay the cost of a qualified erosion and sediment control professional to inspect the site during construction on a weekly basis and after each measurable precipitation event of 0.25 inches or greater to ensure that appropriate erosion and sedimentation controls are maintained during construction until the site is permanently stabilized. This professional shall be approved by and report to the Mansfield Inland Wetlands Agency or their designee.
5. The applicant or owner shall file a financial guarantee in an amount and form approved by the Inland Wetlands Agent in consultation with the Assistant Town Engineer and Town Attorney prior to the commencement of any site work. The financial guarantee shall cover the cost of installation, maintenance and repairs of all erosion and sedimentation control measures during construction and until the site is stabilized, as well as the costs of any wetland restoration efforts should the erosion and sedimentation controls fail. The financial guarantee shall comply with the requirements of Article 6, Section C of the Mansfield Zoning Regulations and shall include an agreement between the Town and the owner/developer. The agreement shall be approved by the Town Attorney prior to execution by the IWA Chair and Town Finance Director. A surety bond

shall not be accepted as a financial guarantee without the explicit authorization of the IWA.

6. Invasive species shall be removed prior to installation of wetland buffer plantings depicted on the site development plans dated 07/17/2020 revised through 12/29/2020. All wetland buffer plantings shall be installed prior to the issuance of a Certificate of Zoning Compliance.
7. Three years from the issuance of a Certificate of Zoning Compliance, the applicant or owner shall have a registered landscape architect certify that wetland buffer plantings and plantings within the stormwater basin have an 80% survival rate and at least 75% of these areas are covered by native species. If these criteria are not met, the owner must repair immediately and submit a report of compliance certified by a landscape architect to the Inland Wetlands Agent.
8. The Stormwater Management/BMP Facilities Maintenance Agreement required by Article 6, Section B.4.t of the Mansfield Zoning Regulations shall include the following provision: At the expense of the owner, for the first three years after the issuance of a Certificate of Zoning Compliance, no less than twice per year, a licensed professional shall inspect and certify that the level spreaders are functioning and being maintained as designed. This certification shall be submitted to the Mansfield Inland Wetlands Agent on or about April 30 and September 15. Should level spreaders need to be repaired, the owner must repair immediately and submit a report of compliance, certified by a licensed professional, to the Inland Wetlands Agent.
9. The applicants shall submit the text of a proposed conservation easement to the Agency's attorney for review. The land area for the conservation easement shall be consistent with the site development plan dated 07/17/2020 revised through 12/29/2020. The intent of conservation easement shall be to allow the area to continue to evolve in its forested state, to preserve the integrity of the wetlands and allow passive recreation. Prior to recording the conservation easement, the owner or their representative shall submit a baseline report documenting the existing conditions of the conservation easement area. The conservation easement text shall include provisions that include but are not limited to annual monitoring by the applicant or owner certifying that terms of the easement are upheld. This easement must be executed and recorded on the Mansfield Land Records prior to the issuance of a Certificate of Zoning Compliance for the project.
10. No pesticides shall be applied within 50 feet of the edge of wetlands except in cases of a threat to public health or property and with permission from the Town's Inland Wetlands Agent. Placards indicating the pesticide free zone shall be installed prior to the issuance of a Certificate of Zoning Compliance for the project. Content and location shall be approved by the Inland Wetlands Agent prior to installation.
11. Prior to the issuance of a Certificate of Zoning Compliance, placards shall be placed along the edge of the wetlands acknowledging the wetland resource and indicating that no dumping of any type is allowed, including brush, leaves or any other debris. Placard content and locations shall be approved by the Town Inland Wetlands Agent prior to installation.

This approval is valid for five years (until February 1, 2026) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the

Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

Motion PASSED unanimously.

NEW BUSINESS

W1618- Application of Earth Dynamics LLC for storage and management of earth materials for offsite reuse on property located at 164 Stafford Road, Assessor's Parcel ID 36.88.1

Ward MOVED, DeVivo seconded, to receive the application submitted by Earth Dynamics LLC for storage and management of earth materials for off-site reuse on property located at 164 Stafford Road, Assessor's Parcel ID 36.88.1 as shown on a map dated 07/17/2020 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comment.

Motion PASSED unanimously.

J-24- Application of D. Dzurec for a jurisdictional ruling for the construction of at 30 by 40 foot-barn used exclusively for farming in the upland review area on property located at 945 Mansfield City Road

Ward MOVED, Rawn seconded, to approve a finding that the construction of a 30 by 40 foot barn used exclusively for agriculture on land located at 945 Mansfield City Road (Assessor Parcel ID 26.56.5-1) owned by 945 Mansfield City Road LLC, as shown on a map revised through 1/25/2021, and as described in the associated attachments, is permitted as of right pursuant to Section 4.1 of the Mansfield Inland Wetlands and Watercourse Regulations.

Motion PASSED unanimously.

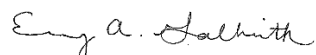
J-25- Application of R. Cardinal for a jurisdictional ruling for installation of a farm road, culvert improvements and a farm building on land located on the south side of Pleasant Valley Road, Assessor's Parcel ID 37.92.1

MOVE to approve a finding that the installation of a farm road, culvert improvements and a farm building on land located on the south side of Pleasant Valley Road, Assessor's Parcel ID 37.92.1 owned by R. and K. Cardinal, as shown on a map dated 1/19/2021, and as described in the associated attachments, is permitted as of right pursuant to Section 4.1 of the Mansfield Inland Wetlands and Watercourses Regulations.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant