

MINUTES

Members Present: S. Accorsi, P. Aho, B. Chandy, J. DeVivo, G. Tomecko, C. Wutsch

Members Absent: L. Cooley, K. Fratoni, L. Ross,

Alternates Present: D. Blanchard, V. Ward

Alternates Absent:

Staff Present: J. Kaufman Director of Planning and Development;
J. Woodmansee, Planner II/ZEO;
Sandra Forand, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

Chandy called the meeting to order at 6:11 p.m. Members present are Accorsi, Aho, DeVivo, Tomecko, Wutsch and Alternates Blanchard and Ward. Alternate Blanchard and Ward were seated for absent members Cooley, Fratoni and Ross.

2. APPROVAL OF MINUTES

2.1. DeVivo MOVED, Aho seconded, the approval of the December 19, 2022 minutes as presented. Tomecko and Ward were disqualified.

Motion PASSED (5-0-2)

3. COMMUNICATIONS

3.1. Conservation Commission
Noted for the record

3.2. Inland Wetlands Agent Monthly Report
Noted for the record

4. PUBLIC HEARINGS

4.1. **W1613-2 Application of CMC Storrs SPV, LLC
Applicant/Owner and BPOZ 17 Cedar Swamp, LLC (Owner)
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 four parcels**

**fronting on Cedar Swamp Road (Assessor's Parcel IDs
8.14.14-2, 8.14.14-3, 8.14.14-4 and 8.14.18)**

Woodmansee read the guidelines and procedures on how to participant in the Public Hearing.

Chandy opened the Public Hearing at 6:15 p.m. Members present are Accorsi, Aho, Chandy, DeVivo, Tomecko, Wutsch and Alternates Blanchard and Ward. Alternates Blanchard and Ward were seated for absent members Cooley, Fratoni and Ross.

Kaufman read the Public Hearing legal notice into the record.

Kaufman noted the communications received in regard to the Application.

The following individuals presented a detailed overview of the project on behalf of the Applicant.

- Joseph Williams of Shipman & Goodwin
- Chok Lei of CMC Storrs SPV, LLC
- Tim O'Neill of Langan Engineering
- Kate Throckmorton of Environmental Land Solutions, LLC
- Jim McManus of JMM Wetlands Consulting Services, LLC

The following individuals representing the Agency's peer review consultants provided an overview of their comments and answered questions from the Agency members.

- Tom Ryder of LandTech- related environmental concerns regarding southern slope and monitoring system
- Andy Soumelidis of LandTech, related to engineering concerns regarding conditions of Inland Wetlands License; E&S phasing plan, infiltration basins; tested in the field stormwater flow, Constructability Slope Stability Analysis.
- Both Ryder and Soumelidis indicated that in their opinion the Conservation Commission concerns had been addressed

Kaufman noted for the record additional communications received and resumes of the LandTech Peer Reviewers.

Agency members asked questions in regard to:

- Three conditions from LandTech
- Wetlands overall concerns with potential developments
- How the Stormwater and site would be monitored over the long term.
- Maintenance and inspections

Peer review consultants (Ryder and Soumelidis of LandTech answered Agency questions as requested.

The following individuals of the public addressed the Agency with concerns regarding the application:

- Elizabeth Sparks spoke on her concerns on the water and sewer
- Steve Smith no comment
- Nancy Silander spoke on her concerns on the watercourses, watershed, streams, wetlands, water quality
- David Rhodes spoke of his concerns on the wetlands, drainage
- Leslie Turner no comment
- Eric no comment
- Jeannette Picard spoke of her concerns on the cumulative effect on wetlands
- Anne Willenborg no comment
- Steve Charry no comment
- Anna Knuttel spoke of her concerns on the wetlands
- Geoff McEvily spoke of his concerns of the wetlands and drainage into the swamps to the west of Route 44.
- John Silander spoke of his concerns on the water quality, watershed, impervious surface and invasive species

The following individuals answered questions from both the public and Agency.

- J. McManus of LandTech gave an overview of his research in regard to the delineation of the wetlands and drainage.
- T. Ryder of LandTech answered questions regarding Inland Wetlands Regulations and jurisdiction.
- J. Williams provided a summary response on behalf of the applicant in response to questions from the Agency and public.
- T. O'Neill of Langan also provided a response on behalf of the applicant regarding public and Agency Comments.

Accorsi MOVED DeVivo seconded to close the Public Hearing at 8:39 p.m.

Motion PASSED (5-1-1)

4.2. **W1629 Application of Wilhusky Student House, LLC for a permit to conduct regulated activities associated with a proposed multi-family residential community at 22 and 28-32 King Hill Road (Assessor's Parcel IDs 15.33.3 and 15.33.4)**

Chandy opened the Public Hearing at 8:42 p.m. Members present are Accorsi, Aho, Chandy, DeVivo, Tomecko, Wutsch and Alternates Blanchard and Ward. Alternates Blanchard and Ward were seated for absent members Cooley, Fratoni and Ross.

Kaufman summarized the guidelines for the public hearing process and the legal notice into the record.

The following individuals presented a detailed overview of the project on behalf of the Applicant.

- Thomas Cody of Robinson & Cole
- Tim O'Neill of Langan Engineering
- Dean Gustafson of All Point Technologies
- Joe Aveni of Langan Engineering

The following individuals representing the Agency's peer review consultants provided an overview of their comments and answered questions from the Agency members.

- Chuck Eaton of Clough Harbour & Associates (CHA), stormwater management
- Rick Canavan of Tighe & Bond, wetlands of watercourse

The Agency members asked questions in regard to: Wetlands, stormwater management.

No public comments were received.

Motion PASSED unanimously.

Aho MOVED DeVivo seconded to close the Public Hearing at 10:05 p.m.

5. OLD BUSINESS

- 5.1. **W1613-2 Application of CMC Storrs SPV, LLC Applicant/Owner and BPOZ 17 Cedar Swamp, LLC (Owner) 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 four parcels fronting on Cedar Swamp Road (Assessor's Parcel IDs 8.14.14-2, 8.14.14-3, 8.14.14-4 and 8.14.18)**
Staff and Agency member DeVivo to work on Approval motion.
- 5.2. **W1629 Application of Wilhusky Student House, LLC for a permit to conduct regulated activities associated with a proposed multi-family residential community at 22 and 28-32 King Hill Road (Assessor's Parcel IDs 15.33.3 and 15.33.4)**
Staff and Agency member Accorsi to work on Approval motion.

6. NEW BUSINESS

6.1 W1630 Application of the Town of Mansfield for Replacement of the Culvert Conveying Eagleville Brook at Hunting Lodge Road and a 10-foot wide multi-use trail along Hunting Lodge Road from N. Eagleville Rd to Separatist Roads located (Assessor's Parcel Ids #15.32.5, 15.32.4 and the Town Right of Way)

Ward MOVED, DeVivo seconded to:

- 1) Receive the application of the Town of Mansfield for the replacement of the culvert conveying Eagleville Brook at Hunting Lodge Road and a 10-foot wide multi-use trail along Hunting Lodge Road from N. Eagleville Rd to Separatist Roads (Assessor's Parcel Ids #15.32.5, 15.32.4 and the Town Right of Way)
- 2) Refer the application to staff and the Conservation Commission;
- 3) Request that staff schedule a public hearing in accordance with statutory requirements.

Motion PASSED unanimously.

7. OTHER COMMUNICATIONS AND BILLS

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT

Chandy adjourned the meeting at 10:12 p.m.

Respectfully submitted,



Sandy Forand
Administrative Assistant