

DRAFT MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, C. Cotton, R. Hall (6:41 pm), D. Plante, K. Rawn
Members Absent:	L. Cooley
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 March 1, 2021 regular meeting of the Inland Wetlands Agency to order at 6:31p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, Hall, and Plante and alternates DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Cooley and Hall.

ELECTION OF SECRETARY

Chair Aho appointed Chandy as temporary secretary for the meeting.

APPROVAL OF MINUTES

Rawn MOVED, Plante seconded, to approve the February 1, 2021 meeting minutes as presented.

Motion PASSED unanimously.

COMMUNICATIONS

The February 17, 2021 minutes of the Conservation Commission were noted for the record.

OLD 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

Rawn MOVED, DeVivo seconded, to grant Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to J. Galey (File W1618) for stockpile and management of earth materials for offsite reuse on property located at 164

Stafford Road, Assessor's Parcel ID 36.88.1 and as shown on plans dated through 1/21/21 and as described in application submissions.

This action is based on a finding that there will be no significant impact to the wetlands and watercourses and is conditioned on the following provisions being met:

- 1.) The wetland agent must inspect the wetland flags prior to the commencement of the earthen berms; and
- 2.) Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid through March 1, 2026. The applicant shall notify the Wetlands Agent before any work begins and all site work shall be completed prior to stockpiling of materials. Any extension of the activity period shall come before this Agency for further review and comment.

Motion PASSED unanimously.

NEW BUSINESS

A. W1510-Request for Renewal of an Inland Wetlands License issued to J. Sauve for a 3-lot subdivision on property located on N. Windham Road, Assessor's Parcel IDs 35.120.4, 35.120.4-2, 35.120.4-3

Kaufman explained that the original application for this wetlands license was submitted with intentions to build new single family homes on the property. Due to changes in the economy and market, the applicant has not moved forward with building as the demand for single family homes has decreased. However, the applicant would like the ability to keep the option open, and to have the license renewed for another two years.

Plante MOVED, Cotton seconded, to renew an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to James Sauve for a 3-lot subdivision located on N. Windham Road Assessor's Parcel IDs 35.120.4, 35.120.4-2, 35.120.4-3 on property owned by the applicant and as shown on plans dated 12/21/2012 and as described in application submissions.

This action is based on a finding that there has been no substantial change in circumstances nor any enforcement action taken with regard to the regulated activity for which the permit was issued and is conditioned on the following provisions being met:

- 1.) Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid through February 4, 2023. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year.

Motion PASSED unanimously.

B. W1569-Request for Renewal of an Inland Wetlands License issued to T. Ainsworth for a Single Family Dwelling and Associated Amenities on property located on Woodland Road, Assessor's Parcel ID 18.67.3

Kaufman explained that the original application for this wetlands license was submitted with intentions to build one new single family home on the property. Again, due to changes in the economy, the applicant has not moved forward with building. However, the applicant would like the ability to keep the option open, and to have the license renewed for another two years.

Cotton MOVED, Accorsi seconded, to renew an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to T. Ainsworth (File W1569-1) for construction of a new single family dwelling, driveway, and septic system on property owned by Alan Ainsworth and located on the east side of Woodland Road, immediately north of 119 Woodland Road (Assessor's Parcel ID 18.67.3) and as shown on plans dated 4/28/16, revised through, 9/12/2016 and as described in application submissions.

This action is based on a finding that there has been no substantial change in circumstances nor any enforcement action taken with regard to the regulated activity for which the permit was issued and is conditioned on the following provisions being met:

- 1.) Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
- 2.) To filter runoff and prevent erosion, ground cover shall be planted as indicated on the plan in areas with a 3 to 1 and 2 to 1 slope and establishment of such plantings shall be a condition of the certificate of zoning permit compliance.
- 3.) The site plan shall be revised to include a notation stating that the area down gradient of the silt fence shall be kept in a natural state, except for the management of invasive species. A notice of this condition shall be filed on the land records.

This approval is valid through October 6, 2026. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year.

Motion PASSED unanimously.

C. W1619- Application of J. Prete for site development associated with the installation six Smart Farm greenhouses, parking, on-site septic system and other associated building amenities on property located at 438 Browns Road, Assessor's Parcel ID 27.55.13

Accorsi MOVED, Fratoni seconded, to receive the application submitted by J. Prete for site development associated with the installation six Smart Farm greenhouses, parking, on-site septic system and other associated building amenities on property located at 438 Browns Road, Assessor's Parcel ID 27.55.13 as shown on site plans dated 02/25/2021 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comment.

Motion PASSED unanimously.

OTHER COMMUNICATIONS AND BILLS

A. Permit Application for the Use of Pesticides in State Waters

Noted.

B. UConn Landfill Long Term Monitoring Report

Noted.

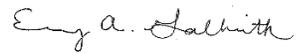
REPORTS FROM OFFICERS AND COMMITTEES

None.

ADJOURNMENT

The meeting was adjourned at 6:57 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant