

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/53359/?splitscreen=true>

VIRTUAL MEETING

In accordance with PA 22-3, 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. [2-6-2023 IWA Minutes](#) 8 - 12

3. COMMUNICATIONS

- A. Conservation Commission 13 - 17
[Conservation Commission Minutes 2-16-2023](#)
- B. Inland Wetlands Agent Monthly Report
- C. Letter of Introduction from Michael Stankov, new Environmental Planner 18 - 19
[Memo 2023 03 02 Introductions to Commissions MStankov v1](#)

4. PUBLIC HEARINGS

Written public comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 prior to the meeting and preferably by 3 pm on Monday, March 6, 2023. Any comments received after the close of the public hearing will not be distributed to Commission Members.

Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at

<https://mansfieldct.zoom.us/j/86497585314>. The meeting passcode is 373041.

Public comment may also be provided via telephone. If you would like to join by telephone, please use the following steps:

1. Dial 1 929 205 6099
2. Enter 864 9758 5314 followed by #.
3. If the meeting has not already started, press # to wait.
4. If you have already joined the meeting on a computer or mobile device, you will be prompted to enter your unique participant ID. If you are only joining by telephone, press # to skip.
5. Enter the meeting passcode 373041 followed by #.
6. Additional Options

- If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter #Participant ID# on your phone.
- **Phone controls for participants**
The following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:
*6 - Toggle mute/unmute
*9 - Raise hand

If you need assistance accessing the Zoom meeting, please refer to the [Zoom Frequently Asked Questions](#) or call 860.429.3330. If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:

- Please make sure you are in a quiet space to reduce background noise interference.
- Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute their microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.
- Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name.
- When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.
- If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

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

W1630 Application Material

20 - 183

[W1630- Application](#)

[W1630 Site Plans](#)

[W1630 Report - Wetland Delineation_Mansfield Ped Loop Closure_April 2022](#)

[W1630 NDDDB Determination Letter](#)

[W1630 Project Description](#)

[W1630 HYDRAULICS REPORT with Appendices](#)

[W1630 DEEP Statewide IWA & Watercourses Activiity Reporting Form](#)

[W1630 Hunting Lodge Notification Sent to Abutters](#)

[W1630 Certified Mailing List Numbers](#)

W1630 Public Hearing Notices

184 - 185

[3-6-2023 IWA PH Legal Notice \(W1630\)](#)

[W1630 The Chronicle Public Hearing Legal Ads](#)

W1630 Communications 186 - 190
[Conservation Commission Minutes 2-16-2023](#)

Staff Report 191 - 193
[W1630 TOM Culvert Replacement_multi-use trail Staff Report](#)

5. OLD BUSINESS

A. 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)

W1613-2 Wetlands Application and Submission Letter 194 - 208
[W1613-2 Application Inland Wetlands License](#)
[W1613-2 Wetlands Application Submission Letter](#)

W1613-2 Public Hearing Notices 209 - 210
[2-6-2023 IWA PH Legal Notice \(W1613-2\)](#)
[2-6-2023 Public Hearing Legal Ads - The Chronicle](#)

W1613-2 Site Plans 211 - 453
[W1613-2 Site Plans Revised to 01-12-2023](#)
[W1613-2 Site Plans Revised to 12-29-2022](#)
[W1613-2 Site Plans 11.14.2023](#)
[W1613-2 Site Plans Revised to 12-29-2022](#)

W1613-2 Technical Reports 454 - 2999
[W1613-2 Wetlands Assessment](#)
[W1613-2 JMM Wetlands Report Revised to 12.30.2022](#)
[W1613-2 GZA Infiltration Tests](#)
[W1613-2 GZA Geotechnical Report](#)
[W1613-2 GZA Infiltration Summary Memo 11.11.22](#)
[W1613-2 Geotechnical Engineering Report Revised to 12.29.22](#)
[W1613-2 GZA Infiltration Summary Memo Revised to 11.11.23](#)
[W1613-2 GZA Infiltration Rate Memo_Rev. 1.11.2023](#)
[W1613-2 Stormwater Report](#)
[W1613-2 Stormwater Report Revised to 12-29-2022](#)
[W1613-2 Stormwater Report Revised to 1-12-2023](#)

W1613-2 Peer Review Comments and Applicant Responses 3000 - 3056
[W1613-2 Applicant Response to LandTech 2nd review 2 -01-12-2023](#)
[W1613-2 LandTech Review 2- 01-5-23](#)
[W1613-2 Applicant Response to LandTech Comment 12-29-2022](#)
[W1613-2 Landtech Review 12-20-22](#)

W1613-2 Communications 3057 - 3157
**Received after original publication*
[W1613-2 Conservation Commission 01-10-2023 -Minutes](#)
[W1613-2 Communications - Mary and Ray Paul](#)

- [*W1613-2 Letter and Watershed Information - Alison Hilding](#)
- [*W1613-2 Communications from N. Silander](#)
- [*W1613-2 Streambelt Protection Sept 20 2017 - from N. Silander](#)

B. 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)

W1629 Wetlands Application 3158 - 3176
[W1629 Inland Wetlands Application Cover letter and Project Statement](#)
[W1629 Extension of Time](#)

W1629 Public Hearing Notices 3177
[2-6-2023 IWA PH Legal Notice \(W1629\)](#)

W1629 Site Plans 3178 - 3248
[W1629 Site Plans Revised to 01-24-2023](#)
[W1629 Site Plans Revised to 1.4.2023](#)
[W1629 Site plans revised to 11-7-2022](#)

W1629 Technical Reports 3249 - 4294
[W1629 Wetland Assessment Report](#)
[W1629 Stormwater Revised to 1-23-2023](#)
[W1629 Preliminary Geotechnical Memorandum 11.3.22](#)
[W1629 Stormwater Report Revised to 1.4.2023](#)
[W1629 Stormater Report November 2022](#)

W1629 Peer Review Comments and Applicant Responses 4295 - 4339
[W1629 CHA-Tighe-Bond Comments 01-31-2023](#)
[W1629 Applicant Response to CHA-Tighe&Bond 01-23-2023](#)
[W1629 CHA-Tighe-Bond Comments 01-09-2023](#)
[W1629 Applicant Response to CHA - Tighe and Bond 01-04-2023](#)
[W1629 CHA-Tighe-Bond Comments 12-20-2022](#)

W1629 Abutter Notices 4340 - 4348
[*W1629 Cover Letter re Mailed Notice](#)
[*W1629 Documentation of Mailed Notice](#)

W1629 Communications 4349 - 4355

**received after original publication*
[W1629 1-10-23 Conservation Commission Minutes](#)
[*W1629 Communications from Attorney Kevin Deneen 2.3.2023](#)

C. 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)

6. NEW BUSINESS

- A. **Appointment of Inland Wetlands Agent** 4356
- If the Agency agrees with the recommendation outlined in the attached memo, the following motion is in order:
MOVE to appoint Michael Stankov as a duly authorized Inland Wetlands Agent effective March 7, 2023.
[Appointment of Zoning Agent-Stankov](#)
- B. **W1631 Application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed multi-family housing project located at 541 Middle Turnpike**
- W1631 Wetlands Application** 4357 - 4368
[W1631 - Wetland Application 541 Middle Turnpike 03-02-2023](#)
[W1631 - Applicant Authorization Letter - 541 Middle Turnpike](#)
[W1631 - Owner Authorization Letter - 541 Middle Turnpike 2-25-23](#)
- W1631 Site Plans** 4369 - 4396
[W1631 - Site Development Alternatives - 541 Middle Turnpike](#)
[W1631 - Conservation Easement - 541 Middle Turnpike \(Final\)](#)
[W1631 - Site Plan Documents 03 02 2023](#)
- W1631 Technical Reports** 4397 - 4735
- MOVE to:**
- 1) *Receive the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed multi-family housing project at 541 Middle Turnpike;*
 - 2) *Refer the application to staff and the Conservation Commission;*
 - 3) *Request that staff schedule a public hearing in accordance with statutory requirements.*
- [W1631 - Geotechnical Report - FINAL](#)
[W1631 - Wetland Assessment 541-555 Middle Tpk - FINAL](#)
[W1631 - NDDB Map 078](#)
[W1631 - Low Impact Development Checklist - 541 Middle Turnpike](#)
[W1631 - Drainage Report](#)
- C. **W1632 Application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed mixed-use building located at 555 Middle Turnpike**
- W1632 Wetlands Application** 4736 - 4753
[W1632 - Applicant Authorization Letter - 555 Middle Turnpike](#)
[W1632 - Owner Authorization - 555 Middle Turnpike \(Reduced\)](#)
[W1632 - Wetlands Application - 555 Middle Tpk](#)
[W1632 - Wetlands Application Narrative - 555 Middle Turnpike](#)
[W1632 - Wetlands Cover Letter - 555 Middle Turnpike](#)
- W1632 Site Plans** 4754 - 4781
[W1632 - Alternatives Site Development - 555 Middle Turnpike](#)
[W1632 - Conservation Easement - 555 Middle Turnpike \(Final\)](#)
[W1632 - Site Plan Documents - 02-28-2023](#)

MOVE to:

- 1) Receive the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed mixed-use development at 555 Middle Turnpike;***
- 2) Refer the application to staff and the Conservation Commission;***
- 3) Request that staff schedule a public hearing in accordance with statutory requirements.***

[W1632 - Geotechnical Report - 555 Middle Turnpike \(FINAL\)](#)

[W1632 - Low Impact Development Checklist - 555 Middle Turnpike](#)

[W1632 - NDDDB Map 078](#)

[W1632 - Wetland Assessment 541-555 Middle Tnpk \(FINAL\)](#)

[W1632 - Drainage Report - 03-01-2023](#)

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