

## AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/55760/?splitscreen=true>

### HYBRID MEETING

In accordance with PA 22-3, this meeting will be held Hybrid. 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](mailto: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](mailto:planzonedept@mansfieldct.org) or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to participate remotely.

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. APPROVAL OF MINUTES

- A. [3-20-2023 IWA Minutes](#) 6 - 9  
[4-13- 2023 IWA, CONS, PNRG Field Trip - Minutes](#)

#### 3. COMMUNICATIONS

- A. **Conservation Commission** 10 - 18  
[3-15-2023 Conservation Commission Minutes](#)  
[4-19-2023 Conservation Commission Minutes](#)
- B. **Inland Wetlands Agent Monthly Report** 19  
[2023-04-26](#)
- C. **Email from Nancy Silander Concerning W-1612-1** 20  
[N Silander Communication 2023 04 30](#)

#### 4. PUBLIC HEARINGS

Written public comment will be accepted by email at [planzonedept@mansfieldct.org](mailto: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 May 1, 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 in person or phone at **1-929-205-6099**. The meeting passcode is **406375**.

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 **406375** 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 **406375** 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. 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**

<b>W1631 Wetlands Application</b>	21 - 32
<a href="#">W1631 - Wetland Application 541 Middle Turnpike 03-02-2023</a>	
<a href="#">W1631 - Applicant Authorization Letter - 541 Middle Turnpike</a>	
<a href="#">W1631 - Owner Authorization Letter - 541 Middle Turnpike 2-25-23</a>	
<b>W1631 Site Plans</b>	33 - 60
<a href="#">W1631 - Site Development Alternatives - 541 Middle Turnpike</a>	
<a href="#">W1631 - Conservation Easement - 541 Middle Turnpike (Final)</a>	
<a href="#">W1631 - Site Plan Documents 03 02 2023</a>	
<b>W1631 Legal Notice</b>	61 - 62
<a href="#">05-01-2023 Public Hearing Legal Ad - 541 Middle Tpk</a>	
<a href="#">Public Hearing Legal Ads - The Chronicle</a>	
<b>W1631 Technical Reports</b>	63 - 401

**MOVE to continue the Public Hearing on the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed multi-family development located at 541 Middle Turnpike (File W1631) to the Inland Wetland Agency's June 5, 2023, regular meeting at 6 pm in the Council Chamber, A.P. Beck Municipal Building, 4 South Eagleville Rd.**

[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](#)

**B. 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**

402 - 419

[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**

420 - 447

[W1632 - Alternatives Site Development - 555 Middle Turnpike](#)

[W1632 - Conservation Easement - 555 Middle Turnpike \(Final\)](#)

[W1632 - Site Plan Documents - 02-28-2023](#)

**W1632 Legal Notice**

448 - 449

[05-01-2023 Public Hearing Legal Notice - 555 Middle Tpk](#)

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

**W1632 Technical Reports**

450 - 727

**MOVE to continue the Public Hearing on the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed mixed-use development located at 555 Middle Turnpike (File W1632) to the Inland Wetland Agency's June 5, 2023 regular meeting at 6 pm in the Council Chamber, A.P. Beck Municipal Building, 4 South Eagleville Rd.**

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

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

[W1632 - NDDB Map 078](#)

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

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

**5. OLD BUSINESS**

**A. 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.**

*Tabled*

- B. **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.**

*Tabled*

**6. NEW BUSINESS**

- A. **W1612-1 Modification of Eagleville Green Housing Project - Modification of external stairways on existing buildings ~25 feet from wetlands**

728 - 754

[W1612-1 Site Plan](#)

[W1612-1 IWA Modification Application](#)

[W1612-1 Architectural Plans](#)

[W1612-1 MEMO Modification Request for Eagleville Green](#)

- B. **July 3, 2023 Meeting**

**7. OTHER COMMUNICATIONS AND BILLS**

**8. REPORTS FROM OFFICERS AND COMMITTEES**

**9. ADJOURNMENT**