

**MINUTES**

- Members Present:** B. Chandy, J. DeVivo, K. Fratoni, L. Ross, G. Tomecko, C. Wutsch
- Members Absent:** P. Aho, S. Accorsi, L. Cooley
- Alternates Present:** V. Ward
- Alternates Absent:** D. Blanchard
- Staff Present:** J. Kaufman, Director of Planning and Development;  
J. Woodmansee, Planner II/CZEO;  
M. Stankov, Environmental Planner/Inland Wetlands Agent  
S. Forand, Administrative Assistant

**1. CALL TO ORDER AND ROLL CALL**

Chandy called the meeting to order at 6:00 p.m. Members present are Chandy, DeVivo, Fratoni, Ross, Tomecko, Wutsch and Alternate Ward. Alternate Ward was seated for absent members.

**2. APPROVAL OF MINUTES**

2.1. Ward MOVED, Fratoni seconded, the Approval of the April 20, 2023 minutes as presented.

Motion PASSED unanimously.

**3. COMMUNICATIONS**

- 3.1. Conservation Commission  
Noted for the record
- 3.2. Inland Wetlands Agent Monthly Report
- 3.3. Email from Nancy Silander Concerning W-1612-1  
Noted for the record

**4. PUBLIC HEARINGS**

- 4.1. **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.**

Chandy opened the Public Hearing at 6:04 p.m. Members present were Chandy, DeVivo, Fratoni, Ross, Tomecko, Wutsch and Alternate Ward. Alternate Ward was seated for absent members.

Stankov read the legal notice of the public hearing that was published in The Chronicle on April 19, 2023 and April 27, 2023 into the record.

Ward MOVED, DeVivo seconded, 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.

Fratoni recused herself.

Motion PASSED (6-0-1).

4.2

**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.**

Chandy opened the Public Hearing at 6:09 p.m. Members present were Chandy, DeVivo, Fratoni, Ross, Tomecko, Wutsch and Alternate Ward. Alternate Ward was seated for absent members.

Stankov read the legal notice of the public hearing that was published in The Chronicle on April 19, 2023 and April 27, 2023 into the record.

Ward MOVED, DeVivo seconded, 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.

Fratoni recused herself.

Motion PASSED (6-0-1)

**5. OLD BUSINESS**

- 5.1. **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 until June 5, 2023.

- 5.2. **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 until June 5, 2023.

**6. NEW BUSINESS**

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

Stankov gave a brief overview of the modification to the Commission.

Kathy Dorgan gave a detailed overview of the project modification to the Commission.

The Commission asked questions in regard to:

How minor is the change, stairs in compliance with code.

DeVivo MOVED, Ross seconded, to modify the Inland Wetlands License issued on March 25, 2020 for the (formerly known as the Mansfield Nonprofit Housing Development Corp ) for the construction of a multi-family development and associated site improvements on a 5.2- acre property located at 113-121 S. Eagleville Rd, Parcel ID 16.57.5 (IWA File W-1612) as shown on new plans revised through 4/11/2023, and as described in application submissions, constituting the replacement and expansion of stairwells on an existing building. All conditions of the original approval are to remain in place.

Motion PASSED unanimously.

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

Stankov discussed cancelling the meeting due to July 4<sup>th</sup> Holiday.

**7. OTHER COMMUNICATIONS AND BILLS**

**8. REPORTS FROM OFFICERS AND COMMITTEES**

**9. ADJOURNMENT**

Chandy adjourned the meeting at 6:24 p.m.

Respectfully submitted,



Sandy Forand  
Administrative Assistant