

MINUTES

Members Present:	Q. Kessel, E. King, C. Rittenhouse, J. Silander, M. Soares, and W. Ouimet
Members Absent:	M. Harper
Alternates Present:	M. Davis
Alternates Absent:	
Staff Present:	J. Kaufman

CALL TO ORDER AND ROLL CALL

Soares called the meeting to order at 8:34 p.m after the joint PNRCC-CC meeting for New Business items A and B. Members present are Q. Kessel, E. King, C. Rittenhouse, J. Silander, M. Soares, and W. Ouimet and alternates M. Davis. Alternate M. Davis is seated for absent member M. Harper.

APPROVAL OF MINUTES

Silander MOVED, Ouimet seconded approval of the 17 March 2021 minutes as presented.

Motion PASSED unanimously.

OPPORTUNITY FOR PUBLIC COMMENT

- No members of public present aside from applicants.

NEW BUSINESS

- A. W1620 Application of M. Pamula for site work associated with the replacement of an existing single family dwelling on 380 Wormwood Hill Rd. (Assessor's Parcel ID 18.70.6)

Michael Pamula, applicant, to replace structure on existing foundation.

Kaufman provided background on and introduced the application.

CC asked question regarding 64 yards volume dispersed – what is the material? Kaufman clarified it is grading of existing soil on site.

CC asked question regarding frost protection on the lake side of the foundation – will there be fill? Applicant intent is to make new footings deeper than existing footings, to avoid fill. Potentially drop the retaining walls if footings get deep enough.

Rittenhouse MOVED, Ouimet seconded, that the project is not likely to have a significant impact to Hansen's Pond / New Found Lake provided appropriate erosion and sedimentation control measures are enacted during site preparation, replacement of foundation, and re-building of the residential home, and those control measures are removed after the site has stabilized completely. Additionally, the applicant is encouraged to monitor the weather, improve the silt fencing, and add/replace hay bales as needed until the site has stabilized.

Motion PASSED unanimously.

- B. Zoning Map Amendment Application of KRCL LLC and E& I Associates, LLC (Applicants/Owners) and Haven Communities (Applicant) to revise the boundary between the Flood Hazard Zone and PB-3 zone on three parcels located at 1717, 1733, and 1753 Storrs Road (Assessor's Parcel IDs 8.15.10, 8.15.9, and 8.15.8, respectively). (PZC File 1371).

Kaufman noted that this was a technical issue and the amendment was approved by the government.

- C. Special Permit Application of Haven Communities, LLC (Applicant)/KRCL LLC and E& I Associates, LLC (Owners) for a mixed-use project including 399 residential units and approximately 21,000 square feet of commercial space on three parcels located at 1717, 1733, and 1753 Storrs Road (Assessor's Parcel IDs 8.15.10, 8.15.9, and 8.15.8, respectively) and an adjacent vacant parcel (Assessor's Parcel ID 8.15.9-1. (PZC File 1372)
 - a. P1372 Applicant Submittals-Site, Architectural and Landscape Plans
 - b. P1372 Applicant Submittals-Technical Reports

John Knuff, Jeff Bord, Leslie Fanger on behalf of applicants

Kessel presented potential conflict of interest with UConn. The applicant declined Kessel's offer to recuse.

CC asked about affordable/low income housing? 399 units, mix of 1, 2, 3 bed units. 17 deemed affordable.

Soares clarified that this review is for Planning and Zoning, inclusive of landscape architecture, transportation, and such.

CC recommends use of native species to extent possible and avoiding invasive species, including those recognized federally or in adjacent states, not just those recognized in CT.

CC asked about invasive plant removal at the site level, including within the easement area.

CC asked about transportation report, public transit, regional transit, potential for a bus stop at the site on each side of 195.

Soares MOVED, King seconded, the CC endorses the Site, Architectural and Landscape Plans and asks PZC to consider the following:

- non-car traffic (e.g., pedestrian, bicycle, bus) to and from the site, including potential for a public transit (bus stop) on each side of 195, bike lane(s) or supporting infrastructure
- sidewalk continuation to adjacent parcels, particularly towards Four Corners, with consideration for the wetland easement and potential language therein to allow a foot bridge over the narrowest (or other suitable) crossing of the wetland area
- comprehensive invasive species management at the site level, not only within the built area, to reduce need for continued removal of invasives within the built area

Motion PASSED 6-0-1 with 1 abstaining.

CONTINUING BUSINESS

A. Conservation Easement Monitoring

Discussion of when the next monitoring will occur. Tentatively set for June 12, 2021.

- ### B. 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

Update: now with PZC. Public hearing will continue to June 7th. Individual comments are welcome until that time.

CC discussed recommendations for IWA separate from PZC, and the process whereby PZC solicits CC recommendations.

REPORTS FROM COMMISSION MEMBERS

- Kessel reported on water usage dispute between UConn and J.E. Shepard.

COMMUNICATIONS

The following communications were noted:

- Inland Wetlands Agent Monthly Report
- Affordable Housing Survey round 2 forthcoming
- Algonquin Gas Transmission, LLC--Mansfield City Road Remote Ground Bed - Updates-Courtesy Notification

FUTURE MEETINGS

The next Regular meeting of the Conservation Commission is scheduled for June 16, 2021.

ADJOURNMENT

Motion to adjourn at 9:53 pm.

Respectfully Submitted:

Cell Rtt

Chadwick Rittenhouse
Secretary