

## AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/57486/?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

[05-01-2023 IWA Minutes](#)

6 - 9

#### 3. COMMUNICATIONS

##### A. Conservation Commission

10 - 18

[04-19-2023 Conservation Commission Minutes](#)

[05-17-2023 Conservation Commission Minutes](#)

##### B. Inland Wetlands Agent Monthly Report

19

[2023-06-05](#)

#### 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 June 5, 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 **1 929 205 6099**. The meeting passcode is **550272**.

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 **824 1104 2433** 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 **550272** 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** 20 - 25

*MOVE to continue the public hearing of the application of Benchmark LLC for an Inland Wetland License for a permit to conduct regulated activities associated with a proposed multi-family housing project located at 541 Middle Turnpike to a special meeting of the IWA July 17, 2023, 6 PM, 4 South Eagleville Road Mansfield CT.*

[Correspondence - Request to continue 541 555 to 7.17.2023](#)

**W1631 Wetlands Application**

26 - 37

[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**

38 - 65

[W1631 - Site Development Alternatives - 541 Middle Turnpike](#)

[W1631 - Conservation Easement - 541 Middle Turnpike \(Final\)](#)

[W1631 - Site Plan Documents 03 02 2023](#)

**W1631 Legal Notice**

66 - 67

[05-01-2023 Public Hearing Legal Ad - 541 Middle Tpk](#)

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

**W1631 Technical Reports**

68 - 406

[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** 407 - 412

*MOVE to continue the public hearing of the application of Benchmark LLC for an Inland Wetland License for a permit to conduct regulated activities associated with a proposed mixed-use development located at 555 Middle Turnpike to a special meeting of the IWA July 17, 2023, 6 PM, 4 South Eagleville Road Mansfield CT.*

[Correspondence - Request to continue 541 555 to 7.17.2023](#)

**W1631 Communications and Peer Review**

413 - 419

[2023.05.12 - 541 Middle Turnpike - Peer Review Letter](#)

**W1632 Wetlands Application and Extensions**

420 - 437

[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**

438 - 465

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

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

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

**W1632 Legal Notice**

466 - 467

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

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

**W1632 Technical Reports**

468 - 745

[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](#)

**W1632 Communications and Peer Review**

746 - 751

[2023.05.12 - 555 Middle Turnpike - Peer Review Letter](#)

**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**

- 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**

## 6. NEW BUSINESS

- A. **W1629-1 Application of Wilhusky Housing, LLC for 22, 28-32 King Hill Road and 125/134 North Eagleville Road, for the construction of two mixed use multifamily/commercial buildings.**

*\*Received at initial publication.*

### **W1629-1 Wetlands Application**

752 - 767

[W1629-1 HUB at Mansfield - Cover Letter](#)

[W1629-1 HUB-at-Mansfield - IWA Application](#)

[W1629-1 HUB at Mansfield - Letter from Attorney Deneen - Jurisdiction W1629](#)

[W1629-1 HUB at Mansfield - Project Statement](#)

### **W1629-1 Site Plans**

768 - 818

[W1629-1 HUB at Mansfield Site A - Design Drawings](#)

[W1629-1 HUB at Mansfield Site B - Design Drawings](#)

### **W1629-1 Technical Reports**

819 - 1529

[W1629-1 HUB at Mansfield Site A - Preliminary Geotechnical Memorandum](#)

[W1629-1 HUB at Mansfield Site A - Stormwater Report](#)

[W1629-1 Hub at Mansfield Site A - Wetland Assessment](#)

[W1629-1 HUB at Mansfield Site B - Preliminary Geotech Report](#)

[W1629-1 HUB at Mansfield Site B - Stormwater Report](#)

[W1629-1 Hub at Mansfield Site B - Wetland Assessment](#)

### **W1629-1 Peer Review Proposal**

1530 - 1532

*MOVE to:*

*1) Receive the 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 and 125/134 North Eagleville Road (Assessor's Parcel IDs 15.33.3, 15.33.4, 15.33.5, and 9.23.26)*

*2) Refer the application to staff and the Conservation Commission;*

*3) Authorize staff to engage the services of CHA to provide independent review of the application. Pursuant to 8.6 of Mansfield's Inland Wetlands Regulations, fees incurred for this review will be the responsibility of the applicant and a deposit in the amount of the estimated cost shall be received prior to issuance of a notice to proceed.*

*4) Request that staff schedule a public hearing on July 17, 2023 at a Special Meeting of the Inland Wetland Agency*

[\\*W1629-1 Mansfield Blue Light IWA Peer Review Proposal](#)

## 7. OTHER COMMUNICATIONS AND BILLS

[P. Ferrigno Email 5.15.2023 Re Proposed Wetlands Buffer](#)

1533 - 1545

[Algonquin Gas Transmission, Routine Maintenance - Courtesy Notification Mansfield Inland Wetlands Agency](#)

[Communication-Mirror Lake Dam Explorations - Notice to Municipality 5.24.23](#)

**8. REPORTS FROM OFFICERS AND COMMITTEES**

**9. ADJOURNMENT**