

MINUTES

Members Present: S. Accorsi, P. Aho, L. Cooley, J. DeVivo, K. Fratoni, L. Ross, G. Tomecko, C. Wutsch

Members Absent: B. Chandy

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;
S. Forand, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

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

2. APPROVAL OF MINUTES

2.1. DeVivo MOVED, Ward seconded, the Approval of the May 1, 2023 minutes as presented. Accorsi and Aho noted they watched the recording. Cooley abstained.

Motion PASSED unanimously. (8-0-1)

3. COMMUNICATIONS

3.1. Conservation Commission

3.2. Inland Wetlands Agent Monthly Report

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.**

Ward MOVED, DeVivo seconded 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.

Fratoni recused herself.

Motion PASSED unanimously. (8-0-1)

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**

Ward MOVED, DeVivo seconded, 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.

Fratoni recused herself.

Motion PASSED unanimously. (8-0-1)

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 July 17, 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 July 17, 2023

6. NEW BUSINESS

6.1. **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.**

Accorsi MOVED, DeVivo seconded 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.

Motion PASSED unanimously.

7. OTHER COMMUNICATIONS AND BILLS

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT

Aho adjourned the meeting at 6:11 p.m.

Respectfully submitted,



Sandy Forand,
Administrative Assistant