

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/44994/?splitscreen=true>

VIRTUAL MEETING

In accordance with PA 22-3, this meeting will be held virtually. 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 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 or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to view, listen, or comment live.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. [5-2-2022 Draft Minutes](#)

5 - 6

3. COMMUNICATIONS

A. Conservation Commission- No Meeting in May and June.

B. Inland Wetlands Agent Monthly Report

4. OLD BUSINESS

5. NEW BUSINESS

A. **W1626 - Application of J. Dewey, B.L. Companies for an Inland Wetland License for a Mixed-Use Development Two Parcels owned by Yamei Development, LLC Located at 1659 Storrs Rd and 625 Middle Turnpike (Assessor's Parcel IDs 8.15.2 and 8.15.11)**

W1626 Peer Review Consultant

7 - 49

[W1626 2 Mansfield IWA Peer Review RFP 06 14 202](#)

[Land Tech](#)

[Trinkhaus Engineering](#)

W1626 Applicant Submittals-Application Forms and Extensions

50 - 75

[W1626 Application](#)

W1626 Applicant Submittals-Site Plans

76 - 94

[W1626 Site Plans](#)

W1626 Applicant Submittals-Technical Reports

95 - 499

[W1626 REMA Soils and Wetlands Report](#)

[W1626 Operations and Maintenance Manual](#)

[W1626 Stormwater Management Report](#)

W1626 Legal Notices

MOVE to:

1) Receive the application of J. Dewey, B.L. Companies for an Inland Wetland License for regulated activities associated with a mixed-use development on two parcels owned by Yamei Development, LLC located at 1659 Storrs Rd and 625 Middle Turnpike, Assessor's Parcel IDs 8.15.2 and 8.15.11, (File W1626), to refer said application to staff and the Conservation Commission for review and comment, and to schedule a public hearing in accordance with statutory requirements.

2) Authorize staff to engage the services of _____ to provide independent review of the application. Pursuant to 8.6 of Mansfield's Inland Wetlands and Watercourses 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.

- B. W1627 Application of D. Dorwart for regulated activities associated with a two-lot subdivision on the east side of Wormwood Hill Road (Mulwood East-Phase II) on property owned by the Reinhold A. and Juanita Dorwart Family Trust (Assessor Parcel ID 27.71.7)** 505 - 513

MOVE to receive the inland wetlands application of D. Dorwart for regulated activities associated with a two-lot subdivision on the east side of Wormwood Hill Road (Mulwood East-Phase II) on property owned by the Reinhold A. and Juanita Dorwart Family Trust (Assessor Parcel ID 27.71.7) and refer said application to staff and the Conservation Commission for review and comment.

[IWA Application](#)
[DORWART SUBDIVISION II](#)

- C. W1628 Application of N. Wright, Juliano's Pools, for installation of an inground pool and associated site work, 27 feet from the edge of wetlands, on property owned by T. Manzotti, located at 514 Chaffeeville Rd. (Assessor's Parcel ID 17.66.6-1).** 514 - 522

Move to receive the application of N. Wright, Juliano's Pools, for installation of an inground pool and associated site work, 27 feet from the edge of wetlands on property owned by T. Manzotti, located at 514 Chaffeeville Rd. (Assessor's Parcel ID 17.66.6-1) and refer said application to staff and the Conservation Commission for review and Comment.

[W1628 514-Chaffeeville in-ground pool Application](#)
[W1628 414 Chaffeeville Rd Site Plan](#)

- D. W1614-2- Application of The Standard at Four Corners LLC for regulated activities associated with the construction of sidewalk extensions to the western and eastern property lines on two parcels located at 1717 and 1753 Storrs Rd (Assessor's Parcel Ids. 8.15.10 and 8.15.8) and owned by KRCL LLC.** 523 - 554

Suggested Motions

No Public Hearing

MOVE to receive the application of The Standard at Four Corners LLC for regulated activities associated with the construction of sidewalk extensions to the western and eastern property lines on two parcels located at 1717 and 1753 Storrs Rd (Assessor's Parcel Ids. 8.15.10 and 8.15.8) and owned by KRCL LLC and refer said application to staff and the Conservation for review and comment.

or

Public Hearing

MOVE to receive the application of The Standard at Four Corners LLC for regulated activities associated with the construction of sidewalk extensions to the western and eastern property lines on two parcels located at 1717 and 1753 Storrs Rd (Assessor's Parcel Ids. 8.15.10 and 8.15.8) and owned by KRCL LLC, refer said application to staff and the Conservation for review and comment and schedule a public hearing in accordance with statutory requirements.

[W1614-2 The Standard at Four Corners LLC Sidewalk Extensions Application](#)

[W1614-2 DEEP Form](#)

[W1614-2 The Standard at Four Corners Side Walk Extension-Site Plans](#)

[W1614-2 Supplemental Stormwater Narrative](#)

[W1614-2 IWA Application](#)

- 6. OTHER COMMUNICATIONS AND BILLS**
- 7. REPORTS FROM OFFICERS AND COMMITTEES**
- 8. ADJOURNMENT**