

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/59079/?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 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 participate remotely.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. [06-05-2023 IWA Minutes](#) 7 - 9

3. COMMUNICATIONS

- A. Conservation Commission 10 - 19
[05-17-2023 Conservation Commission Minutes](#)
[07-12-2023 - Conservation Committee Minutes](#)
- B. Inland Wetlands Agent Monthly Report 20
[2023-07-17](#)
- C. FY 2023 Agent Summary Report 21 - 23
[FY23 IWA ANNUAL REPORT](#)

4. PUBLIC HEARINGS

Written public comment will be accepted by email at 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 3pm on July 17, 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 840 3054 7913.

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 840 3054 7913 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 **473674** 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

W1631 Wetlands Application	24 - 35
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	36 - 63
W1631 - Site Development Alternatives - 541 Middle Turnpike	
W1631 - Conservation Easement - 541 Middle Turnpike (Final)	
W1631 - Site Plan Documents 03 02 2023	
W1631 Legal Notice	64 - 65
05-01-2023 Public Hearing Legal Ad - 541 Middle Tpk	
Public Hearing Legal Ads - The Chronicle	
W1631 Communications and Peer Review	66 - 72
2023.05.12 - 541 Middle Turnpike - Peer Review Letter	

	W1631 Technical Reports	73 - 411
	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	412 - 417
	Correspondence - Request to continue 541 555 to 7.17.2023	
	W1632 Wetlands Application and Extensions	418 - 435
	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	436 - 463
	W1632 - Alternatives Site Development - 555 Middle Turnpike	
	W1632 - Conservation Easement - 555 Middle Turnpike (Final)	
	W1632 - Site Plan Documents - 02-28-2023	
	W1632 Legal Notice	464 - 465
	05-01-2023 Public Hearing Legal Notice - 555 Middle Tpk	
	Public Hearing Legal Ads - The Chronicle	
	W1632 Technical Reports	466 - 743
	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	744 - 749
	2023.05.12 - 555 Middle Turnpike - Peer Review Letter	
C.	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.	
	<i>*Received after initial publication.</i>	
	W1629-1 Wetlands Application	750 - 765
	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	766 - 816
	W1629-1 HUB at Mansfield Site A - Design Drawings	
	W1629-1 HUB at Mansfield Site B - Design Drawings	

W1629-1 Technical Reports	817 - 1527
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	
07-17-2023 IWA Public Hearing Notice (W1629-1)	1528 - 1529
The Chronicle Public Hearing Legal Notice	
W1629-1 Peer Review	1530 - 1538
<i>Motion to continue application W1629-1 to the regularly scheduled meeting of the IWA to August 7, 2023 at 6 PM, 4 S Eagleville Road, Town Hall Council Chambers, Audrey P. Beck Building.</i>	
*W1629-1 Mansfield Blue Light IWA Peer Review Proposal	
2023-07-05 Hub A and B Peer Review	

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**
- C. **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.** 1539
[Request to continue W1629-1](#)

6. NEW BUSINESS

- A. **W1614-2 Application of The Standard at Four Corners, LLC for 1753, 1733, and 1717 Storrs Road, to modify an existing wetlands permit to account for necessary changes in stormwater management systems**
- W1614-2 Wetlands Application** 1540 - 1544
[W1614-2 Application to Modify an Inland Wetlands License](#)
- W1614-2 Site Plans** 1545 - 1585
[Site Plans Rev 07.07.2023](#)
- W1614-2 Technical Reports** 1586 - 2275
[Drainage Report 07.07.2023](#)
- W1614-2 Communications** 2276 - 2281

Motion to receive the application of The Standard at Four Corners, W1614-

32, and continue it to the regularly scheduled meeting of the IWA to August 7, 2023 at 6 PM, 4 S Eagleville Road, Town Hall Council Chambers, Audrey P. Beck Building.

[Response to Town Engineer Comments](#)

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