DRAFT MINUTES


Members Absent: K. Fratoni, D. Plante

Alternates Present: L. Manville

Alternates Absent: N/A

Staff Present: J. Kaufman, Acting/Director of Planning and Development/Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner I; Sandra Forand, Administrative Assistant

CALL TO ORDER AND ROLL CALL
Aho called the meeting to order at 6:00 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, and Wutsch. Absent members are DeVivo, Fratoni, Plante and alternate Manville.

APPROVAL OF MINUTES
Accorsi MOVED, Cotton seconded, approval of the July 5, 2022 meeting minutes as presented.

MOTION TO ADD NOMINATION OF SECRETARY TO AGENDA
Aho MOVED, Accorsi seconded, to add the nomination of secretary to the agenda.

Aho MOVED, Cotton seconded, to nominate Louanne Cooley as secretary for the Inland Wetlands Commission.

Motion PASSED unanimously.

COMMUNICATIONS
The Inland Wetlands Agent Monthly Report and July 20, 2022 minutes of the Conservation Commission were noted for the record.

OLD BUSINESS

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) (IWA File #1626).
Tabled until Public Hearing

W1627 Application of D. Dorwart for regulated activities associated with a two-lot resubdivision 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 17.71.7) (IWA File #1627).
Kaufman presented a brief overview of the project to the Commission.

Cooley MOVED, Chandy seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to D. Dorwart for regulated activities associated with a two-lot resubdivision located on the east side of Wormwood Hill Road, south of Mulberry Road (Mulwood East-Phase II) on property owned by the Reinhold A. and Juanita Dorwart Family Trust (Assessor Parcel ID 27.71.7) as shown on plans dated 2/23/2022 through 7/27/2022 and as described in application submissions.

This action is based on a finding there will be no significant impact to the wetlands and watercourses and is conditioned on the following provisions being met:

1. Prior to commencing construction, the applicant or their representative must schedule an inspection with the inland wetlands agent to confirm that the limits of disturbance and erosion and sedimentation controls are installed.
2. Appropriate erosion and sedimentation controls (as shown on the plan) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
3. All excess material shall be removed from the site or distributed at least 75 feet from the edge of wetlands.

This approval is valid through August 1, 2027. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

Motion PASSED unanimously.

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), (IWA File #W1628).
Kaufman presented a detailed updated overview of the project to the Commission.

J. Herik of Juliano’s Pool was available for questions.

Chandy MOVED, Accorsi seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to T. Manzotti for regulated activities associated with the installation of an in-ground pool on property located at 514 Chaffeeville Road and owned by the applicant (Assessor Parcel ID 17.66.6.1) as shown on a site plan and application materials submitted on June 30, 2022.
This action is based on a finding that there will be no significant impact to the wetlands and watercourses and is conditioned on the following provisions being met:

1. Prior to commencing construction, the applicant or their representative must schedule an inspection with the inland wetlands agent to confirm that the limits of disturbance and erosion and sedimentation controls are installed.
2. The applicant shall submit a planting and maintenance plan for approval by the Inland Wetland Agent prior to construction. The applicant shall agree to an inspection schedule to ensure that the planting plan is implemented as agreed upon.
3. Appropriate erosion and sedimentation controls (as shown on the plan) shall be in place prior to construction, maintained and monitored during construction and removed when disturbed areas are completely stabilized.
4. The applicant shall request a Natural Diversity Database Environmental Review from CT DEEP and follow any and all recommendations outlined in the review. No construction shall occur before receiving such review.
5. No less than three placards shall be placed along the edge of the wetlands acknowledging the wetland resource and indicating that no dumping of any type is allowed, including brush, leaves or any other debris. Placards and locations shall be approved by the Town Inland Wetlands Agent.
6. All excess material shall be removed from the site or distributed or stabilized at least 75 feet from the edge of wetlands.

This approval is valid through August 1, 2027. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

Motion PASSED unanimously.

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.

S. Sharp of Hurwitz Sagarin Slossberg & Knuff, LLC presented a brief overview of the sidewalk project for the applicant.

Cotton MOVED, DeVivo seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations to the Standard at Four Corners LLC for regulated activities associated with the installation of 1584 square feet of concrete sidewalk and a 50-foot bridge in the upland review area 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 as shown on plans dated October 21, 2021, revised through 6/29/2022 and as described in application submissions.

This action is based on a finding that there will be no significant impact to the wetlands and watercourses and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plan) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. No pesticides shall be applied within 50 feet of the edge of wetlands except in cases of a threat to public health or property and with permission from the Town’s Inland Wetlands Agent. Placards indicating the pesticide free zone shall be installed prior to the issuance of a Certificate of Zoning Compliance for the project. Content and location shall be approved by the Inland Wetlands Agent prior to installation.

3. Placards shall be placed along the edge of the wetlands acknowledging the wetland resource and indicating that no dumping of any type is allowed, including brush, leaves or any other debris prior to the issuance of a Certificate of Zoning Compliance. Placard content and locations shall be approved by the Town Inland Wetlands Agent prior to installation.

This approval is valid through August 1, 2027. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

Motion PASSED unanimously.

REPORTS FROM OFFICERS AND COMMITTEES

OTHER COMMUNICATIONS AND BILLS
Use of Pesticides in State Waters
Replacement Endorsement
Water Conservation Notice

ADJOURNMENT
Aho adjourned the meeting at 6:25 p.m.

Respectfully Submitted:

Sandra L. Forand
Administrative Assistant