

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/60090/?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. [07-17-2023 IWA Minutes](#) 7 - 11
[07-20-2023 IWA Minutes - Special Meeting](#)

3. COMMUNICATIONS

- A. **Conservation Commission** 12 - 16
[Conservation Commission 12 July 2023 - Special Meeting Minutes DRAFT_20230712](#)
- B. **Inland Wetlands Agent Monthly Report** 17
[2023-08-07](#)

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 **3 pm on August 7, 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 **843426**.

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 **890 7934 0199** 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 **843426** 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. W1629-1 Application of Wilhusky Housing, LLC for the Construction of two mixed-use Multi-Family/Commercial Buildings located at 22, 28-32 King Hill Road and 125/134 North Eagleville Road (Assessor's Parcel IDs 15.33.4, 15.33.3, 15.33.5 and 9.23.26) (IWA File Number W1629-1).

W1629-1 Wetlands Application	18 - 34
W1629-1 HUB at Mansfield - Cover Letter	
W1629-1 HUB-at-Mansfield - IWA Application - UPDATED 7/24	
W1629-1 HUB at Mansfield - Letter from Attorney Deneen - Jurisdiction W1629	
W1629-1 HUB at Mansfield - Project Statement	
W1629-1 Staff Memo	
W1629-1 Site Plans	35 - 87
W1629-1 HUB at Mansfield Site A - Design Drawings UPDATED 7/24	
W1629-1 HUB at Mansfield Site B - Design Drawings UPDATED 7/24	
W1629-1 Technical Reports	88 - 798
W1629-1 HUB at Mansfield Site A - Preliminary Geotechnical Memorandum	
W1629-1 HUB at Mansfield Site A - Stormwater Report - UPDATED 7/24	
W1629-1 Hub at Mansfield Site A - Wetland Assessment - UPDATED 7/24	

[W1629-1 HUB at Mansfield Site B - Preliminary Geotech Report](#)
[W1629-1 HUB at Mansfield Site B - Stormwater Report - UPDATED 7/24](#)
[W1629-1 Hub at Mansfield Site B - Wetland Assessment](#)

W1629-1 Abutter Notifications 799 - 801

[W1629-1 Abutting Property Owner List](#)
[W1629-1 Certified Mail Receipts](#)
[W1629-1 Letter Re Documentation of Mailed Notice](#)

W1629-1 Legal Notice 802 - 805

[W1629-1 IWA Public Hearing Notice - Revised](#)
[W1629-1 - Public Hearing Notice - The Chronicle - Revised](#)
[W1629-1 07-17-2023 IWA Public Hearing Notice](#)
[W1629-1 The Chronicle Public Hearing Legal Notice](#)

W1629-1 Peer Review 806 - 822

Motion to continue application W1629-1 to the regularly scheduled meeting of the IWA to September 5, 2023 at 6 PM, 4 S Eagleville Road, Town Hall Council Chambers, Audrey P. Beck Building.

[W1629-1 CHA Peer Review 2023-07-05](#)
[W1629-1 Applicant Response to Peer Review 2023-07-24](#)

5. OLD 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.**

6. NEW BUSINESS

- A. **W1631-1 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**

W1631-1 Wetlands Application 823 - 839

[W1631 - Wetland Application 541 Middle Turnpike](#)
[W1631 - Wetlands Application Narrative - 541 Middle Turnpike](#)
[W1631 - Applicant Authorization Letter - 541 Middle Turnpike](#)
[W1631 - Owner Authorization Letter - 541 Middle Turnpike 2-25-23](#)

W1631-1 Site Plans 840 - 867

[W1631 - Site Development Alternatives - 541 Middle Turnpike](#)
[W1631 - Conservation Easement - 541 Middle Turnpike \(Final\)](#)
[W1631 - Site Plan Documents - Segment 1 - 541 Middle Turnpike](#)
[W1631 - Site Plan Documents - Segment 2 - 541 Middle Turnpike](#)
[W1631 - Site Plan Documents - Segment 3 - 541 Middle Turnpike](#)

W1631-1 Technical Reports 868 - 1214

[W1631 - Drainage Report - Segment 1 -541 Middle Turnpike - Final](#)
[W1631 - Drainage Report - Segment 2 - 541 Middle Turnpike - Final](#)
[W1631 - Drainage Report - Segment 3 541 Middle Turnpike - Final](#)
[W1631 - Drainage Report - Segment 4 - 541 Middle Turnpike - Final](#)

[W1631 - Geotechnical Report - Final](#)
[W1631 - Low Impact Development Checklist - 541 Middle Turnpike](#)
[W1631 - NDDDB DEEP Preliminary Screening 7-26-23](#)
[W1631 - NDDDB Map 078](#)
[W1631 - Wetland Assessment - 541-555 Middle Tpk - Final](#)
[W1631 - 541-555 Impact Evaluation - 7-28-23](#)

W1631-1 Communications and Peer Review

1215 - 1223

MOVE to:

- 1) Receive the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed multi-family housing project at 541 Middle Turnpike;***
- 2) Refer the application to staff and the Conservation Commission;***
- 3) Authorize Landtech LLC to continue reviewing the application in accordance with their previous contract for this parcel and applicant, noting that any and all expenses involved in this review shall be borne by the applicant;***
- 4) Request that staff schedule a public hearing on October 2, 2023 at 7 PM in the Council Chambers, Audrey P. Beck Municipal Building, 4 South Eagleville Road.***

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

[W1631 - Revision Narrative - 541 Middle Tpke - Final](#)

B. W1632-1 Application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed mixed-use building located at 555 Middle Turnpike

W1632-1 Wetlands Application

1224 - 1243

[W1632 - Applicant Authorization Letter - 555 Middle Turnpike](#)
[W1632 - Owner Authorization - 555 Middle Turnpike \(Reduced\)](#)
[W1632 - Wetlands Application - 555 Middle Tpke](#)
[W1632 - Wetlands Application Narrative - 555 Middle Turnpike](#)
[W1632 - Wetlands Cover Letter - 555 Middle Turnpike](#)

W1632-1 Site Plans

1244 - 1271

[W1632 - Alternatives Site Development - 555 Middle Turnpike](#)
[W1632 - Conservation Easement - 555 Middle Turnpike \(Final\)](#)
[W1632 - Site Plan Documents - Segment 1 - 555 Middle Turnpike - Final](#)
[W1632 - Site Plan Documents - Segment 2 - 555 Middle Turnpike - Final](#)
[W1632 - Site Plan Documents - Segment 3 - 555 Middle Turnpike - Final](#)
[W1632 - Site Plan Documents - Segment 4 - 555 Middle Turnpike - Final](#)

W1632-1 Technical Reports

1272 - 1567

[W1632 - Drainage Report - Segment 1 - 555 Middle Turnpike - Final](#)
[W1632 - Drainage Report - Segment 2 - 555 Middle Turnpike - Final](#)
[W1632 - Drainage Report - Segment 3 - 555 Middle Turnpike - Final](#)
[W1632 - Geotechnical Report - 555 Middle Turnpike - Final](#)
[W1632 - Impact Evaluation 7-28-23](#)
[W1632 - Inland Wetlands Application - 555 Middle Turnpike](#)
[W1632 - Low Impact Development Checklist - 555 Middle Turnpike](#)
[W1632 - NDDDB Map 078](#)

[W1632 - NDDB Preliminary Screening 7-26-23](#)

[W1632 - Wetland Assessment - 541-555 Middle Tnpk - Final](#)

W1632-1 Communications and Peer Review

1568 - 1574

MOVE to:

1) Receive the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed mixed use multi-family housing and commercial project at 555 Middle Turnpike;

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

3) Authorize Landtech LLC to continue reviewing the application in accordance with their previous contract for this parcel and applicant, noting that any and all expenses involved in this review shall be borne by the applicant;

4) Request that staff schedule a public hearing on October 2, 2023 at 7 PM in the Council Chambers, Audrey P. Beck Municipal Building, 4 South Eagleville Road.

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

[W1632 - Revision Narrative - 555 Middle Tpke - Final](#)

7. OTHER COMMUNICATIONS AND BILLS

- A. Roberts Brook Pumping Station Culvert Replacement Project at UConn's Fenton Wellfield Access Road** 1575 - 1601
[202302019-PCN License w Attachments signed](#)

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT