AGENDA
The Packet for this meeting is available at
https://mansfield.civicweb.net/document/46573/?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. 8-1-2022 IWA Minutes
3. DISCUSSION OF VIRTUAL VS. HYBRID MEETINGS
4. COMMUNICATIONS
   A. Conservation Commission-August Meeting Cancelled
   B. Inland Wetlands Agent Monthly Report
5. 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
September 6, 2022. 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 a computer, tablet or smartphone at
https://mansfieldct.zoom.us/j/89871524322. The meeting passcode is 420786.
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 898 7152 4322 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 420786 followed by #.
   6. Additional Options
      o 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. 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 Legal Notices**

*The applicant has requested that the public hearing on this item be opened and immediately continued to the Agency's next Regularly Scheduled Meeting.*

**MOVE to continue the public hearing of the application of on October 3, 2022, at 6:00 pm in the Council Chamber, Mansfield Town Hall (Audrey P. Beck Building) 4 South Eagleville Rd, Mansfield, CT.**

**09-06-2022 IWA PH Legal Notice (W1626)**

**W1626 Applicant Submittals-Application Forms and Extensions**

**W1626 Application**

**W1626 Applicant Submittals-Site Plans**

**W1626 Site Plans**

**W1626 Site Plans Revised Thru 08-26.2022**

**W1626 Applicant Submittals-Technical Reports**

**W1626 Letter of Transmittal for Plans revised through 08-26-2022**
6. OLD 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)

Tabled until the close of the public hearing.

7. NEW BUSINESS

A. Inland Wetlands Agency On-Call List for Professional and Technical Assistance

CHA
CHA Consulting Proposal

Ecomaps
Ecomaps, LLC Proposal

Landtech
Landtech Proposal

Trinkhaus
Trinkhaus Proposal

Westcott and Mapes
Westcott and Mapes Proposal

WMC Engineers

MOVE to establish an On-Call list effective September 6, 2022 consisting of the following firms to provide professional and technical assistance to the Inland Wetlands Agency (IWA) in its review of applications:

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The selection of these firms is made pursuant to the authority granted to the IWA by Section 122-12 of the Mansfield Code of Ordinances. These firms shall remain on the On-Call list for three years, until September 6, 2025. Nothing in this action shall prohibit the IWA from issuing additional RFQs/RFPs for professional and technical assistance in reviewing applications when the IWA determines that such an RFQ/RFP would be advantageous to the Town.

Furthermore, the Director of Planning and Development and the Inland Wetlands Agent are authorized to seek proposals from firms on the On-Call list when an application is submitted for which the Director or the Agent finds additional technical assistance would be beneficial. Final authorization to retain professional and technical assistance with regard to a specific application must be granted by the IWA prior to execution of a contract for a specific project.

WMC Consulting Engineers

B. W1625-1 Application of CPH Mansfield LLC, Applicant/Champagne Toystore, LLC, Owner for an Inland/Wetlands License for regulated activities associated with commercial redevelopment including new professional office and restaurant uses with drive-through facilities at 106 Storrs Road (Assessor's Parcel ID# 38.109.38). The application also includes modifications to the current site plan for the existing auto dealership.

W1625-1 Applicant Submittals-Application Forms and Extensions

IWA Application
W1625 Wetlands Statement of Use - revised
W1625 CPH owners consent
W1625 Abutters List

W1625-1 Applicant Submittals Site and Landscape Plans

W1625 Land Development Documents
Site Plan Checklist
Low Impact Development Checklist
MansfieldCT WITHOUT Tenant Names

W1625-1 Applicant Submittals-Technical Reports

NARRATIVE SEWER Ltr -2022-09-01
Stormwater Management Plan 2022-08-26
NDDB APP 2022 01 03 Reduced Size
D. Dilaj Capacity Ltr 106 Storrs Road
Energy & Environmental Protection Ltr Redevelopment Commercial 106 Storrs Rd
Traffic Study FINAL

W1625-1 Public Hearing Notices

W1625 Peer Review Consultant

MOVE to:

1) Receive the application of CPH Mansfield LLC, applicant /Champagne Toystore, LLC, owner for an Inland/Wetlands License for regulated activities associated with commercial redevelopment including new professional office
and restaurant uses with drive-through facilities at 106 Storrs Road (Assessor's Parcel ID# 38.109.38), refer said application to the Conservation Commission for review and comment, and direct staff to schedule a public hearing in accordance with statutory requirements.

2) Authorize staff to re-engage the services of Trinkhaus Engineering to provide an independent review of the application. Pursuant to 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations and Section 122-13 of the Mansfield Code of Ordinances, the applicant shall be responsible for all expenses associated with these reviews. 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.

(1) W1625 RFP Technical Services- Peer Review
(1) Trinkaus Engineering
Wetland Evaluation Report

8. OTHER COMMUNICATIONS AND BILLS

9. REPORTS FROM OFFICERS AND COMMITTEES

A. Concerned Residents Re Watershed 1985 - 1986

10. ADJOURNMENT