MINUTES


Members Absent: L. Cooley, D. Plante

Alternates Present: L. Manville

Alternates Absent:

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 6:02 p.m. Members present are Accorsi, Aho, Chandy, Cotton, DeVivo, Fratoni, and alternate Manville. Alternate Manville was seated for absent members Cooley and Plante.

APPROVAL OF MINUTES
Accorsi MOVED, Chandy seconded approval of the August 1, 2022 meeting minutes as presented.
Motion PASSED unanimously.

IWA/PZC MEETING OPTIONS
Commission discussed the meeting options available and decided to continue with virtual meetings at this time.

PUBLIC HEARINGS
W1626 - Application of J. Dewey, B.L. Companies /Ruihe Development LLC for an Inland Wetland License for 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).
Aho opened the public hearing at 6:10 p.m. Members present were Accorsi, Aho, Cotton, DeVivo, Fratoni, Wutsch and alternate Manville. Manville was seated.

Kaufman read the legal notice of the public hearing that was published in The Chronicle on August 23, 2022 and September 1, 2022 into the record.
Chandy MOVED, Cotton seconded to continue the public hearing of the application of J. Dewey, B.L. Companies/Ruihe Development located at 1659 Storrs Rd and 625 Middle Turnpike (Assessor's Parcel IDs 8.15.11 and 8.15.12) on October 3, 2022, at 6:00 pm via Virtual Meeting.

Motion PASSED unanimously.

OLD BUSINESS

W1626 - Application of J. Dewey, B.L. Companies/Ruihe Development LLC for an Inland Wetland License for 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).

Tabled until the close of the public hearing.

NEW BUSINESS

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

Aho, Wutsch and Cotton presented an overview of the On-Call Consultant interview results to other commission members.

Chandy MOVED, DeVivo seconded 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:

1. Clough Harbour & Associates, LLP, (CHA)
2. Ecomaps, (Wetlands Only)
3. Landtech
4. Trinkhaus
5. Westcott and Mapes

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.

Motion PASSED unanimously.

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.

Cotton MOVED, Accorsi seconded 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 the issuance of a notice to proceed.

Motion PASSED unanimously

REPORTS FROM OFFICERS AND COMMITTEES

OTHER COMMUNICATIONS AND BILLS

ADJOURNMENT
Aho adjourned the meeting at 6:24 p.m.

Respectfully Submitted:

Sandra L. Forand
Administrative Assistant