

AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/document/47143/?splitscreen=true>

In accordance with PA 22-3, this meeting will be a hybrid meeting. 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. Residents who attend in person can speak during the Opportunity For Public Comment. Public Comment from those viewing the meeting remotely 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. [07-20-2022 Cons Com Minutes](#)

4 - 6

3. OPPORTUNITY FOR PUBLIC COMMENT

4. OLD BUSINESS

A. Conservation Easement Monitoring

5. NEW BUSINESS

A. Recognition of Quentin Kessel's 50 Years of Service

B. **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).**

W1626 Applicant Submittals-Application Forms and Extensions

7 - 32

[W1626 Application](#)

W1626 Applicant Submittals-Site Plans

33 - 73

[W1626 Site Plans](#)

[W1626 Site Plans Revised Thru 08-26.2022](#)

W1626 Applicant Submittals-Technical Reports

74 - 998

[W1626 Letter of Transmittal for Plans revised through 08-26-2022](#)

[W1626 Applicant Response to LandTech Review 08-19-2022](#)

[W1626 REMA Ecological Services Response-8-26-22](#)

[W1626 Stormwater Report Revised Thru 08-26-2022](#)
[W1626 Operations and Maintenance Manual Revised thru 8-26-2022](#)
[W1626 REMA Soils and Wetlands Report](#)
[W1626 Operations and Maintenance Manual](#)
[W1626 Stormwater Management Report](#)
[W1626 Wetlands Assessment](#)

W1626 Peer Review (Landtech) Comments and Resumes

999 - 1024

[W-1626 LandTech Review Letter - 8-10-22](#)
[W1626 LandTech Review Letter - Revised thru 09-7-2022](#)
[Tom Ryder 2020 Wetlands & Wildlife CV](#)
[James Rotundo Resume-Engineer](#)
[Anthony Zemba - CV LandTech Wetlands 2022](#)

6. REPORTS FROM MEMBERS

7. COMMUNICATIONS

A. Inland Wetlands Agent Monthly Report 1025 - 1027

[2022-08-01](#)

[Concerned Residents Re Watershed](#)

B. Walktober and other upcoming events 1028 - 1030

[Parks and Preserves Fall 2022](#)

C. Town Development Activity

Development Activity: Staff continues to update the [Development Activity](#) portion of the Planning and Development website with information on pending applications. Of particular note:

- **October 3, 2022-Inland Wetlands Agency will continue the Public Hearing to hear comments on an application for regulated activities associated with a mixed-use development in the Four Corners area, between Toast/Hops 44/Gas Station and the Standard at Four Corners ([File# W1626](#)). The proposal includes 12,200 square feet of retail/restaurant space, 51 one-bedroom, 51 two-bedroom, and 14 two-bedroom townhouse-style apartments.**
- **PZC Pre-Application Meetings- In September, the PZC will conduct pre-application meetings for three proposed multi-family developments as well as a proposed zone change. Project details are posted on the [Development Activity](#) portion of the Planning and Development website.**

D. Agbotic Update 1031 - 1065

On August 16, 2022, the superior court upheld the Mansfield PZC's special permit, approved on July 6, 2021, for the Agbotics Project on Brown's Road.

[Decision Judge Parkinson](#)

[P1370 Agbotic Special Permit 07-08-2021](#)

8. FUTURE MEETINGS

9. ADJOURNMENT