

## MINUTES

<b>Members Present:</b>	M. Harper, Q. Kessel, C. Rittenhouse, J. Silander, M. Soares, and W. Ouimet
<b>Members Absent:</b>	E. King
<b>Alternates Present:</b>	M. Davis,
<b>Alternates Absent:</b>	J. Knighton
<b>Staff Present:</b>	J. Kaufman

### CALL TO ORDER AND ROLL CALL

Soares called the meeting to order at 7:03 p.m. Members present are M. Harper, Q. Kessel, C. Rittenhouse, J. Silander, M. Soares, and W. Ouimet, and alternate M. Davis. Alternate M. Davis is seated for absent member E. King.

### APPROVAL OF MINUTES

Silander MOVED, Ouimet seconded approval of the July 20, 2022 minutes as presented.

Motion PASSED unanimously

### OPPORTUNITY FOR PUBLIC COMMENT

- No public comments

### OLD BUSINESS

#### Conservation Easement Monitoring

- Member discussed completing monitoring on October 2 or the weekend of November 6<sup>th</sup>

### NEW BUSINESS

#### Recognition of Quentin Kessel's 50 Years of Service

- Members expressed their gratitude for Quentin Kessel's years of service to the Commission and the Town. Soares read a proclamation into the record. This will be forwarded to the Town Council.

**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).**

Attorney Paul W. Smith; Jeff Dewey, BL Companies; George Logan, Soil Scientist, Rema Ecological Services; Ivy Wu, on behalf of RuiHE / Yamei Development; Sharon Beebe, Zlotnick Construction.

Attorney Smith introduced the project

CC questions:

Two headwater streams identified, and they are one of the most imperiled waterways in CT, and springs and seeps are present as well. There are setbacks for headwater streams that are not accounted for here.

Water quality is mentioned extensively in the proposed project, but there is no baseline for this project area with respect to current water quality. Are measurements of physical, biological, or chemical properties being considered, without which assessing improvements in water quality is not possible? The soil scientist has done this previously for other projects.

The proposed impervious surface is 2/3rds of the project area. Were considerations given to pervious surfaces or a garage instead of surface parking?

And the heat island effect of all the impervious surface and buildings?

The slope of the project to property boundary?

The old mobile homes with septic system(s) and drain field(s) – are you anticipating issues or needing fill? Response: assuming it's clean after years of rainwater infiltration. If not, they will clean/remove in accordance with DEEP regulations.

The wetland impact is ~11,000 sq ft, the mitigated area is ~4,650 sq ft, which is not 1:1? How close can you get to full mitigation? Response: Maybe another 2-3,000 sq ft, but can't match it. They are matching functional equivalence of what is being taken, e.g., more diverse hydrological regime and more diverse vegetation than existing wetland A.

How is a perched wetland different from a stormwater basin? Response: natural, perched wetlands are on till. They have limited watersheds and infiltration. Mimicking this.

Discussion among CC:

Impervious surface versus parking garage – is it not possible to have a parking garage or not economically viable? Response: a parking garage changes economic viability via desirability of renters to traverse from a garage to the buildings. CC notes the length of buildings and proposed parking already include long traverses.

There are benefits of a garage, too, including covered parking to keep vehicles out of the elements.

Rittenhouse MOVED and Silander seconded that based on the information presented at this meeting, the project is proposed to reduce peak flow on the site, add stormwater management features, pre-treatment for suspended solids, floatables, trash, and oils, and may generally improve water quality. Yet, the activities will have a direct impact on wetlands due to the removal of Wetland A and may have direct and indirect impacts to Wetland B due to proximity, extent, and amount of disturbance within the Upland Review Area. Further, Wetland B is connected to Cedar Swamp Brook, a high-quality coldwater stream system. We appreciate the ongoing LandTech review and applicant working to resolve all of the issues raised by LandTech and the concerns expressed by the Conservation Commission.

The Conservation Commission recommends the following for consideration by the Inland Wetland Agency:

- Concern for the removal of wetland A,
- Concern for the proximity of project area to Wetland B, as little as 20' from pavement to wetland edge,
- Concern for the amount of Upland Review Area that is utilized for the project area,
- Concern for the high percentage of impervious surface and increase of 3.7 acres to a project total of 5.8 acres,
- Concern for minimal vegetative buffer along the project area and Wetland B edge, and recommend establishing a vegetation buffer especially with regards to recommended setback from wetlands,
- To consider a parking garage to reduce the amount of impervious surface,
- To consider baseline measurements of water quality, which facilitates assessing changes in wetland function and values

Motion PASSED unanimously.

## REPORTS FROM COMMISSION MEMBERS

- Silander reported that he would be attending the Celebrate Mansfield Festival to discuss Electric vehicles.

## COMMUNICATIONS

The following communications were noted:

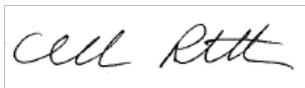
- Inland Wetlands Agent Monthly Report
- Walktober and other upcoming events
- Concerned Residents Re Watershed
- [Town Development Activity](#)
- Agbotic Update

## FUTURE MEETINGS

The next meeting of the Conservation Commission is scheduled for October 19, 2022.

## ADJOURNMENT

Respectfully Submitted:



Chadwick Rittenhouse, Secretary