

## AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/49785/?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](mailto: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](mailto: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. Minutes 3 - 5  
[09-21-2022 Conservation Commission Minutes](#)

**3. OPPORTUNITY FOR PUBLIC COMMENT**

**4. OLD BUSINESS**

- A. Conservation Easement Monitoring

**5. NEW BUSINESS**

- A. **W1625-1 Application of CPH Mansfield LLC, Applicant/Champagne Toystore, LLC, Owner for an Inland/Wetlands License for regulated activities associated with a mixed use (automotive sale & services, office and restaurants) at 106 Storrs Road (Assessor's Parcel ID# 38.109.38)**
- W1625-1 Applicant Submittals-Application Forms and Extensions** 6 - 22  
[W1625-1 IWA Application & Attachments](#)
- W1625-1 Applicant Submittals-Site Plans** 23 - 116  
[W1625-1 Site Plans Revised to 08-26-22](#)  
[W1625-1 106 Storrs Road-Site Plans Revised to 10-24-22](#)
- W1625-1 Applicant Submittals-Technical Reports** 117 - 861  
[W1625-1 Wetland Evaluation Report](#)  
[W1625-1 Stormwater Management Plan-Revised Thru 08-26-2022](#)  
[W1625-1 NDDDB Application and Response](#)

[W1625-1 Stormwater Management Plan-Revised to 10-24-22](#)

**PW1625-1 Peer Review and Staff Comments & Applicant Responses**

862 - 933

[W1625-1 Trinkhaus 106storrroad-review-3\\_11-1-22](#)

[W1625-1 Applicant Response to D. Dilaj Comments08-26-2022](#)

[W1625-1 Applicant Response to S Trinkaus.Comments 8-5-2022](#)

[W1625-1 Trinkhaus 106storrroad-review-2\\_09-19-22](#)

[W1625-1 JMM-Report-106StorrsRd-2\\_09-30-22](#)

[W1625-1 Applicant Response to Trinkaus 09-19-22 Comments\\_10-24-22](#)

[W1625-1 Applicant Response to 09-30-22 WetlandsComments\\_10-24-22](#)

**W1625-1 Communications**

**B. 2023 Meeting Schedule**

934

*MOVE to adopt the 2022 Conservation Commission Meeting schedule as presented.*

[2023 Cons Com Meeting Schedule](#)

**6. REPORTS FROM MEMBERS**

**7. COMMUNICATIONS**

**A. Inland Wetlands Agency Monthly Business Report**

935

[2022-11-21-2023](#)

**B. Development Activity**

Check out the [Mansfield Planning Department webpage](#) for information on development activity in Mansfield.

**8. FUTURE MEETINGS**

**9. ADJOURNMENT**