



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: August 28, 2019, Revised September 3, 2019
To: Mansfield Inland Wetlands Agency
From: Jennifer Kaufman, AICP, Senior Planner/Inland Wetlands Agent
Subject: 1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8)
(File W1611)
Applicant: J.E. Shepard Company and Capstone Collegiate Communities
Description: Construction of a 358-unit Multi-family Development in 11 Residential Buildings
Map Date: 8/22/2019

PROJECT OVERVIEW

- The project includes work in wetlands.
- The project includes work in the 150-foot upland review area.
- The project is located in a Public Water Supply watershed.

J.E. Shepard Company and Capstone Collegiate Communities propose to construct a 358-unit multi-family development in 11 residential buildings at 1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8). On October 29, 2018, the Mansfield Inland Wetland Agency approved a wetland map amendment (File # W1606) for these parcels based on field delineation of the wetlands by a Registered Soil Scientist, pursuant to section 15.0 of the Mansfield Inland Wetlands and Watercourses Regulations.

There is no proposed development within the wetlands. Approximately 2.87 acres within the upland review area will be disturbed during construction and revegetated. Post-construction, approximately 1.72 acres within the upland review area will be impervious surfaces. The closest activity to wetlands is 23 feet.

While there is no proposed development within wetlands, there is a vernal pool off site on property owned by the University of Connecticut. Because of the amount of disturbance within the upland review area and the proximity of the off-site vernal pool, a public hearing is warranted pursuant to section 9.0 of the Regulations. The applicants have requested that the public hearing be scheduled on November 18, 2019 and have consented to a 12 extension to accommodate this schedule. Additionally, due to the magnitude of the project, staff recommends that the Agency engage the services of an independent consultant to provide technical review of the project. Section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations and the Fee Schedule established in Article V, Chapter 122,

Section 122-12 of the Mansfield Code of Ordinances authorizes the Agency to hire independent consultants at the expense of an applicant when the Agency deems it necessary to do so.

On August 23, 2019, staff sent a request for proposals to the Agency's list of approved on-call technical consultants. The following firms have submitted proposals that are attached for your review:

- CME Associates
- Landtech, Inc.
- Trinkaus Engineering

As you may recall from the recent zoning map amendment for the subject property, a vernal pool is located off site approximately 100 feet from the edge of the proposed development. Land Tech, Inc. is the only firm that included a certified ecologist with experience in vernal pool investigations as part of their team. Because of the proximity of the off-site vernal pool, it is my opinion that specific experience related to vernal pools is needed for adequate review of this application. Therefore, I recommend that the Agency hire Land Tech, Inc. to assist the Agency in review of this project.

APPLICATION FEES AND NOTIFICATIONS

- The applicant has paid the required application fee.
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

SUGGESTED RECEIPT MOTION

If the Agency agrees with my recommendation, the following receipt motion is in order:

MOVE to:

- 1) Receive the application submitted by JE Shepard Company and Capstone Collegiate Communities (IWA File 1611) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a 358-unit multi-family development in 11 residential buildings on property located at 1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8) as shown on a map dated 8/22/2019 and as described in application submissions and to refer said application to staff and the Conservation Commission for review and comments.
- 2) Schedule a public hearing on November 18, 2019 pursuant to the request of the applicants.
- 3) Authorize staff to engage the services of Land Tech, Inc. to provide independent review of the application. Pursuant to section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, fees incurred for this review will be the responsibility of the applicants; a deposit in the amount of the estimated cost shall be provided prior to issuance of a notice to proceed.