

Chronicle, The (Willimantic, CT)

## Public hearing on Storrs Lodges continued

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Published: September 12, 2016

Chronicle Staff Writer MANSFIELD - Next month, residents will have another opportunity to make their voices heard regarding a proposed 188-unit **Storrs Lodges** residential complex. The inland wetlands agency public hearing will continue on Oct. 6 at 6:30 p.m. in the council chamber of the Audrey P. Beck Municipal Building. The hearing began Sept. 6 at 8 p.m. During the first hearing, commission members mostly heard from the applicant and his representatives regarding issues raised regarding the proposal. Commission members decided to continue the hearing to give the public another opportunity to comment and to allow the conservation commission to formally comment on the application. Guy A. Hesketh, a civil and environmental engineer from F. A. Hesketh & Associates Inc. of East Granby, gave a lengthy presentation to the board regarding the project and possible environmental impacts. He said the proposed 45.93-acre site is bordered by Hunting Lodge Road to the east, the primary access point to the site, and Northwood Road to the west, which will be used for emergency access only. Hesketh said about 22 acres of the site will be developed. The conceptual site plan includes 47 residential buildings with 692 bedrooms total. Some of the buildings will have four-bedroom units and others will have two-bedroom units. Plans also show a large "neighborhood community center" as well as an outdoor basketball and volleyball court. "There will be 557 parking spaces around the units and sidewalk access along the main drive and in front of the buildings along with crosswalks," Hesketh said, adding this will connect with sidewalks on Hunting Lodge Road, which provides pedestrian access to the University of Connecticut. Presentation slides state 4,402 square feet of wetlands will be disturbed as a result of the project but to make up for this, another 7,800 square feet of wetlands on the property will be restored by the applicant. George Logan, from REMA Ecological Services Inc. of Manchester, said during the public hearing that he studied the site for 62 hours between September 2015 and July 2016. During his presentation, he noted that potential short-term indirect wetland impacts include erosion and sedimentation while potential long-term wetlands impacts include water quality, wetland hydrology and stream flow, and wetland setbacks. However, the developer is proposing the installation of pervious brick and stone material, which is expected to reduce runoff and pollutants from the parking lot and an underground stormwater infiltration system with multiple discharge points to address concerns that some addressed regarding possible flooding of the site. Charles Vidich, an Ashford resident and former town planner in Wolcott and Thomaston, said while there was "very good work by the consultants" regarding the proposal, he addressed his concerns. They "need to consider a smaller scale development ... with more minimal impact to wetlands, there is no clear case of why there needs to be 53 percent land development," adding this would create an enormous amount of disturbance to the site. He also advocates the developer to have the number of parking spaces match the number of units rather than assume that about 135 residents will not need parking spaces. Mansfield Environmental Planner Jennifer Kaufman confirmed that as of press time, the applicant has not filed an application with the planning and zoning commission, only with the inland wetlands agency. Even if the inland wetlands agency approves the plans, she said the applicant would still need to file an application with the planning and zoning commission. However, she said plans submitted to the wetlands agency not adhere to current planning and zoning commission multi-family regulations. She said the applicant had planned to request revisions to those regulations. She said such revisions are unlikely to be approved, at this point, since the commission passed a nine-month moratorium on multifamily housing on Sept. 6 which goes into effect Oct. 6 closing

the window on new applications during that time period."All of this could change based on what the new multi-family regulations require," she said.

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