

# MEETING NOTICE AND AGENDA

## MANSFIELD PLANNING AND ZONING COMMISSION

Monday, May 18, 2015 ▪ 7:00 PM

Audrey P. Beck Municipal Building ▪ 4 South Eagleville Road ▪ Council Chamber

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. May 4, 2015 Regular Meeting
  - b. May 13, 2015 Field Trip
4. **Zoning Agent's Report**
5. **Public Hearings**

7:00 p.m.

**Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**

Memo from Director of Planning and Development
6. **Old Business**
  - a. **Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6**
  - b. **Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**
  - c. **Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332**  
Tabled pending a 6/01/15 Public Hearing
  - d. **Other**
7. **New Business**
  - a. **Storrs Center Request for Extension of Construction Hours**  
Memo from Curt Hirsch, Zoning Agent
  - b. **Appointment of Vera Ward as Regular Member**  
Letter from Tony Lent, Republican Town Committee
  - c. **Appointment of Katherine Holt as Alternate Member**
  - d. **Other**
8. **Mansfield Tomorrow | Our Plan ▶ Our Future**
  - a. Zoning Focus Group Update
9. **Reports from Officers and Committees**
  - a. **Chairman's Report**
  - b. **Regional Planning Commission**
  - c. **Regulatory Review Committee**
  - d. **Planning and Development Director's Report**
  - e. **Other**

## **10. Communications and Bills**

- a. 5/7/15 email from T. Luciano Re: Televising Meetings
- b. ZBA Legal Notice 5/13/15
- c. CRCOG Referral Re: Willington Planning and Zoning Commission

## **11. Adjournment**

**DRAFT MINUTES**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Monday May 4, 2015  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, R. Hall (arrived at 7:27 p.m.), G. Lewis, B. Pociask, P. Plante, K. Rawn, B. Ryan,  
Members absent: B. Chandy, K. Holt,  
Alternates present: P. Aho, V. Ward, S. Westa  
Staff present: Linda Painter, Director of Planning and Development  
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:25 p.m. and appointed alternates Aho and Westa to act and Ryan as Acting Secretary.

**Minutes:**

04-20-2015 Meeting Minutes –Rawn MOVED, and Aho seconded, to approve the 04-20-2015 meeting minutes. MOTION PASSED with all in favor except Plante, Pociask and Westa who disqualified themselves.

**Zoning Agents Report:**

Lewis questioned the “Vote No Sewers” sign on Route 44. Hirsch explained that it is the staff’s opinion that the sign is political in nature and therefore, its removal cannot be compelled.

**Public Hearings:**

**Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6**

Chairman Goodwin recused herself and appointed Vice Chair Ryan to act as Chair. Ryan appointed Ward to act for Goodwin. Ryan opened the Public Hearing at 7:30. Members present were Hall, Lewis, Pociask, Plante, Rawn, Ryan and alternates Aho, Ward and Westa all of whom were acting.

Linda Painter, Director of Planning and Development read the legal notice as it appeared in the Chronicle on April 21 and April 29, 2015 and noted the following memo’s received in addition to the applicant’s submittal: a 5/4/15 updated memo and a 4/30/15 memo from L. Painter, Director of Planning and Development; a 4/23/15 memo from F. Raiola, Fire Marshal; and a 4/30/15 memo from D. Dilaj, Assistant Town Engineer. Painter also stated that today the applicant submitted a revised cover sheet; a signed and sealed copy of a Property/Boundary ATLA/ACSM Land Title Survey, dated October 18, 2013 and revised through May 2, 2015; and Sheet A-1.2 revised through April 30, 2015.

John Everett, New England Design, acting on behalf of the applicant, reviewed the plans to utilize the remaining 15,800 square feet of the former J.C. Penny space with a commercial recreation/restaurant. He reviewed the changes made to plans submitted today and the waiver requests in detail. He noted that based on calculations, the mall requires 978 parking spaces and there is currently 976. He reviewed plans to add an additional 2 spaces in a mulched island area and create a “zen garden” at the west side of the tenant space (rear entrance).

Ken Caputo, owner of the proposed use, explained that he and his wife intended to open a karate/recreation space, which will provide fitness classes and activities on either a membership or walk in basis. The use will also include a food service area for light meals. He stated that all children attending the facility must be accompanied by a parent. The hours of operation will roughly coincide with the general mall hours.

Richard Hayes, of Hayes Kaufman, spoke in opposition to the plan citing as his reasons, the pending litigation in association with the "Michael's" Application and the waivers requested by the applicant. He urged members not to approve this application, or any application submitted to the Commission regarding the mall, until the pending litigation is fully resolved.

Susie Hays, Updike, Kelly & Spellacy, P.C., Attorney representing the applicant, stated that this application is separate from the application that gave rise to the pending litigation and that, as a separate and distinct application, we are bound to act on it within the statutory time frames.

Noting no further questions or comments from the Commission or Public, Plante MOVED, Hall seconded, to close the Public Hearing at 8:08 p.m. MOTION PASSED UNANIMOUSLY.

**Special Permit Application, Efficiency Unit, 43 Storrs Heights Road; Ray DiCapua, PZC File #1331**

Chairman Goodwin opened the Public Hearing at 8:09 p.m. Members present were Goodwin, Hall, Lewis, Pociask, Plante, Rawn, Ryan and alternates Aho, Ward and Westa. Aho and West were appointed to act.

Linda Painter, Director of Planning and Development read the legal notice as it appeared in the Chronicle on April 21 and April 29, 2015 and noted a 4/30/15 Memo from Zoning Agent in addition to the applicant's submittal.

Ray DiCapua of 43 Storrs Heights Road presented his application. There were no questions or comments from Members or from the public. Hirsch noted that neighborhood notification receipts have been received. Plante MOVED, Hall seconded, to close the Public Hearing at 8:11 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

**a. Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6**

Goodwin recused herself and Vice Chairman Ryan appointed Ward to act in her place. Members requested clarification from the Town Attorney that the pending litigation did not impact the Commission's ability to act on this application and that the requested waivers were consistent with recent court rulings. Painter stated that she would consult with the Town Attorney and this matter will be on the next agenda. Rawn volunteered to work with staff on a draft motion.

**b. Special Permit Application, Efficiency Unit, 43 Storrs Heights Road; Ray DiCapua, PZC File #1331**

Lewis MOVED, Plante seconded, to approve the March 23, 2015 application of Ray DiCapua to allow an efficiency dwelling unit at 43 Storrs Heights Road in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at Public Hearing on May 4, 2015.

Pursuant to Article V, Section B.4 of the Mansfield Zoning Regulations, the site plan requirements contained in Section A.3. are hereby waived as there is no proposed expansion of the building and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article X, Section L; Article V, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having two additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the

Planning and Zoning Commission.

2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2016.
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

MOTION PASSED UNANIMOUSLY.

- c. **Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**  
Tabled pending a 5/18/15 Public Hearing

**New Business:**

- a. **Special Permit Application, Efficiency Unit, 5 Hillside Circle; Steven Sorrels, PZC File#1332**  
Ryan MOVED, Plante seconded, to receive the Special Permit application submitted by Steven Sorrels, for an efficiency unit, on property located at 5 Hillside Circle, Owned by the application, as shown on plans dated 4/24/15 and as described in other application submissions and to refer said application to the Staff for review and comments, and to set a Public Hearing for June 1, 2015. MOTION PASSED UNANIMOUSLY.
- b. **Kay Holt's request to a waiver of attendance requirements**  
Lewis MOVED, Pociask seconded, to waive the attendance requirements for Katherine Holt due to extenuating circumstances. Bonnie Ryan is hereby appointed to serve as Secretary during her absence and for the month following her return. MOTION PASSED UNANIMOUSLY.

Plante requested that his comments on this item, made in the earlier IWA meeting, be incorporated as part of the record of these proceedings.

**Reports from Officers and Committees:**

No report offered.

**Communications and Bills:**

None.

**Adjournment:**

The Chair set a field trip for 5/13/15 at 2:30 p.m. and declared the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

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DRAFT MINUTES

MANSFIELD PLANNING & ZONING COMMISSION  
INLAND WETLANDS AGENCY  
SPECIAL MEETING – FIELD TRIP  
May 13, 2015

Members present: J. Goodwin (items 1 & 2 only), B. Ryan, Paul Aho

Conservation Comm.: S. Lehman

Staff present: C. Hirsch, Zoning Agent (items 1 & 2), J. Kaufman, Wetlands Agent, (items 2 & 3)

The field trip began at 2:35 p.m.

1. PZC 1332, Efficiency Unit, 5 Hillside Cir, S. Sorrels owner/applicant. Members were met on site by Sorrels. The location of the proposed house addition/efficiency unit were observed as well as the site and neighborhood characteristics. No decisions were made.
2. IWA 1549, Site restoration - Jensen's Mobile Park, Middle Turnpike. Members were met on site by K. Jensen and M. Jones, of Jensen's Park. Members reviewed the area of recent grading work adjacent to the wetlands. No decisions were made.
3. IWA 1548, Re-Subdivision, 101 East Road, C & L Niarhakos owner/applicant. Members were met on site by C. Niarhakos, E. Pelletier, D. Aubrey, M. Brogy and R. & Q. Harper. Members walked the site to observe the locations for development of two new lots with respect to the location of wetlands. No decisions were made.

The field trip ended at 3:50 p.m.

Bonnie Ryan, Secretary, pro tem

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# Department of Planning and Development

**Date:** May 14, 2015  
**To:** Planning and Zoning Commission  
**From:** Linda M. Painter, AICP, Director *LMP*  
**Subject:** Draft Mansfield Tomorrow Plan of Conservation and Development

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On December 15, 2014, the Planning and Zoning Commission scheduled a March 2, 2015 public hearing on the December 2014 Draft of the Mansfield Tomorrow Plan of Conservation and Development. Hard copies of the draft plan were distributed to the Town Council, Town Clerk, Capitol Region Council of Governments, Mansfield Public Library, and surrounding communities the week of December 22, 2015. Residents and businesses were notified of where they could review the draft plan (both on-line and in hard copy), hearing date and community information meetings via a postcard mailed to all addresses the week of December 29, 2014. Advisory committees were notified of the draft plan and hearing date via email.

Prior to the March hearing, staff conducted four community information sessions and met with several advisory committees to assist in their review of the plan. The March 2<sup>nd</sup> hearing was initially continued to April 6<sup>th</sup> to extend the comment period at the request of the Town Council. However, prior to the April hearing date staff identified a notice defect in that members of the public notice registry had not been notified. In consulting with the Town Attorney, it was determined that the best way to rectify the defect was to close the current public hearing and schedule a new public hearing. The new hearing was scheduled for May 18, 2015. A transcript of the March 2<sup>nd</sup> hearing has been prepared for entry into the record of the new hearing; similarly, all written correspondence received will also be entered into the record of the new hearing.

Notice of the May 18<sup>th</sup> hearing was sent to members of the public notice registry on April 27, 2015 and advertised in The Chronicle on May 5, 2015 and May 13, 2015. The revised hearing date and extension of the public comment period was also published on the Town's website with links to the draft plan.

## **Public Comment Summary**

Attached to this memo is a matrix of all comments received and organized by chapter to assist the Commission in their deliberation of suggested changes. We have only listed substantive changes; not technical/editorial corrections such as typos, grammatical corrections, numbering, etc.

## **Written Correspondence for Inclusion in the Public Hearing Record**

The following is a list of all correspondence received as of the date of this memo, copies of which are attached for your information.

Transcript

- Written transcript of the March 2, 2015 public hearing

Committee and Agency Referrals

- January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- Undated Letter from Mansfield Commission on Aging
- January 15, 2015 Memo from the Transportation Advisory Committee
- February 3, 2015 Memo from the Agriculture Committee
- February 22, 2015 Memo from the Mansfield Parks Advisory Committee
- February 17, 2015 Memo from the Open Space Preservation Committee
- February 18, 2015 Memo from the Conservation Commission
- January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee
- January 8, 2015 Draft Minutes of the Transportation Advisory Committee
- March 10, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee
- March 12, 2015 Memo from the Sustainability Committee
- April 1, 2015 Email from Jennifer Kaufman noting minor changes requested by the Parks Advisory Committee
- March 20, 2015 Email from Celeste Griffin with the Mansfield Board of Education (with attachments)
- April 9, 2015 Town Council Minutes

Resident and Property Owner Comments

- Comment form from Donald B. Hoyle, 125A Bassetts Bridge Road (with attachments on fracking and oil pipeline extension article)
- Comment form from Meg Reich, 343 Bassetts Bridge Road
- Comment form from Julia Barstow, 139 Woodland Road
- Comment form from Bettejane Karnes, 353 North Eagleville Road
- Comment form from Pat Hempel
- Comment form from Miriam Kurland, 287 Wormwood Hill Road
- Undated Letters from Wilfred T. Bigl, 17 Hill Pond Drive (one addressed to the PZC Chair, one to the Director of Planning and Development)
- December 22, 2014 Comment from William Shakalis submitted through Joomag on-line portal
- December 29, 2014 Comment from John Perch submitted through Joomag on-line portal
- January 30, 2015 Comment from Mansfield Resident submitted through Joomag on-line portal
- January 2015 Letter from Charles Galgowski
- February 3, 2015 Email from Joan Buck
- February 9, 2015 Letter from Anthony Gioscia, 1708 Stafford Road
- February 10, 2015 Email from Emile Poirier
- February 12, 2015 Email from Vicky Wetherell
- February 20, 2015 Comment from John Fratiello submitted through Joomag on-line portal
- February 22, 2015 Email from Tulay Luciano to the Town Council and Town Manager
- February 24, 2015 Comment from Virginia Walton (Mansfield Recycling Coordinator) submitted through Joomag on-line portal
- February 25, 2015 Comments from Celeron Square (received in an email from John Sobanik)

- Draft Minutes of February 23, 2015 Town Council Public Hearing
- February 16, 2015 Letter from Bettejane Karnes to Town Council
- March 2, 2015 Letter from Lois K. Happe, 56 Olsen Drive
- March 28, 2015 Email from Tulay Luciano
- April 2, 2015 Email from Adam Kuegler, UConn Undergraduate Student Government External Affairs Committee
- April 14, 2015 Letter from Cynthia van Zelm, Mansfield Downtown Partnership

Should additional correspondence be received prior to the start of the May 18, 2015 meeting, a supplemental list will be generated and copies will be distributed to the Commission at the meeting.

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## GENERAL COMMENTS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/19/2015	e-mail	MANSFIELD COMMISSION ON AGING	Members of the Commission on Aging commend you and your team for the thorough and exciting production of Mansfield Tomorrow. It is a vision of excellence which makes citizens proud to live in Mansfield.	No changes needed.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns.	No changes needed.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	We commend the Town of Mansfield on drafting a thorough and informative Plan of Conservation and Development which strives to protect and strengthen its rural/rural village character including efforts to support and encourage agriculture, protect culturally and historically significant resources, and protect natural resources while encouraging compact development appropriate to specific areas.	No changes needed.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	We also commend the Town for its proposals to promote use of renewable energy sources, to advance Complete Streets and bicycle and pedestrian planning efforts, and to collaborate with UConn on economic development, housing, and other issues.	No changes needed.

## GENERAL COMMENTS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
UNKNOWN	comment form	MEG REICH	LIKES: 1. Color! use of color in photos and type and text and maps 2. Lots of illustrations - photos, tables, boxes make document readable...a real improvement over the 2006 plan...which will make it easier to use...but it will need an index	Explore ways to improve usability such as index and hyperlinks in electronic document.
UNKNOWN	comment form	MEG REICH	Need a good index since topics are addressed in multiple sections of the plan. *Need an index to help make the plan more useable for people to refer to frequently * and therefore to use on a day to day basis	
UNKNOWN	comment form	BETTYJANE KARNES	Likes: In general: - Ease of maneuvering through info - Looseleaf for ease of copying - Sectioning of info organizes the thinking - Maps	No changes needed.
UNKNOWN	comment form	MIRIAM KURLAND	I like the comprehensive plan and how it has been responsive to the interests of citizens for conservation, open space, agriculture and only limited development with the environment a main concern.	No changes needed.
2/9/2015	e-mail	ANTHONY GIOSCIA	I would like to take this opportunity to comment regarding the proposed Mansfield Tomorrow Plan of Conservation and Development. I appreciate the time spent by the council member's, staff, and others, drafting this plan; I understand this was a very difficult and lengthy undertaking.	No changes needed.
2/22/2015	e-mail	THE MANSFIELD PARKS ADVISORY COMMITTEE	PAC appreciates the opportunity to comment on the draft and applauds everyone involved in its writing.	No changes needed.

## GENERAL COMMENTS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The committee supports the Plan and appreciates the efforts of the community, staff and advisory committees to create a vision for Mansfield's future success. We recommend that this Plan be approved with some revisions and additions noted below.	See recommendations on specific comments.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The Open Space Preservation Committee reviewed a draft of the Conservation Commission's recommendations at their February 16 meeting and endorses these recommendations.	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Thank you for the opportunity to provide final input into the Mansfield Tomorrow plan. The Mansfield Sustainability Committee has been included in the development of the Mansfield Tomorrow plan for the past few years, so we recognize and appreciate the tremendous work of the Planning staff and Town to make this plan become a reality. We applaud the collaborative process and the development of a draft plan that addresses a very broad range of important issues for the town with sustainability as its foundation. Sustainability is present throughout all parts of the plan providing the framework for nearly every action and decision we make as a community.	No changes needed.

## GENERAL COMMENTS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	There are some areas where we see a need for fine-tuning. In general, we would like to see: 1. A stronger emphasis on partnering with groups, particularly schools and UConn, to achieve the Town's goals, 2. The idea of forest stewardship repeated throughout the plan, with an emphasis on more sustainable human uses of resources such as maple sugaring, forest gardening, etc., and 3. Greater flexibility built into permitting requirements.	See recommendations on specific comments.
2/18/2015	Memo	CONSERVATION COMMISSION	The CC reviewed a draft of the Open Space Preservation Committee's (OSPC) comments on the POCD and fully supports these recommendations.	No changes needed.
3/2/2015	PZC Public Hearing	Lois Happe	Thanked the PZC and staff for their work and urged everyone to view Mansfield within a larger context.	No changes needed.
3/2/2015	PZC Public Hearing	Pat Suprenant	Thanked the Commission and participants in the process.	No changes needed.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/22/2015	Email	Tulay Luciano	"Support for use of clustered development patterns to help preserve open spaces and natural resources" - p.3 of Mansfield Tomorrow Draft, chapter 2: This goal is one of the underlying concepts of the plan. Unfortunately, it could get out of hand as in the example of Storrs Center. For some of us, it is the exhibition of dangerous greed and how the town management might handle the future "smart growth" projects. Therefore, I would like to say, "Please no more "smart growth" initiatives." My objections are as follows: Environmentally: University's growth ambitions are forcing Mansfield to grow against its natural resources. Any "smart growth" building is destined to be large to reflect this demand and bring large population into the town. The presumed planned or promised open space will not be there. Socially: Any "smart growth" building will be "mixed" to house university's students and faculty. The town's elderly will not be able to compete against this population. They will be forced to leave the town in which they have lived and shaped its fine tradition. Politically: This new population will be largely temporary outsiders who will affect the town's political decisions. Financially: the Town will have additional burden to serve this population growth.	No changes recommended. The future land use plan identified in Chapter 8 is based on strategies to direct growth to limited areas and retain rural character in the remainder of the community that are embodied in the current POCD. Additionally, Chapter 6 includes specific strategies to help seniors age in Mansfield.
3/2/2015	PZC Public Hearing	George Rawitscher	Commented that he is pleased that the Mansfield Tomorrow Plan looks both forward and backward and asked the Commission to focus on plan implementation, particularly Goals 2.4 and 2.5 regarding climate change.	No change needed.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/2/2015	PZC Public Hearing	David Nelson	Stated that the Town should have a committee to address the inevitable changes that will happen as a result of climate change.	No change needed.
3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed concern regarding lack of reference to specific flora, fauna and wildlife species in Chapter 2.	Provide supplemental information in Sections 4, 5 and 6 of narrative regarding terrestrial environments, wildlife/aquatic species, rare species/unique habitats.
3/2/2015	PZC Public Hearing	Arthur Smith	Urged the Town to work with DEEP to assist in monitoring self-reporting on projects	No changes recommended; the Town does not have jurisdiction over state-regulated activities.
	Community Information Meetings		Common Driveway. Need for changes to common driveway regulations to prevent forest fragmentation.	No changes needed. Addressed by Goal 3.4, Strategy A, Action 4.
	Community Information Meetings		Dam Inspections. Need for Town and Windham to coordinate with US Army Corps of Engineers on dam inspections for Mansfield Hollow.	No changes recommended; Town does not have jurisdiction.
3/2/2015	PZC Public Hearing	Eva Csejtey	Commented on the differences between addressing global warming and being resilient and indicated that the Town needs a specific plan to address the impacts of global warming such as flooding and drought.	Addressed by Goals 2.4 and 2.5
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.9: Add underlined text as follows at the end of the following sentence: "To this end, the IWA regulates land use activities within 150 feet of a wetland, watercourse or water body.	Add reference to role of Conservation Commission.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
			<u>Advisory to the IWA is the Mansfield Conservation Commission, an unelected body that may openly discuss and make recommendations on land uses and impacts on wetlands and other surface waters.</u>	
2/3/2015	e-mail	JOAN BUCK	p.2.11-2.13 I would suggest putting the description of "Eagleville Brook Innovative Watershed Management Plan" in a box, and in larger type to emphasize its importance.	No change recommended. The information on the watershed plan is highlighted in a box.
2/12/2015	e-mail	VICKY WETHERELL	Page 2.15. Map 2.3 (Forest Land) Need updated Public and Protected Open Space layer from Map 3.4 (example: southern part of Sawmill Brook Preserve is not included on Map 2.3, but is on Map 3.4).	Correct map.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.17: Regarding the growth of deer herds, add the underlined text at the end of the following sentence ". . .widespread distribution of Lyme disease-causing ticks, <u>damage to agricultural crops ( and residential plantings), and increasing hazard to our roads.</u> "	Add suggested text.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.18: Include a citation for the following statement: "From an economic standpoint, private forest tracts usually provide more in tax revenue than they cost in Town services."	Add reference to regional cost of service studies.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.18: Amend the following language to add a reference to water chestnut: ". . . and the aquatic fanwort and water chestnut. . ."	Make suggested change.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/3/2015	e-mail	JOAN BUCK	p. 2.19 Is an update needed for the town landfill?	Make minor edits to clarify "wells" refer to groundwater wells and "downstream water sampling" refers to surface water sampling.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 2.24-Map 2.4 Dams: Add explanation for why certain dams (Lowell Dam, Nasansky Pond, Cone Pond, Tift Pond (Hanks Hill Reservoir), and Separatist Road detention basin are not shown on the map.	No change recommended at this time. Dams depicted are based on DEEP listing. Map and GIS data should be updated as DEEP updates its list.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.1, Strategy A (page 2.28) – Add demonstration projects on town properties and include the number of demonstration projects as a measure.	Add action referring to Goal 2.3, Strategy A, Action 3 and measure of effectiveness.
2/3/2015	e-mail	JOAN BUCK	p.2.28 Goal 2.1, Strategy A, Action 3 is a great idea. Should inspire others to practice environmentally friendly buildings	No changes needed.
2/22/2015	e-mail	THE MANSFIELD PARKS ADVISORY COMMITTEE	Goal 2.1, Strategy A, Action 4: One item that PAC was especially pleased to see included in the plan is the development of an Environmental Education Center to enhance the enjoyment of the parks. Goal 2.1, Strategy A, Action 4 addresses this need and we even propose to move up the timetable to make this a reality sooner.	No changes needed. While identified as a long-term action, there is nothing preventing implementation sooner if the project is a Council priority and funding is made available.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 2.1, Strategy B, Action 2 – In heavily forested areas, sometimes clear cutting has positive benefits. Converting some woodland to grassland can increase bird habitat. Promoting eastern cottontail habitat often involves clear cutting 10 to 20 acre tracts of wetland. Clear cutting some forest land will enable an increase in agricultural production. Many people see a patchwork mix of forest land and open agricultural land as an aesthetically pleasing viewshed. The question remains what is the appropriate balance of forest land and open hay or cropland.	Change action statement to read: "Provide information on land management practices that support a healthy, diverse habitat for plants and wildlife, increase community resilience, provide a balance between forest preservation and agricultural production goals and identify harmful impacts of various practices."
		CONSERVATION COMMISSION	Page 2.31: Goal 2.2, Strategy A: Add a new action "Encourage the University of Connecticut to establish a preservation area for their well field along the Willimantic River, as they have done for their Fenton River wellfield."	Make suggested change.
2/3/2015	e-mail	JOAN BUCK	p. 2.31 Goal 2.2, Strategies A and B: All the actions under Strategies A and B are of prime importance.	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for- Goal 2.2 B6 (page 2.32) – update Town's Engineering Standards and Specifications to include green infrastructure practices	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.3 Measures of Effectiveness (page 2.33) – Change from "number of forest management plans" to "acres of town-owned land that is following a forest management plan."	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.3, Strategy A (page 2.33) – Include urban forests as a natural system.	Amend Strategy A to include reference to urban forests.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		CONSERVATION COMMISSION	Page 2.33 - Goal 2.3, Strategy A, Action 1: Add Conservation Commission to the WHO list.	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.3, Strategy A (page 2.33) – Add an action to encourage the reduction of lawn and highly maintained landscapes in favor of low/no-mow, meadow or woodland landscapes.	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 2.3, Strategy C – To a certain extent we already do this and should continue to do this. Many of these agencies are already over booked with their existing workload. Hence utilizing private consultants is another available resource. This will cost money.	No changes needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.4, Measures of Effectiveness, Second Measure (page 2.35) – Eliminate “permanently preserved” so that it reads “acres of forest” [this can be determined from UConn CLEAR Land Use Cover maps]. A forest sequesters carbon regardless of whether it is permanently preserved or not.	Make suggested change.
		CONSERVATION COMMISSION	Page 2.35: Goal 2.4, Add new action under goal 2.4 that specifically addresses goals in forest preservation. The second measure of effectiveness for Goal 2.4 states "Acres of forests permanently preserved." The CC strongly supports this measure but finds no corresponding Actions to preserve forest preservation.	See recommended change to Measure of Effectiveness from Sustainability Committee. Goal 3.1 contains strategies and actions addressing resource preservation.
2/3/2015	e-mail	JOAN BUCK	p.. 2.35 Goal 2.4, Strategy A: A Climate Action Plan is	No changes needed.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.4, Strategy A, Action 1 (page 2.35) – Change heading to: “Identify and prioritize climate action items within the Mansfield Tomorrow Plan.” Change description to: “Appoint a task force to identify and prioritize actions within the Mansfield Tomorrow Plan that support reduction in greenhouse gas emissions and resilience of town infrastructure, natural systems, and community service/support systems. The task force will be charged with identifying the multiple benefits of climate actions (e.g., operational efficiencies, cost savings, etc).”	Make suggested change.
		CONSERVATION COMMISSION	2.36: Goal 2.4, Strategy B: Revise Action 1 as follows: Seek funding for climate adaptation and mitigation projects, including the conservation of forested lands.	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to “Ongoing,” (Page 2.36, Goal 2.4, Strategy B, 4)	Make suggested change.
		CONSERVATION COMMISSION	2.37: Goal 2.5, In Chapter 2, include a description of the Town's process for identifying trees for removal as well as the definitions of the labels mentioned in the following measure of effectiveness listed under Goal 2.5: "Increase in the number of dead, dying, dangerous or diseased trees removed from our town rights-of-way." Because of the high value placed on roadside trees (preserving rural character, cooling effect of canopy, etc., information on the Town's tree removal process would foster a clearer understanding of how and why trees are removed.	Add overview of tree removal process under Natural Hazard Mitigation section.

## CHAPTER 2: NATURAL SYSTEMS

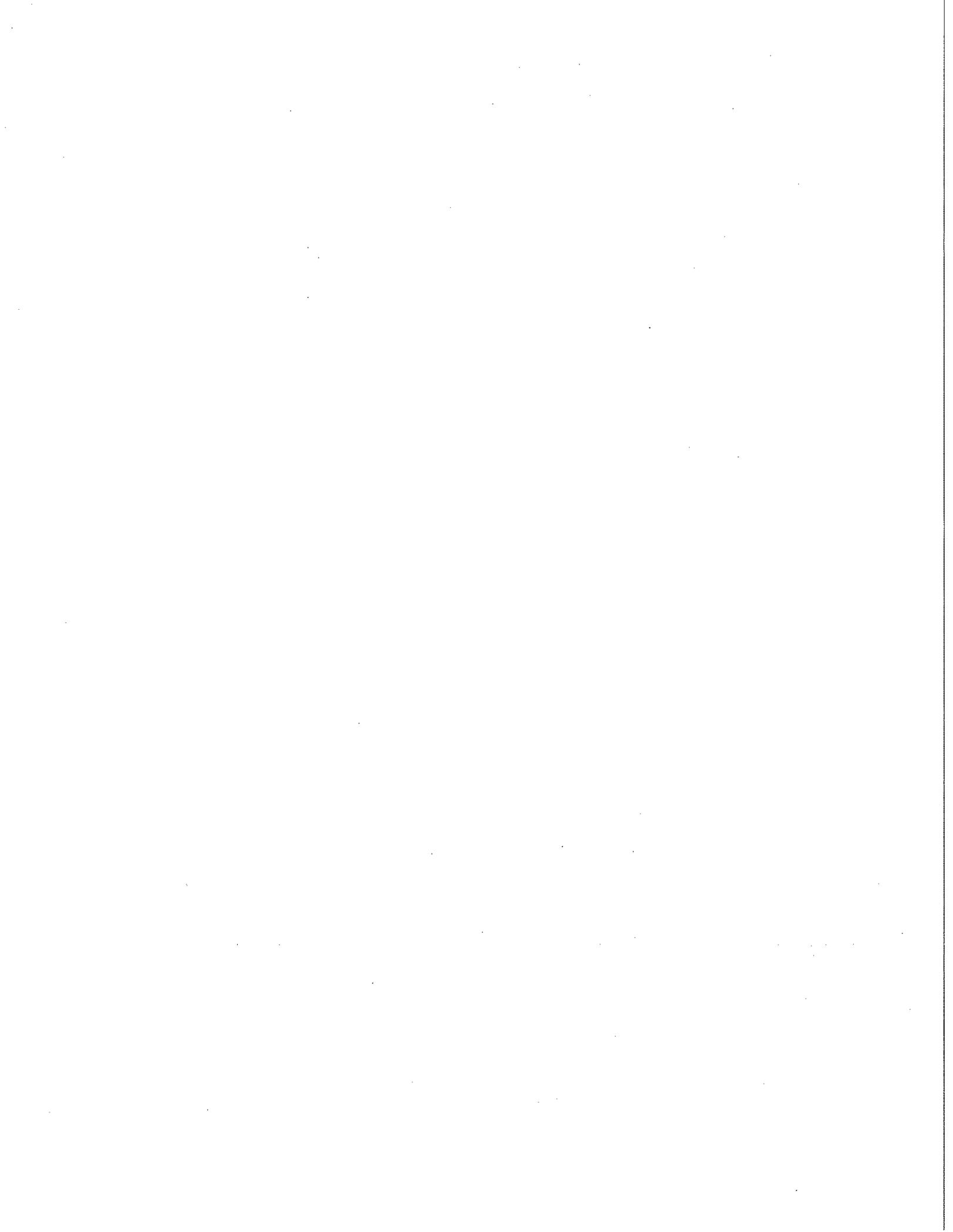
For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.5, Strategy A (page 2.37) – Add an action: “Collaborate with UConn as part of the hazard mitigation strategy.”	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.6 Measures of Effectiveness (page 2.40) – Change first bullet so that this measure shows that we value “working lands” (i.e., being used to grow food, forested, etc.), not just “preserved” lands.	Change first measure to include agricultural lands.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 2.6 (pages 2.40-2.43) – Develop clear requirements for protecting natural resources, as appropriate, carefully balancing natural resource protection with a permitting process that acknowledges flexibility in requirements depending on proposed development and existing land characteristics and use. For example, 2.6 C2 should be changed to something like: Work with developers on design solutions to provide shading of large parking areas in business and mixed use districts [rather than “require a minimum amount of shade on all parking and driveway surfaces.”]	Add introductory language to Goal 2.6 that acknowledges need to balance natural resource protection with other plan goals and encourages flexibility in regulations to the extent allowed by statutes. Change Strategy C, Action 2 to read: “Establish shade requirements for large parking and hardscape areas.”
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 2.6, Strategy A – Action 1 could require a large time commitment on the behalf of all these committees. Action 2 could also be extremely expensive depending on what level the testing goes to. Consider if standard well water tests already necessary for certificates of occupancy and perhaps an UConn soil test for heavy metals are adequate protection. One of the housing goals is to provide economical housing. Excessive testing goes against this.	Action 1 was created in response to committees wanting more input during the early stages of site design. Action 2 presents a policy decision for the Commission as it does have the potential to increase development and housing costs.

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		CONSERVATION COMMISSION	2.41: Goal 2.6, Strategy B, Action 1: Add descriptive text and/or examples regarding innovative regulations . . . avoiding forest fragmentation.	Add references to Goal 3.4, Strategy A, Action 2 and Goal 4.2, Strategy B, Actions 1 and 2
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Need to add Strategy for NRPZ zoning to Goal 2.6. See Goal 3.4, Strategy A for example.	See recommendation for change to 2.6, Strategy B, Action 1
2/12/2015	e-mail	VICKY WETHERELL		
12/22/2014	JOOMAG	WILLIAM SHAKALIS	Goal 2.6, Strategy B, Action 6: regulations relating to dark skies: the Model Lighting Ordinance of the International Dark Skies Association has an excellent guide to developing regulations for dark skies and using IDA compliant lighting fixtures. See: <a href="http://darksky.org/guides-to-lighting-and-light-pollution/model-lighting-ordinance">http://darksky.org/guides-to-lighting-and-light-pollution/model-lighting-ordinance</a>	Provide comment to zoning consultant; no plan change needed.
		CONSERVATION COMMISSION	2.42: Goal 2.6, Strategy B, Action 6: Add Conservation Commission to the WHO list	Make suggested change.
2/3/2015	e-mail	JOAN BUCK	p..2.43 Goal 2.6, Strategy C: Can Action 1 be worded to be clearer?	Change action statement to read: "Adopt standards to minimize impacts of heat islands in areas with more intense development and large expanses of surface parking. Potential strategies include use of green roofs and identifying appropriate solar reflective index ratings for hardscape materials."



## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
12/29/2014	JOOMAG	JOHN PERCH	Open space acquisition: acquire property between Dunhamtown Forest to the Saw Mill Brook Preserve, resulting in unbroken open space between South Eagleville Rd. and Puddin Lane. This area is now undeveloped open space bounding the brook.	No change recommended. The Open Space Evaluation Criteria in Appendix C are used to evaluate potential purchases.
2/22/2015	e-mail	THE MANSFIELD PARKS ADVISORY COMMITTEE	The committee felt that the plan will be a useful tool as Mansfield moves into the future and especially appreciated the detailed attention given to open space and parks. The action plans developed for those sections were so thorough that we had very few suggestions for improvement.	No change needed.
2/3/2015	Memo	Agriculture Committee	The Agriculture Committee is committed to preserving farmland, encouraging restoration on prime agricultural soils, supporting farming families, encouraging new farmers, and supporting the viability of agricultural businesses in the Town of Mansfield. The Committee conducted its review of the draft POCD with these priorities in mind.	No change needed.
2/3/2015	Memo	Agriculture Committee	The Mansfield community has expressed its strong desire to retain the rural character of the town. The Agriculture Committee supports the POCD's emphasis on agriculture not only as a source of said rural character but also as an important part of the Town's economy.	No change needed.
2/3/2015	Memo	Agriculture Committee	In the POCD, farmland and forests are treated separately, however, both types of land provide related economic and environmental benefits. The Agriculture Committee would like the POCD to state that agricultural uses are appropriate for some forest land.	See narrative on page 3.4; additional language could be added to the narrative to further clarify relationship between agricultural and forest land.

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/3/2015	Memo	Agriculture Committee	In addition, some areas labeled forest contain prime agricultural soils. The Committee recommends that the POCD should allow for the restoration of prime agricultural soils that are not currently in development but were farmland in the past.	See Goal 3.2, Strategy A, Action 4 and Strategy B, Action 4. (Note that the Sustainability Committee suggests deleting these actions; see below)
3/2/2015	PZC Public Hearing	Arthur Smith	Suggested the Town set up a system of rights of first refusal and should use tax abatements for acquiring open space.	No change needed; if permissible under CT statutes, would be addressed by Goal 3.1, Strategy A, Action 3 and Strategy D, Action 3
3/2/2015	PZC Public Hearing	Arthur Smith	Urged a commitment for making all parks in Town handicap accessible	Add reference to Goal 5.5 to Goal 3.3, Strategy B, Action 2.
3/2/2015	PZC Public Hearing	Arthur Smith	Suggested that third party involvement is needed to ensure town open space acquisitions are protected in perpetuity and not subject to political changes at the Town Council.	Addressed in Goal 3.2, Strategy B, Action 2.
2/12/2015	e-mail	VICKY WETHERELL	Photo on Overview page is view from Browns Road of Mt. Dairy land	Correct label/caption.
2/18/2015	Memo	CONSERVATION COMMISSION	3.3: In describing the benefits of open space, amend the first bullet as follows: "Open space supports and protects the town's natural resources . . ."	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	3.4: In the third paragraph, below the bullets, CHANGE text to read as follows: ". . .information on the various purposes of open space and tools for long-term preservation and stewardship. The goal is to ensure that future generations continue to reap the benefits that a robust open space network provides, and then build upon it."	Make suggested change.

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	3.6: Add Horsebarn Hill Road to the list of important existing viewsheds in the last paragraph.	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Pages 3.3 to 3.6, including map 3.1: These 4 pages give a very good description of agricultural land. Still more could be done to help clarify the subtle relationship between agricultural land, forest land, and the overlap between the two. This is important, because from my experience, there is a fairly prevalent viewpoint held by many people that forests are natural and being natural are good and agriculture performed by man is not natural and not as good. To help alleviate some misunderstanding or tension between natural resource preservationist and agriculturists, consider modifying the end of paragraph 1 on page 3.6 as follows:	Make suggested change.
			When combined with forested areas that do not contain any agricultural soils (change "agricultural" to "farmland", because map 3.1 uses the term Farmland Soil Classification, not Agricultural Soil Classification), approximately 74% of the town's land area could potentially be used for agriculture. Add, "Since forestry areas do provide agricultural products such as timber, firewood, maple syrup, shade and windbreaks for livestock, partial shade to aid growth of cool season grasses, nuts for pigs, medicinal plants, and other crops, they are a valued type of agriculture. Agroforestry is a land use that utilizes a mixture of trees and partially open areas on the same field. The 74 % of the Town's land classified with farmland soils or other forested land with non-farmland soils both provide significant ecosystem services".	

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/3/2015	e-mail	JOAN BUCK	p. 3.7 and on. Table is so informative that it should be included in the pamphlet "Discover Mansfield's Parks and Preserves" or be available as a separate pamphlet.	No change needed.
2/14/2015	e-mail	VICKY WETHERELL	Page 3.9 – in UConn list, footnote says that all are managed by NRME. Spring Manor Farm is not managed by that dept. Perhaps place *** beside the other items rather than by UConn at the top.	Correct table.
2/18/2015	Memo	CONSERVATION COMMISSION	3.9: Change the acreage of Spring Manor Farm from "N/A" to the actual acreage as known by the Town or University.	Correct table to identify acreage of Spring Manor Farm as 220 acres.
2/15/2015	e-mail	VICKY WETHERELL	Page 3.11 Map 3.2: UConn farmland at Horsebarn Hill and on North Campus is designated as agricultural conservation land, so should be shown on map. Also, the Red Maple Swamp Preserve in North Campus is not shown.	Correct map.
2/15/2015	e-mail	VICKY WETHERELL	Page 3.11 Map 3.2: Some Uconn forest tracts are shown as Town land.	Correct map.
12/23/2014	e-mail	JAMES MORROW	I believe the corner of North Eagleville and Bone Mill to North Wood is UCONN land and should be yellow on the PRESERVES, PARKS AND ACTIVE RECREATION AREAS WITH PUBLIC ACCESS map chp. 3 page 13	Correct map.

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The section on Tools for Preservation of Open Space (pp 3.19-20) should include a brief section C about regulatory tools, such as the current subdivision regulations with open space dedications and potential alternatives for open space preservation, such as Natural Resource Protection Zoning (NRPZ), which is already referred to in the Goals for this chapter (Goal 3.4, Strategy A.) This text should include a reference to the NRPZ material in Chapter 4 (pp. 4.14-16) and in Appendix D.	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	3.19: In (3) Private land protected through conservation easements, Change to read as follows: "Town-owned conservation easements . . . can only be amended by action of the Town Council. To ensure the permanent status of open space, the Town should improve the policy for such amendments by requiring a public hearing and passing the measure by a supermajority of the Town Council."	No change needed. This recommendation would be consistent with Goal 3.2, Strategy B to permanently protect open space and could be considered as part of updates to the Open Space Management guidelines.

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	3.20: Include more detail about Public Act 490's "open space option" and recommend that the Town make this option available to residents. This is in regard to the section describing PA 490 as one of our "Tools for Preservation of Open Space" which the Conservation Commission strongly supports. The last sentence, however, reads "The PA 490 use value assessment for . . . open space is optional for municipal property tax; Mansfield currently does not offer this PA 490 assessment."	Expansion of the PA 490 program to include the open space option requires that the POCD specifically identify open spaces that would be eligible for the program. Such a change could be made in the future after completion of a comprehensive analysis. Goal 3.1, Strategy D, Action 3 addresses consideration of potential of expanding optional tax abatement programs. The following change should be made to that Action: Add Conservation Commission to who.
2/3/2015	e-mail	JOAN BUCK	p. 3.24 Goal 3.1, Strategy B Very important to seek permanent protection of natural resources.	No change needed.
2/18/2015	Memo	CONSERVATION COMMISSION	3.26: In Strategy E, Actions 1 and 2, ADD Conservation Commission to the WHO list	Make suggested change.
2/3/2015	e-mail	JOAN BUCK	p.3.29 Goal 3.3, Strategy A Action 2 A "Parks and Rec Master Plan" will serve as a guide for future acquisitions as well as for current programs.	No change needed.
2/3/2015	e-mail	JOAN BUCK	p. 3.34 Goal 3.4, Strategy B, Action 3 Very important to mandate open spaces in Mixed Use Centers and Compact Residential Areas.	No change needed.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 3.1, Strategy A, Actions 1 to 5.	No change needed.

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
			Given limited resources of time, this should be the highest priority of actions the ag committee works on. Once a piece of land is converted to residential, or other non-farm building use, it is usually no longer useable from a farming or open space perspective.	
			The following justifies this course of action whatever the outcome of the economics of farming.	
			While we as a Town strive to preserve this land, we need to realize there are very significant economic issues regarding making farming on a full time basis or part time basis a significant part of a farmer's income. It is costly to live in Southern New England. There is a high probability many of these small farms will continue to be lifestyle farms and the bulk of the farmer's income will come from off farm income.	
			As the Town preserves more development rights, and the existing farmers or novice beginning farmers are beset with the reality of farming economics, many might quit. What happens to this land then? The few bigger hopefully still surviving farms can rent these farmlands. Or the land can revert to forestland with less management input requirements. This will still preserve ecosystem services, and help keep Town tax rates lower. So if a reinvigorated local agricultural economy does not become a reality we desire, we can still show taxpayer dollars were prudently and usefully spent.	
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.1 Strategy A Action 5 (page 3.23) – Add “outreach to agricultural and forestland owners...”	Make suggested change.

### CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.1 Strategy B, Action 1 (page 3.24) – Regarding “priority list of properties” – questioning the potential impacts on the market/cost of property once the town lists it on the priority list. The market value of the property may increase once the Town publicizes the value of the property to the town (“priority”). Consider revising this action to: “Establish criteria to evaluate key natural resources on Town-owned land and to evaluate future open space property acquisitions.”	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 3.2, Strategy A and B  Both of these strategies strive to put more land into production. A few local farmers have expressed concern to me that they have already experienced significant competition in selling local products. Having more local farmers enter the game will increase this competition. The marketing and sales problems have to be solved as more land is put into production.	No change needed. Goal 6.4 contains multiple strategies designed to expand market opportunities.
			The Town staff and committees already struggle with their existing responsibilities. Doing the total actions desired in the Mansfield Tomorrow Plan with quality is a huge job. Build success by doing the easier tasks first. Talk to the Towns of Simsbury and North Hampton about the time, money, and management commitments necessary to sponsor a Community Farm. If this is undertaken, be careful it does not seriously impact the markets of existing farmers.	No change needed; community farm is identified as a long-term action.

## CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.2 Measure 2 (page 3.27) – Delete, we should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions A4 and B4. The plan should not value agricultural land more than forest land.	This is a policy issue for the PZC. The recommendation of the Sustainability Committee is contrary to that of the Agriculture Committee, which supports the restoration of farmland in forest areas with prime agricultural soils.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.2 (page 3.27) – Broaden the language from “agricultural land” and “farmers” to include gardening, working lands, etc., not just those selling agricultural products. Let’s encourage use of land to grow food, whether small-scale to feed one’s own family or larger for commercial agriculture.	Add explanatory text that includes all levels and scales of agriculture from the backyard garden to hobby farms to commercial enterprises.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 3.2 Second Measure (pages 3.27- 3.28) – delete. We should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions 3.2 A4 & 3.2 B4. The plan should not value agricultural land more than forest land.	See comment above regarding policy issue for PZC consideration.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to “Ongoing” (Page 3.27, Goal 3.2, Strategy A, 3)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” (Page 3.29, Goal 3.3, Strategy A, 2)	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 3.4, All Strategies	No change needed. See Goal 8.2

### CHAPTER 3: OPEN SPACE, PARKS AND AGRICULTURAL LANDS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
			<p>These are all admirable strategies and goals. As they are pursued, consider, 1) The devil is in the details. 2) The enemy of the good is the perfect. 3) There is no free lunch. If Mansfield's zoning regulations to do a project become too onerous, developers could be steered to going to other towns. For commercial properties this hurts our already stressed tax base. For residential properties this keeps people out of Town which many people would like and would keep taxes down. It also makes it harder to bring in affordable compact housing desired. Based on past zoning revisions, coming to a consensus on an agreed to zoning code incorporating all these features will be a challenge.</p>	<p>for strategies related to improving usability of zoning regulations and tools to streamline review while continuing to protect community character and neighboring properties.</p>

## CHAPTER 4: COMMUNITY HERITAGE AND SENSE OF PLACE

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/9/2015	Meeting Minutes	TOWN COUNCIL	Include information on The Last Green Valley National Heritage Corridor (Chapter 4)	Make suggested change.
2/19/2015	comment form	DONALD HOYLE	I like the way our town has kept our rural character with small quaint villages. I do hope we can keep this aspect of our town. As I look at Mansfield Center, the village I live in, I find it has lost its rural character as I see a power line that looks well like an industrial zone going through the state park, Mansfield Hollow, that the town did little to oppose.	Add strategy and actions to Goal 9.3 to encourage new/expanded public utilities to respect community character.
2/19/2015	comment form	DONALD HOYLE	I strongly support the concept of multi designed cluster housing rather than 2 acre suburban sprawl zoning that would destroy the rural village concept we have and is in our Mansfield Tomorrow Plan. It is sort of like the European model of people living in small villages and preserving the surrounding areas for farmers, recreation and open space.	No change needed.
2/19/2015	comment form	DONALD HOYLE	Also, new lights do not seem appropriate in quaint New England villages. It takes away some of the charm.	Add action under Goal 4.1 Strategy C requiring new street lights in historic villages to be consistent with historic character.

**CHAPTER 4: COMMUNITY HERITAGE AND SENSE OF PLACE**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed concern for possible locations of cluster development.	Current subdivision regulations allow for cluster development; this pattern of development is routinely encouraged during subdivision review by advisory committees as a way to better protect natural resources and prevent fragmentation. Most likely areas are those designated Rural Residence/ Agriculture/ Forestry. Minimum lot sizes to accommodate well and septic still apply.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 4.4: Archaeological Assessment, revise map to include important historic sites, not identified on the map in northeastern Mansfield. The following changes will include the remains of the mills on Codfish Falls, established around 1700, and many historic sites along Codfish Falls Road (Wade Cross house site, Hartshorn house site and shop, Daniel Cross house and barn site; per 1769 road survey). The revisions are: extend Gurleyville historic site area to reach Fisher's Brook historic site area to the north and extend Fisher's Brook historic site to the west of Codfish Falls Road.	The resources reflected on this map are from the 2003 Lands of Unique Value Study. Missing sites could be added if more detailed information is provided; however, extension of the historic village areas would require additional study as they have regulatory implications. If the Commission wants to reevaluate village boundaries, that should be added as an action to the plan.

## CHAPTER 4: COMMUNITY HERITAGE AND SENSE OF PLACE

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/2/2015	e-mail	CHARLES GALGOWSKI	pages 4.12 – 4.16, Goal 4.2, Strategies A, B, E, Action 1 These are all vital strategies and goals and need to be pursued.	No change needed.
2/18/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The committee recommends that common driveways be allowed only within the clustered housing area to prevent development in the natural resource areas in the rest of the parcel.	This is a policy consideration for the PZC. If the Commission concurs, language could be added to Goal 3.4, Strategy A, Action 4 to consider such a limitation.
2/3/2015	e-mail	JOAN BUCK	p.4.15 Discussion of "Natural Resources Protection Zoning" is flexible while guaranteeing optimum use of land and protection of open space.	No change needed.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The NRPZ material on pp 4.14-16 discusses the layout for an entire parcel. This text and Goal 4.2. need to include a reference to Appendix D for examples of layouts for clustered housing within an NRPZ parcel.	Make suggested changes.
3/2/2015	PZC Public Hearing	Arthur Smith	Identified the need for more detail on the potential use of formulas to establish the number of dwelling units allowed by right.	Appendix D contains examples of formulas used in other communities. Amend the narrative section on NRPZ to clearly indicate that formulas developed for NRPZ zoning in Mansfield will need to be tailored to our community.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 4.15: Regarding the concepts and objectives of the Natural Resources Protection Zoning (NRPZ), the CC recommends that:	Add language addressing common driveway concerns to NRPZ narrative and reference

## CHAPTER 4: COMMUNITY HERITAGE AND SENSE OF PLACE

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	-common driveways, a design strategy of NRPZ, be given special attention. Previous efforts to promote cluster development in Mansfield has permitted the use of common driveways. However, in many of the approved subdivisions, common driveways have not led to clustered housing, but rather, as the POCD accurately states, have become "...an inexpensive way for developers to develop back acreage which could otherwise only be accessed by a new road, thereby allowing development of land that previously would not have been economically feasible." Consequently, subdivisions of this design result in forest fragmentation and completely fail to meet the Town's goals for open space preservation. If developers are permitted to design using common driveways, NRPZ will need to use unequivocal language to address these problems. This need was verified by the consultants hired for Mansfield Tomorrow, who evaluated the Zoning and Subdivision Regulations for effectiveness in promoting sustainable development principles. They found that "One deficiency. . . was that while many issues are mentioned. . . , in many cases this is limited to soft intent statements with no specific, enforceable requirements to back up the intent."	Goal 3.4, Strategy A, Action 4.
2/18/2015	Memo	CONSERVATION COMMISSION	-NRPZ be mandatory whenever the land being developed can support it, and deviations are by special permit only.	If Commission concurs, amend Goal 4:2, Strategy B, Action 1 accordingly.

## CHAPTER 4: COMMUNITY HERITAGE AND SENSE OF PLACE

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	-NRPZ include the preservation of agricultural lands (and designated agricultural soils), stone walls, and historic structures or ruins.	Expand explanatory text under Goal 4.2, Strategy B, Action 1 to include agricultural and cultural resources.
2/18/2015	Memo	CONSERVATION COMMISSION	-the key variables listed in Appendix D be established at levels that ensure the best effort to pursue the preservation of open space and protection of natural resources.	See recommendation above regarding NRPZ formulas.
2/18/2015	Memo	CONSERVATION COMMISSION	Page 4.23: Regarding Scenic Roads: The Conservation Commission disagrees with the following statement: "While preservation of these scenic vistas remains a priority, there have been recent concerns regarding the potential for scenic road designations becoming a barrier to achieving other objectives, such as expanding the bicycle and pedestrian network and maintaining electric viability. Competing objectives will need to be addressed prior to future designations of new scenic roads. "	See Town Council recommended change for Goal 4.1, Strategy C
		(continued)	The Scenic Road ordinance is a valuable tool for ensuring and maintaining the town's rural character, a priority voiced repeatedly by the community in the Mansfield Tomorrow visioning process. With regard to bicycle and pedestrian network, it is inappropriate to say that Scenic Roads are a barrier to this objective. They are not in competition and in fact can be mutually beneficial. Some Scenic Roads are regularly used by walkers, joggers, and bicyclists, (some being commuters); it is likely that the roads' low speed limits and scenic qualities play a role in their choice. In this way, Scenic Roads are an asset.	

## CHAPTER 4: COMMUNITY HERITAGE AND SENSE OF PLACE

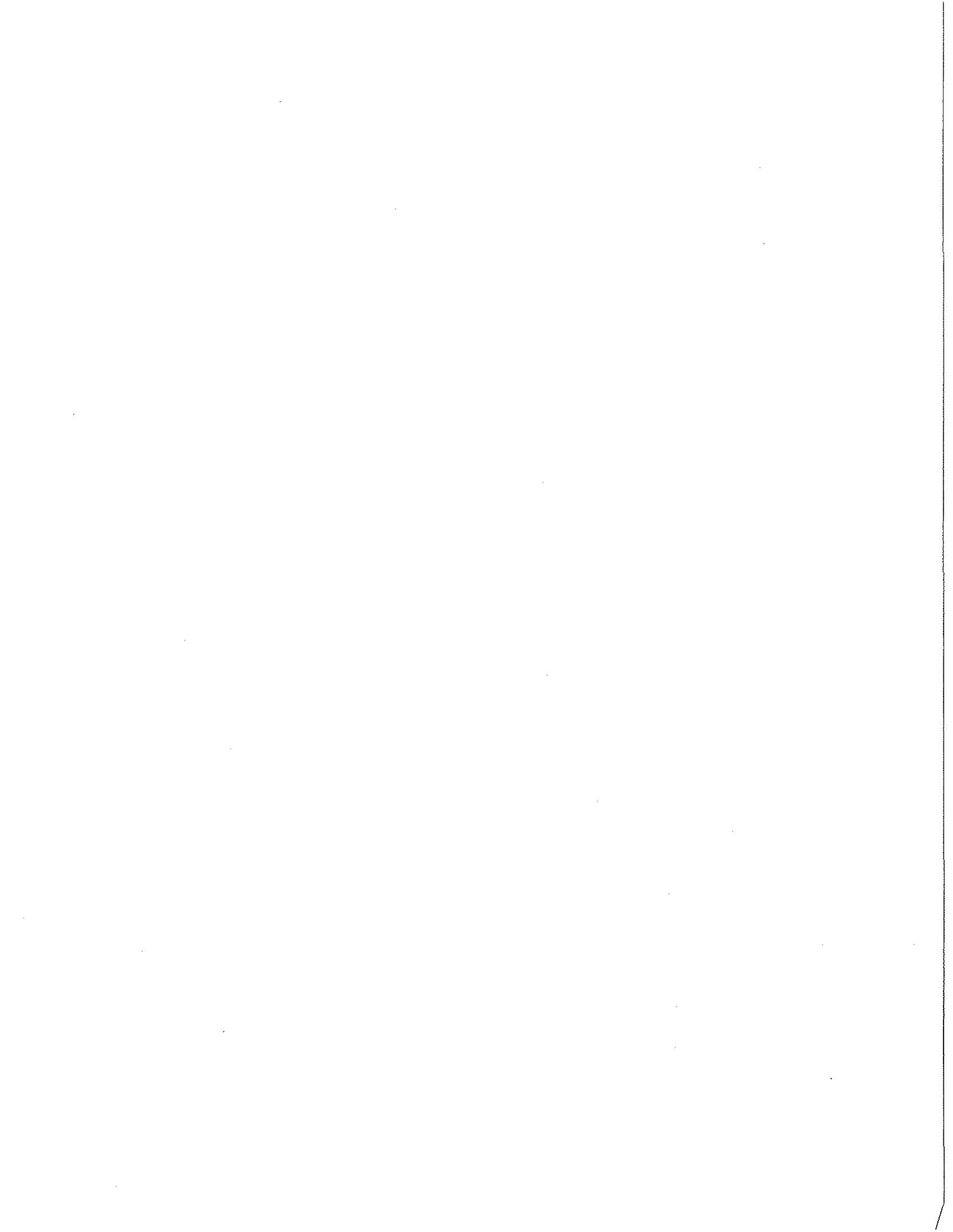
For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		(continued)	With regard to electric reliability, the Scenic Road ordinance does not restrict the utility in any way. While the ordinance has a procedure for tree services on Scenic Roads that takes more time than a road not designated, the procedure follows the intent of the ordinance (to provide special consideration and opportunity for public comment) and still fully supports the maintenance of electrical reliability. Last year this process took place exactly as intended, and it seems that residents and the utility were heard and decisions were made. If this process is more difficult than it appears, the CC requests that a detailed description of its challenges is made available so that revisions rather than moratoriums can be employed. Therefore, the CC recommends:	
2/18/2015	Memo	CONSERVATION COMMISSION	-Before deciding if these objectives are exclusive of one another, it would be useful to evaluate and rank Town roads considering both objectives (unless it has already been done). Such a study could reveal that roads ranking well for bicycle/pedestrian planning do not conflict with roads ranking well for the Scenic Road designation.	Goal 9.1, Strategy B, Action 4 recommends completion of a bicycle and pedestrian master plan.
2/18/2015	Memo	CONSERVATION COMMISSION	-If the PZC or Town Council (or other Town representative) supports a moratorium on further designation of Scenic Roads, the CC will urge that the PZC or Town Council publicly recognize the decision by putting the item on their agenda and voting to proceed with such a moratorium.	See Town Council recommended change for Goal 4.1, Strategy C
4/9/2015	Meeting Minutes	TOWN COUNCIL	4.27: Goal 4.1, Strategy C: Add a new action 3 to review the scenic road ordinance to determine whether any changes are needed	Make suggested change.

## CHAPTER 4: COMMUNITY HERITAGE AND SENSE OF PLACE

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	4.29: Goal 4.2-Change the first measure of effectiveness to "At least 75%" or "A minimum of 75% . . ."	Make suggested change
2/18/2015	Memo	CONSERVATION COMMISSION	4.32: Goal 4.2, Strategy E: Reconsider Action 3, which states: Consider Expansion of the Storrs Special Permit District." Given the current restrictions to the physical footprint of Storrs Center (clop, University and Town land holdings, residential properties, lands in conservation), the feasibility of this Action appears to be quite limited. Secondly, it is the position of the CC and many residents that the current extent of Storrs Center is satisfactory and need not be expanded. The POCD has identified other mixed-use centers in town that can better absorb further development.	No change recommended - there are parcels within the designated Mixed Use Center that are not within the Special Design District that could be added in the future if detailed plans are developed. This could allow for better design coordination between properties.
2/23/2015	Town Council Public Hearing	Brian Coleman	Concerned about how we would be implementing setbacks in rural residential villages	No changes needed. The intent is to maintain current patterns; details will be addressed in zoning regulations.



## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/10/2015	e-mail	EMILE POIRIER	There has been much presented about Uconn but not enough about Seniors. Plan hardly mentions needs of seniors. Needs more serious look at senior housing, senior center wellness and activities to keep seniors healthy. (Comment requesting new senior center addressed below).	No change needed. Senior needs are addressed in several areas including Goals 5.1, 5.3, 5.5, 7.1, 7.2, 7.4 and 9.1.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	We commend the Town for its support of microgrids to minimize power disruptions to critical facilities and also encourage the Town to consider identifying installation of backup generators at critical facilities and in developments serving the elderly and special needs populations as elements of various actions in the Community Life section.	Amend Goal 5.3, Strategy C, Action 8 (Page 5.42) to specifically encourage installation of backup generators at the library and senior center.
2/9/2015	e-mail	WILFRED T. BIGL	Add specific action regarding construction of a new senior center on a bus line and near other recreational and cultural activities (This issue was identified in multiple letters/emails-see correspondence for more details.)	No change recommended. The Plan recognizes deficiencies and issues with the current facility (see narrative, Goal 5.1, Strategies A.1 and E.1) and the need for a facilities master plan (Goal 5.5, Strategy B, Action 4).
2/19/2015	e-mail	MANSFIELD COMMISSION ON AGING		
UNKNOWN	comment form and 2/16/15 letter	BETTYJANE KARNES		
2/10/2015	e-mail	EMILE POIRIER		
UNKNOWN	comment form	JULIA BARSTOW		
3/2/2015	PZC Public Hearing	Arthur Smith	Suggested that rural character is also about lifestyle and that the town has been taking on more urban issues such as smoking and dog waste	Language could be added under Goal 10.2, integrating the plan into decision making, that identifies the need to consider the impact of various policy and regulatory changes on the town's rural character and rural lifestyle.

## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		Community Information Meetings	Bergin Correctional Facility. Suggestion that the closed prison could be of use to the Town as an emergency operations center as well as other potential uses.	No change recommended. Goal 6.3, Strategy B, Action 2 recommends collaborating with Uconn on reuse/ redevelopment of the facility if it becomes available.
2/18/2015	Memo	CONSERVATION COMMISSION	p. 5.5 – Correct, if necessary, Map 5.1 Public Facilities. It appears that the shaded area surrounding Mansfield Middle School and the Public Works Garage/Dog Pound (#5) includes portions of Bicentennial Pond and Schoolhouse Brook Park.	Add note that Mansfield Middle School and Public Works Garage includes portions of park.
3/20/2015	Memo	Board of Education	p. 5.8-Last sentence in paragraph B) Elementary and Middle School should read, "In 2014-2015, 26.69% of students were eligible for free or reduced price lunches, up from 15% in 2004-05"	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Remove the paragraph from "Vision for Police Services" beginning with, "The study examined..." (Page 5.14)	Make suggested change.
		LINDA PAINTER	Page 5.32 - Goal 5.1, Strategy D "Strengthen relationships between Uconn faculty, staff and the community." During presentations to Uconn staff and student government, noticed that "students" were inadvertently left out of strategy statement.	Amend Goal 5.1, Strategy D to read "Strengthen relationships between Uconn faculty, staff, <u>students</u> and the community."
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	As both the Town and University continue to grow, we would like to continue building a positive relationship between off-campus students, town residents, and town law enforcement.	See change recommended to Goal 5.1, Strategy D.

## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/12/2015	e-mail	VICKY WETHERELL	Page 5.33 Goal 5.1 Strat E – Need to revise Strategy statement. It is too general to relate to Goal 5.1. Recommend use instead: "Provide improved access to services for senior residents."	Revise Strategy to address both seniors and special needs populations: "Provide improved access to services for elderly and special needs residents."
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 5.33, Goal 5.1, Strategy E, 1)	Make suggested change.
2/20/2015	JOOMAG	JOHN FRATIELLO	Many of the goals involving education, energy conservation, and "reason cost" to taxpayers cannot be achieved with three small elementary schools. One new large school could achieve these goals and provide quality programs with support staff with a significant reduction in operating costs. A new school built with grade level wings around the core facilities can give children and parents a small school feel in a large building. numerous other advantages cannot be listed here for lack of space.	Goal 5.2, Strategy B, Action 4 calls for initiating a new school facilities planning process.
3/20/2015	Memo	Board of Education	Goal 5.2 Change Measure of Effectiveness to 1) Student achievement based results on State and district assessments 2) All Mansfield Schools student achievement performance levels are established at the State and Mansfield Board of Education. 3) A high school graduation rate established by the State and the Regional Board of Education. 4) Evidence of student college and career readiness based on targeting standards and outcomes established by the boards of education.	Make suggested change.

## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/20/2015	Memo	Board of Education	Goal 5.2, Strategy A, add a Action 3.Support high quality schools that are adequately staffed and properly equipped. Adequate funding and staffing for Mansfield's schools are essential to maintaining high quality education for the community's children, property values, and the overall quality of life. Mansfield is in competition with othercommunities for the best teachers and to maintain these teachers and historic excellence, Mansfield's schools need appropriate levels of staffing, supplies,and instructional materials and equipment. Who: Mansfield Board of Education, Town Council. When: Ongoing. Resources: Operating Budget.	Make suggested change.
3/20/2015	Memo	Board of Education	Goal 5.2, Strategy B should read "Improve long term sustainability of the education system to ensure continued high quality programs and performance with the context of enrollment projections and financial constraints."	Make suggested change.
3/20/2015	Memo	Board of Education	Goal 5.2, strategy B-Add another action- Improve partnerships with the University of Connecticut, Eastern Connecticut State University, and area community colleges The Town, schools, and University and colleges should improve and strengthen their established through shared education programs and facilities for their mutual benefit, including mutual aid agreements focused on campus and community safety. Who: Town Council, MBOE, Rgion 19, UConn, ECSU. When: Ongoing. Resources: Staff Time, Volunteer Time.	Make suggested change.

## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/20/2015	Memo	Board of Education	Goal 5.2, strategy B, action 2 should read "Advocate for increases in State education funding. Examples of issues that should be addressed include fully funding the education formula, adjusting the formula, changes to minimum budget requirements, and increases in State funding for special education including the excess costs formulas for programs required outside of the district.	Make suggested change.
3/20/2015	Memo	Board of Education	Goal 5.2, Strategy B, Action 3, Should read "Advocate for changes to State school construction reimbursement formulas. Current state funding formulas do not support sufficient funding for renovating or constructing new elementary schools."	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 5.4, strategy A action (see 5.25 to 5.26) Teaching children to grow fresh food and eat fresh food will help us bend down the health care cost curve down the road. This is absolutely a must do. Providing fresh food choices in schools and community buildings is also very important. Because all children have transportation access to the schools, hopefully all children can have access to this food. One challenge is many kids really do not care for vegetables. So let them eat locally produced meats, yogurt, and low sugar ice cream.	No change needed.

## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 5.4, strategy A action (see 5.25 to 5.26) Having SNAP payments at Storrs Market is necessary to help people on income assistance obtain this food and to give our local farmers an equal competitive advantage to the chain stores. One difficulty is people on a limited income might not have transportation to the Storrs Farmers Market. Or their work schedule at a low paying job might not allow them time on a Saturday to get to the market. Food at Price-Rite in Willimantic in many cases might be lower than Storrs Farmer's market.	No change needed.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 5.4, Strategy A (page 5.43) – Revise to “increase access to healthy foods, with strong support for locally grown foods.”	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” (Page 5.37, Goal 5.3, Strategy A, 1, 2). Change to read, “Enhance police and public safety resources consistent with the vision identified during the 2010 Police Services Study.” (Page 5.38, Goal 5.3, Strategy A, 5)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” (Page 5.45, Goal 5.4, Strategy C, 3)	Make suggested change.

## CHAPTER 5: COMMUNITY LIFE

For more detail, see written comments. (Note: Numerous requests for a new senior center were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 5.5 Strategies A and B (pages 5.46 & 5.48) – Are exactly the same.	Change Strategy B to read "Identify facility improvements to meet service and sustainability goals."
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (P ages 5.48 and 5.49, Goal 5.5 Strategy B, 1, 2, 3, and 4)	Make suggested change.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 5.5 Strategy B Action 4 (page 5.49) – This seems to refer mainly to buildings and not to the sites they are within. Give more attention to site planning and improvements in master planning.	Add reference to Goal 5.5, Strategy A, Action 4 for site selection and design criteria
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 5.4 Strategy A (page 5.43) – increase access to healthy foods	No change needed.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 5.5 Strategy A, Actions 1, 2 and 4 (pages 5.46-5.47) – use physical design to foster community interaction	No change needed.

## CHAPTER 6: DIVERSIFYING THE ECONOMY

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
1/30/2015	JOOMAG	RESIDENT	Mansfield needs more retail/commercial establishments in Town. Some examples include a Brew Pub, Restaurants, and a gas station centrally located in Town. Too often Mansfield residents have to leave Town to access retail/commercial establishments; this unfortunately wastes time, consumes gas, and deprives our community of tax revenue. We should promote and encourage more commercial development, particularly in areas such as Storrs Center and the Eastbrook Mall. Thank you.	No change needed.
3/2/2015	PZC Public Hearing	Jim Morrow (Chair of Open Space Preservation Committee)	Thanked the Commission and staff for their work and noted the Open Space Committee comments reinforce the role open space plays in the Town's finances and economic growth.	No change needed.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 6.5 – In Guiding Economic Development in Mansfield: a. CHANGE the last bullet on the left as follows: "Support sustainable, productive agriculture and forestry, farmland preservation and farmland restoration. Tax revenues from these land uses exceed the cost of community services for the Town."	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	b. ADD a final bullet: "Protect the water resources that economic growth depends upon."	Make suggested change.

## CHAPTER 6: DIVERSIFYING THE ECONOMY

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The connection between the C and the D of the POCD needs to be strengthened. Chapter 2 includes many references to the role of natural resources in the success of the Town's health and economy. Chapter 6 misses opportunities to make this connection. Some suggested additions to Chapter 6 to improve this connection: Page 6.5 The second paragraph should include agricultural land's contribution of services and fiscal support to the economy. Suggested addition: "The Town must take a more active role in economic development activities...In addition, growth of the agricultural sector has been identified as a key objective by the community, both to increase food security and community resiliency, and also because of the scenic and rural character of the community. Farm and forest lands also contribute to the Town's economy by providing "ecosystem services," such as clean water, and by requiring lower levels of Town services than residences.	Make suggested change.
3/5/2015	e-mail	TONY KOTULA	Figure 6.2 on page 6.10: Your Casino graph has no values on the Y axis.	Correct graph

## CHAPTER 6: DIVERSIFYING THE ECONOMY

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	<p>Page 6.11 In footnote 3, the cited document's title is Planning for Agriculture, so agricultural data should be included to give the message that agricultural/open space uses have equal fiscal importance as other land uses. Including this data helps balance an overemphasis on commercial/industrial development on page 6.11. Suggested addition:</p> <p>"See, for example, Planning for Agriculture.....population ranging from 5,000 to 25,0000 that show commercial and industrial properties costing municipalities a median of \$0.27 in services per \$1.00 in tax revenues compared to costs of \$1.09 for residential properties. Agricultural land/open costs a comparable \$0.31 in services. It also cites national data showing a median of \$0.29 in services for commercial and industrial properties and \$0.35 in services for agricultural land/open space versus \$1.16 for residential properties. Delete: The data also show similar variations between agricultural land/open space and residential property."</p>	Make suggested change.

## CHAPTER 6: DIVERSIFYING THE ECONOMY

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	<p>Page 6.16 Need to include the large quantity of agricultural lands and their environmental benefits. Suggested addition:</p> <p>“While not a major economic driver in terms of income or jobs, agriculture remains important to Mansfield. 22,175 acres of farm and forest (75% of Mansfield) contribute to the Town’s economy by providing “ecosystem services,” such as clean water, and by requiring lower levels of Town services than residences. Preserving these benefits is critical to Mansfield’s businesses and fiscal success. Agriculture enterprises use the most business-related acreage in town (16%).....</p>	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 6.17 Remove Towills Tree Farm?	Make suggested change.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	<p>Page 6.31 There are no Goals in Chapter 6 to address the positive impact of agricultural lands on the Town’s economy. The Plan needs to include open space preservation as an important tool to maintain the economic benefits of farm and forest (see notes for page 6.16). The agriculture-related goals in Chapter 6 are only about business issues, so we suggest adding an Action to Goal 6.1, Strategy A, which states: “Ensure that Mansfield has sufficient resources and capacity for economic development.” We recommend including agricultural land as a resource for the Town’s economy. Use the wording below or refer to Goal 10.3, Strategy B, Action 4.</p>	See recommendation for Goal 6.1, Strategy A, Action 3, below.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council and Economic Development Commission” (Page 6.31, Goal 6.1, Strategy A, 1)	Make suggested change.

## CHAPTER 6: DIVERSIFYING THE ECONOMY

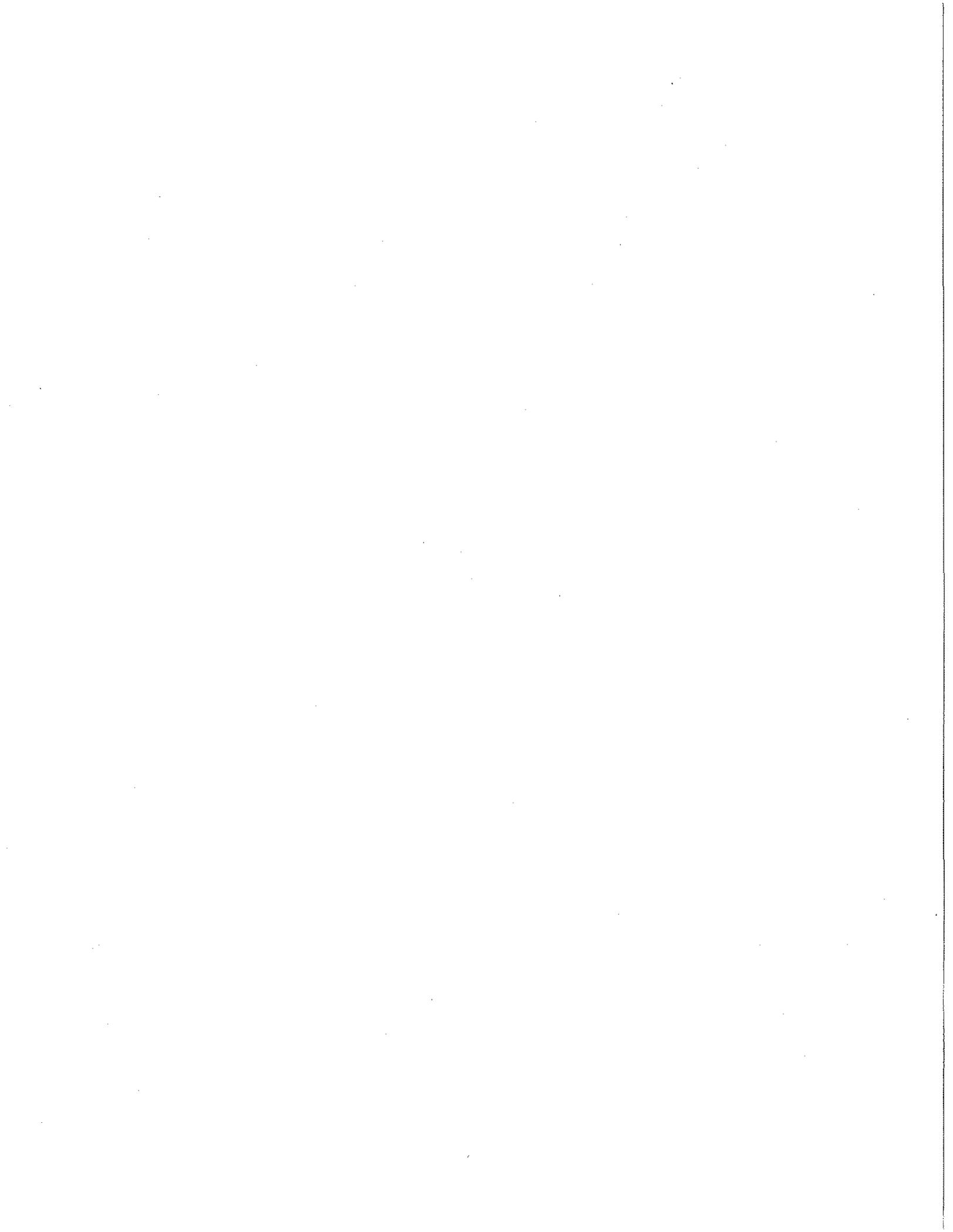
For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Goal 6.1 -We also recommend adding a measure of effectiveness: increase in preserved farms and forests.	No change needed; addressed in Goal 6.4.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Goal 6.1, Strategy A, Action 3 Continue the Town's open space preservation program to maintain the ecosystem services and revenue benefits from farms and forest lands.	Add reference to Goal 10.3, Strategy B, Action 4 under Goal 6.4.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 6.1 Strategy B Action 4 (page 6.32) – Revise to specifically reference bike/pedestrian infrastructure under transportation infrastructure.	Make suggested change.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 6.1 Strategy B Action 4 (page 6.32) – support improvements to...transportation infrastructure in four commercial target areas....	No change needed.
3/20/2015	Memo	Board of Ed	Change Goal 6.1, Strategy C, Action 5 to read: Collaborate with UConn and ECSU to help elementary, middle and high school students develop their knowledge, skills, and talents. Add Related Arts to the list of potential areas for partnership/collaboration.	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.2 Strategy A, Action 2, Strat B and D. These are all desirable. Challenge will be to find the time, staff, and volunteers to help achieve this.	No change needed.
3/26/2015	Meeting discussion	ECONOMIC DEVELOPMENT COMMISSION	Goal 6.2, Strategy D, Action 4: Change to "Continue to encourage residents and businesses to buy local."	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to "Consider developing" (Page 6.38, Goal 6.2, Strategy E,2)	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.3 Strategy A, Action 1 and 3, Strat D, Action 3. Promoting economic vitality through these measures is all vitally important. If these other organizations can help do the bulk of the work, that would be great.	No change needed.

## CHAPTER 6: DIVERSIFYING THE ECONOMY

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 6.44, Goal 6.4, Strategy A, 6 (new 3, after renumbering))	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Agriculture Committee" (Page 6.47, Goal 6.3, Strategy D, 3)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Delete "Support development of housing for farm workers" (Page 6.48, Goal 6.4, Strategy F, 5)	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.4 All strategies. These are all wonderful strategies and goals. Big challenge is to find time and resources to do them all. It is hard to decide where to begin. Perhaps the highest priority is Strategy H, Support marketing of agricultural products and agriculture-related businesses.	No change needed.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 6.5 Strategy B. By all means make the zoning regs as farm friendly as possible. Definitely look to Eastern RC&D, RIDEM, and perhaps other towns as to what might be reasonable regulation. Left to its own devices, Mansfield will have a strong tendency to over regulate.	No change needed.



## CHAPTER 7: HOUSING

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/23/2015	Town Council Public Hearing	BRIAN COLEMAN	Concerned about the lack of affordable housing and the increase in multifamily and commercial assessments. He stated that the fact that multifamily is assessed at a higher rate during the last revaluation will cause multi family rents to increase.	No change recommended. Goal 7.1 includes strategies to increase affordable housing and Goal 7.3 includes strategies to address quality of life concerns in neighborhoods.
UNKNOWN	COMMENT FORM	BETTEJANE KARNES	Entire chapter on housing was excellent.	No change needed.
2/18/2015	Memo	CONSERVATION COMMISSION	7.10 – Regarding issues that occur when the off campus student housing and residential neighborhood environments adjoin one another or are commingled, the CC would like to see a portion of the training school campus zoned for apartment style student housing. The POCD states that UConn currently houses a higher percentage of students on campus than most universities. The POCD also projects an increase in student population. It seems fair that the university should help minimize the impact of this growth on Mansfield.	Add new action to Goal 7.3, Strategy C to encourage development of additional housing at the Depot Campus and reference goal 6.3, Strategy B.1. The Commission may also want to consider changing the future land use designation (Map 8.3) for the Depot Campus to facilitate housing development.
2/18/2015	Memo	CONSERVATION COMMISSION	7.21 – Reference Sustainability Principle #1 in the neighborhood design bullet for the same reasons mentioned regarding the Overview (Ch. 7).	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 7.23 Goal 7.1, Strat A, Action 1 –Reference to Goal 7.4, Strategy B is not relevant to the topic.	Change reference to Goal 7.4, Strategy A, Action 1
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to read, “Support work force housing programs for income-eligible residents.” And delete explanatory text (Page 7.24, Goal 7.1, Strategy A, 5)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” and eliminate “Commission on Aging” (Page 7.25, Goal 7.2, Strategy A, 1)	Make suggested change.

## CHAPTER 7: HOUSING

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to "Medium Term" (Page 7.25, Goal 7.2, Strategy B, 1)	Make suggested change.
		Community Information Meetings	Neighborhood Quality of Life. Need to track how location of rental units has changed over time and what impact the change in the definition of family to limit number of unrelated individuals to three has had on conversion of owner-occupied single-family homes to rental units.	Add new Action to Goal 7.3, Strategy B: "Track changes in quantity and location of rental units to determine impact of policy and regulatory changes and identify needed changes to policies and regulations."
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 7.4 Strategy A Action 6 (page 7.31) – update zoning and subdivision regulation to allow for co-housing and other alternative housing models	No change needed.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	The Town might find useful the <u>CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009) as a resource on implementation of sustainable practices. These guidelines can be found at: <a href="http://www.crcog.org/community_dev/sustainable-dev.html">www.crcog.org/community_dev/sustainable-dev.html</a></u>	No change needed-provide to Sustainability Committee.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	The Town might also find the recent <u>CRCOG Sustainable Land Use Code Project Model Land Use Regulations as a resource. These guidelines can be found at: <a href="http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use">http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use</a></u>	No change needed-provide to Zoning Consultant
2/3/2015	Memo	Agriculture Committee	Overall, the Agriculture Committee supports the emphasis on developing built-up areas, such as the Planned Development Areas, as a means of conserving rural areas including farmland.	No change needed.
2/26/2015	e-mail	JOHN SOBANIK	The comments submitted all pertain to specific zoning provisions for multi-family development and desired changes. See comments for detail.	No change needed. Forward comments to Zoning Consultant.
3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed concern over the lack of metrics such as maximum population or number of units the town can support; and the impacts of growth on cost of community services and state revenues.	No change recommended. The low density designations applied to the vast majority of the community, natural features that limit development, and limiting higher density development to a few nodes all combine to manage future growth. Additionally, the future
3/2/2015	PZC Public Hearing	Arthur Smith	Commented on the lack of an identified number for the targeted population size; noted concern that while UConn is part of the community, the Town has very little control over how the university grows.	

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		Community Information Meetings	Population Growth. Question as to whether the Town had identified a target or ideal population.	land use strategy is based on the framework established in the current POCD and does not include significant deviations from that plan.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.1 List of topics in sidebar does not match numbered topics in the chapter	Correct Topic List
2/12/2015	e-mail	VICKY WETHERELL	Page 8.3 Map 8.1: Add Open Space/Recreation graphic to Attwood property? (land trust)	No change recommended -data is from 2013; change to one property would require change to all.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.3 Map 8.1: Prison land should not be shown as University land	No change needed; the correctional facility has been acquired by UConn since the date of this comment.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.3 – In Map 8.1 Existing Land Use, update the Map to show the Kessel and Deveraux properties as Ag/forest land (with the exception of the house lots).	No change recommended; map is based on assessors data from 2013.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.7 – In Common Themes, ADD a new Theme: “Protection of our groundwater and surface-water supplies, including stratified-drift aquifers.” It is apparent, from comments at public meetings and those summarized in the POCD (Chapters 2, 3, and especially 9), that residents have concerns about the Town’s water resources and see their protection as an essential theme to guide future land use strategies.	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.7 in second-to-last para, add page reference for Map 8.3 (page 8.14)	Add Figure reference-8.3, not page number
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.10 – In Plant trees in mixed-use and compact development areas, ADD: “Trees, preferably native species, should be chosen for suitability to these tasks.”	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	8.14 -Regarding Map 8.3 Future Land Use, revise the Map as follows: In the Map legend: 1) SEPARATE the designations Conservation/recreation lands and Flood zone from the designations above them. This will differentiate the actual future land use designations (the seven above) from those showing only the current status of a designations’ land use (the two mentioned here). 2) INSERT the sub-heading “Current Land Use” above Conservation/recreation lands and Flood zone. (Refer to map image in memo).	No change needed. Changing name of Conservation/ Recreation Land as noted below to include word "current" will clarify that these areas are subject to change. The flood zone category reflects both current and future land use as use of these properties is extremely limited due to flood potential.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.14 -Regarding Map 8.3 Future Land Use-ADD footnote to Conservation/recreation lands and Flood zone: "This designation shows the status of this land use as of 2015 and is subject to change." The purpose of this change is to reinforce that these designations show only current land uses and not projected uses (as the designations above do).	Add footnote for Conservation/Recreation lands.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	<p>P. 8.14 -Regarding Map 8.3 Future Land Use- ADD footnote to Rural residential/agricultural/forestry (or ADD footnote to all designations in the legend): "Future land conservation projects (e.g., purchases/donations of development rights, open space acquisitions) will occur within this category." The purpose of this change is to state clearly that future land conservation projects are permitted and will occur within the other designations. This information is missing, and this footnote will achieve this without identifying areas of Mansfield or privately owned parcels. The CC strongly recommends these changes, as the Map is frequently referenced and described as the "guidance document" that "will help to guide decisions on new zoning and land use regulations designed to achieve the vision and goals of this POCD." These changes are recommended in order to clarify the Map's information. While the title designations are defined as "future" land use, the Map shows only current conservation and recreation lands. To put it another way, the Map does not – and cannot – show which parcels will become parks or open space acquisitions by the Town or Joshua's Trust. If left unchanged, the Map will suggest for decades that Mansfield had reached its conservation goals at this time.</p>	<p>Add footnote for all designations noting that future land conservation projects can occur in any category. Such projects will be reflected in future updates to the map.</p>
2/12/2015	e-mail	VICKY WETHERELL	<p>Page 8.14 Map 8.3: Add Institutional graphic at southeast corner of Horsebarn Hill Road for barns and biobehavioral buildings</p>	<p>Amend Map 8.3 to include institutional areas shown on 2006 POCD map at Horsebarn Hill</p>

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/12/2015	e-mail	VICKY WETHERELL	Page 8.14 Map 8.3: Prison land on Route 44 is not shown	Amend Map 8.3 to include institutional area along northern frontage of Route 44 to encompass white house and prison; should extend to Route 32
2/12/2015	e-mail	VICKY WETHERELL	Page 8.14 Map 8.3: Add Conservation Recreation graphic for Merrow Meadow Park and River Park.	Make suggested change
2/12/2015	e-mail	VICKY WETHERELL	Page 8.14 Map 8.3: In legend, revise text to Current Conservation/Recreation to make it clear that these uses are not limited to these areas in the future.	See change recommended in response to Conservation Commission comments.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	Map 8.3, (p 8.14) is titled "Future Land Use." The Conservation/Recreation Land designated on this map gives the impression that future land use for these purposes will be restricted to only the areas shown on this map. Since a priority in the Plan is to continue to preserve land and expand recreation resources, having such a restriction on the map for Future Land Use would be incompatible with the goals in the Plan. Recommend that the legend be revised to "Current Conservation/Recreation Land" or "Conservation/Recreation Land as of 2014" so it is clear that future land uses for this purpose will not be restricted to the areas currently shown on the map.	Make suggested change.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
UNKNOWN	comment form	MEG REICH	1. DRAFT MAP 8.3 - Future LAND USE. The 2006 map listed all the major "villages"...(Perkins Corner, Mansfield Depot, Conantville, Atwoodville, Storrs, Mansfield Center, etc.) This draft map does not. I recommend adding these geographic markers - although many can be placed in the "white space" surrounding the map, instead of on the base map. (refer to PDF for drawing of map.)	Add to map provided change does not affect legibility.
		Community Information Meetings	Future Land Use Map 8.3. Concerns/questions were raised with regard to certain areas of the proposed future land use map including Compact Residential on South Eagleville Road in the vicinity of Maple and Separatist Roads; Mixed Use Center in the vicinity of Riverview Road; and designation of Eagleville as a Rural Residential Village given the number of commercial businesses in the area.	The designation on South Eagleville Road is the same as the 2006 POCD. With regard to Riverview Road, amend the figure text on page 8.30 to limit uses to low intensity office and residential. Consider establishing a village center designation for Eagleville to recognize the commercial character of properties in that area.
2/9/2015	e-mail	ANTHONY GIOSCIA	Expressed support for Rural Commercial designation for his property at the southwest corner of Routes 195/Route 32 and agreed with restrictions on water usage in the area, noting that an office use would have lower water needs than a residence.	No change needed.
3/2/2015	PZC PUBLIC HEARING			

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/14/2015	letter	MANSFIELD DOWNTOWN PARTNERSHIP	<p>Future Land Use Map 8.3. The Mansfield Downtown Partnership Board of Directors proposes a Mixed-Use Center land use designation be added where the Mansfield Apartments are located in lieu of the current proposed new land use designation of Compact Residential. The current Mansfield POCD identifies the Mansfield apartments area with land use designations of Medium to High-Density Institutional/Mixed Use and Planned Business/Mixed Use which would be consistent with our proposal. Our proposal is also consistent with the joint recommendation of the Commission, Town Council and Mansfield Economic Development Commission as part of their comments on the UConn DRAFT Campus Master Plan in early 2015, which suggested that the area be designed to be compatible with Storrs Center. Because of its proximity to Storrs Center, a Mixed-Use Center designation at the Mansfield Apartments are would give this area flexibility to develop with the possibility of some commercial development along with the residential uses. With downtown Storrs prospering and providing access to hiking, playing fields, tennis courts, a community center and civic uses, there could be increased interest in further developing the adjacent Mansfield Apartments site to accommodate additional amenities that would benefit the entire community.</p>	<p>Make suggested change and add a focus area map on page 8.30 for this area with notes encouraging a transition to a lower scale than the 4-5 story buildings that form the the heart of Storrs Center; protecting the adjacent Moss Sanctuary; ensuring that clear public access to the Sanctuary is maintained; and discouraging development of a multi-purpose arena on the site.</p>
2/12/2015	e-mail	VICKY WETHERELL	<p>Page 8.16 Flood zone photo caption -- remove the word "river"</p>	<p>Make suggested change</p>

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	The definition of Conservation/Recreation (p. 8.17) needs to be clarified and made consistent with other parts of the Plan, such as page 3.17. This may be the only place where someone would read about this topic, so it is important that it include all basic information. The statement should include private land and make it clear that "agricultural" includes forest land. A recommended revision (added words in boldface): "Land that is currently held by a public entity or land trust as a preserve, park or conservation land, including (delete agricultural) private farm and forest lands protected by easements. Land in this category is not necessarily permanently protected by easement or deed restriction.	Make suggested change.
2/17/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE	This category includes land identified as "preservation" or "conservation" in UConn's 2004 East Campus Plan of Conservation and Development and ECSU's recreation fields " This category should also include UConn conservation and preservation areas on the North Campus (as shown on Map 8.3), and these areas should be listed or referenced in the text on page 8.17.	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.17 Definition of Conservation/Recreation needs to be clarified and made consistent with other parts of the Plan. Replace "agricultural land" with "private farm and forest land."	Make suggested change

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.17 – Under Design Characteristics, CHANGE the first sentence by removing the word “open,” or as follows: “These areas are characterized by open, forested, or otherwise undeveloped land.” ADD: “Unless prohibited by an easement or deed restriction), buildings, structures...”	Make suggested change.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.19 – Under Design Objectives, ADD a new bullet: “Where applicable, promote and actively pursue land conservation to preserve rural character and natural resources.”	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.19 Reference to UConn East Campus as being in Rural Res/Ag/Forestry is incorrect. This area has Institutional or Conservation/Rec designation on Map 8.3. (One of the Institutional areas is missing from Map 8.3—see comment above.)	Make suggested change
3/2/2015	PZC Public Hearing	Pat Suprenant	Page 8.21 Village Center: Expressed concern with the following aspects of the plan: future plans for development of Mansfield Depot if passenger rail returns and potential expansion of water/sewer service.	Change the language to read: "If passenger rail service is restored to Mansfield, Mansfield Depot could once again become a railroad village. Further evaluation would be needed at that time to determine whether any changes to the future land use strategy are needed for this area."
UNKNOWN	comment form	BETTYJANE KARNES	pg. 8.25. Compact residential is important for best use of land to serve workers at UCT and ECSU.	No change needed.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/12/2015	e-mail	VICKY WETHERELL	Page 8.32 UConn East Campus area includes some Institutional areas (see Map 8.3), so need to revise text. (see comment about page 8.19)	Add text regarding institutional uses in East Campus
2/12/2015	e-mail	VICKY WETHERELL	Page 8.36 Add Rural Commercial to list of growth areas?	Policy determination for Commission; it was placed in rural character conservation group to emphasize that while these areas support limited commercial, they are not areas to which we are trying to direct development.
2/12/2015	e-mail	VICKY WETHERELL	Page 8.38 In the Food Production list, revise "Permit the raising of small livestock." "Small livestock" could include a wide range of life forms. There should not be specific wording (such as small livestock) in the Plan. If you want to include this topic, recommend something general like "Permit raising animals" and then deal with definitions and restrictions in the zoning regulations phase.	Make suggested change
2/18/2015	Memo	CONSERVATION COMMISSION	P. 8.38 – In Tree Canopy in Table 8.1, change the following: 1) CHANGE first bullet to: "Establish tree protection regulations that limit tree removal and begin a replanting program." 2) ADD to last bullet: "...healthy trees, <u>including the selection of native species.</u> "	Make suggested changes.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 8.1 Measure (page 8.42) – Add the number of businesses in mixed use areas as a measure.	Make suggested change.

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For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Goal 8.1 C (page 8.43) – Add an action that specifically calls for pursuing Town/University partnerships in guiding the development of critical juncture areas such as South Campus to Moss Sanctuary, Four Corners, Mansfield Depot, King Hill Road.	Make suggested change.
3/12/2015	memo	SUSTAINABILITY COMMITTEE	Strong Support for Goal 8.1 C (page 8.43) – direct medium to high density development to appropriate areas	No change needed.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add “Town Council” (Page 8.44, Goal 8.1, Strategy D, 3)	Make suggested change.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 8.1 strategy D, Action 4 – Town Council and PZC should definitely approach UCONN on this. Dean Weidemann has already stated this is a goal of the College of Ag, Health, and Natural Resources, so a letter or other support from the Town could help CAHNR keep these lands used for agriculture. Other parts of the University might compete for these lands.	No change needed.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		Community Information Meetings	UConn Growth. Several comments were received with regard to UConn’s proposed master plan, including concerns with the proposed location of the multi-purpose arena at the intersection of Routes 275 and 195; future use of the Depot Campus and Bergin Correctional Facility; extent of environmental contamination at the Depot Campus and the impact of any contamination on future redevelopment; concern with the potential for a Biosafety Level 4 Lab at UConn; and questions as to whether UConn could reclaim the E.O. Smith High School property in the future.	Goal 8.1, Strategy D includes specific actions related to Uconn growth; this strategy can be expanded if desired to address the concerns raised, such as encouraging UConn to locate the multi-purpose arena in an area other than the Mansfield Apartments. (See recommended change below to address Level 4 BSL labs.) The Commission may want to consider changes to the future land use map to be consistent with comments provided during review of Uconn's master plan, such as a designation that would facilitate redevelopment of the Depot Campus as a mixed-use village.

**CHAPTER 8: FUTURE LAND USE AND COMMUNITY DESIGN**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 8.2 strategy B, Action 8 – The Ag Committee is not listed as one of the advisory committees that will review early in the design process. Without Ag Committee input, there will be no voice for ag land either on the proposed development or land adjacent to it. The Ag Committee needs to get more members to handle this workload and to provide this function. Another major potential problem with review by multiple Committees and with rotating committee members is consistency of guidance in the review process. Town staff could probably provide more consistency, but this might require hiring more staff and/or more training which in turn would increase taxes.	Add Agriculture Committee to list of who
3/2/2015	PZC Public Hearing	Arthur Smith	Identified a lack of commitment from UConn with regard to future biosafety labs.	Add action under Goal 8.2, Strategy D encouraging Uconn to limit R&D labs to BSL 1, 2 and 3.
UNKNOWN	comment form	JULIA BARSTOW	There is a lot of very good stuff in the plan - I hope that much of it can be implemented. As for the skating center - the corner of 195 and S. Eagleville is a terrible idea. If the conference insists on such a facility on campus, then put it truly on campus next to the existing rink and not at the Town Centre. Please tell everyone what we can do to get this message to UConn.	No change needed.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We are interested in knowing the results of the traffic study this spring, especially due to planned changes in road usage on campus and an increased pedestrian focus in the UConn Master Plan.	No change needed.
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We are interested in reducing confusion regarding bus departures from both on-campus locations and the new Nash-Zimmer Transportation Center.	No change needed. Forward comment to Uconn Transportation Planner and Intermodal Center coordinator.
1/6/2015	Meeting Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	Request acknowledgement in the Plan and identification of tasks in Action Plan.	Reference creation of committee in water/wastewater narrative and role; add Committee to actions under Goal 9.2, Strategy A.
2/19/2015	comment form	DONALD HOYLE	Impact of Utility Expansions. Concern with impact of the Northeast Utilities transmission line extension on community health, the town's character and need for stronger policies discouraging utility expansions that do not serve the community and have negative impacts on scenic character	This policy issue was discussed with the Town Council during their review of the draft plan and no changes were identified. There is a recommended change
3/2/2015	PZC Public Hearing	Lois Happe		
3/2/2015	PZC Public Hearing and comment form	Miriam Kurland		
UNKNOWN	comment form	Pat Hemple		

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/2/2015	PZC Public Hearing	Gary Bent (representing the Eastern Connecticut Green Action Committee)	and surrounding properties, such as potential natural gas pipeline expansions due to fracking in other states. Requesting that town monitor proposed natural gas pipeline extension, that opposition to expansion be added to the Plan, that the Council adopt a resolution opposing the expansion and that the Council express their concern/opposition to state and federal officials.	in Chapter 4 regarding impact of utility line expansions on community character. Additionally, the Town Council adopted a motion in April to communicate their concern with the pipeline expansion to the Town's state representatives.
2/19/2015	comment form	DONALD HOYLE	I feel the vision for a healthy future is to develop our hydro-electric and sun powered voltophotaic (solar farms) as our neighbors in Lebanon/ Franklin is doing. Clean energy is the hope of our future so we don't poison and destroy our scenic and rural area for modernization of high tech.	No change needed. Goal 9.3 encourages increasing renewable energy usage.
3/2/2015	PZC Public Hearing	Jacqueline Gryphon	Asked if an Environmental Impact Evaluation has been or will be scheduled for the Four Corners sewer project and commented that she is concerned about impacts on the area's natural resources and wildlife. She also asked if the identified compact residential areas could include condominiums.	No change needed. An EIE process is underway and compact residential areas could include condos.
3/2/2015	PZC Public Hearing	Miriam Kurland	Complimented the PZC on its efforts on the Plan and urged the Commission to closely review the forthcoming comments of the Sustainability Committee.	No change needed.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/2/2015	PZC Public Hearing	Pat Suprenant	Expressed concern regarding the disconnect between sustainability principles and importing water from another area of the state.	No change recommended. The EIE explored several local alternatives including groundwater wells and Mansfield Hollow and identified the CWC interconnection as the best alternative.
3/2/2015	PZC Public Hearing	Arthur Smith	Questioned the sewage capacity of the UConn system	No change needed; narrative identifies capacity of existing plant.
3/2/2015	PZC Public Hearing	Arthur Smith	Noted that the WRTD bus program is underfunded resulting in long-term reliability concerns	Update narrative to identify current challenges.
		Community Information Meetings	Traffic Impacts of University and Town Growth. Need to address increasing traffic congestion and work with DOT to understand their plans for various roadways. One suggestion was for tolls at town lines.	No change needed; coordination addressed in Goal 9.1, Strategy D.
		Community Information Meetings	Walkway/Bikeway/Trail Network. Need to identify how the trail network integrates with and becomes a part of the walkway/bikeway network.	See other recommended changes in this chapter with regard to transportation narratives and Goal 9.1.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		Community Information Meetings	Windham Airport Expansion. One resident who lives in the Riverview Road neighborhood expressed concern with the potential expansion of Windham Airport, including a proposed future runway extension that could increase air traffic over that neighborhood.	Goal 9.1, Strategy D, Action 3 specifically supports efforts to improve the airport based on the updated master plan. If the PZC has similar concerns, this action could be deleted.
UNKNOWN	comment form	MIRIAM KURLAND	Municipal Energy System. Interest in development of a municipal energy system such as a solar energy farm to mitigate rising energy costs.	No change needed. Such a project would be consistent with Goal 9.3, Strategy C if the Council were interested in pursuing.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Sustainability and "infill" goals make transportation sense, and the committee supports these principles.	No change needed.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	We support expanded public transportation, expanded transportation alternatives (including rail access in the future), expanded bicycle and pedestrian facilities and the complete streets concept.	No change needed.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	We think the plan should mention and support the Town's efforts to become a designated "Bicycle Friendly Community" by the League of American Bicyclists.	No change needed- Designation as a Bicycle Friendly Community is identified as a measure of effectiveness for Goal 9.1 and Action 5 under Strategy B.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Since the TAC has recently reviewed and endorsed the request that additional sections of local and state roads be added to the Town's existing bike routes, we would like to see the bicycle section of the plan at least mention that the Town's bike route system may be modified in the future as needs dictate (this refers to bike routes, not bike lanes or bike paths which are already discussed in the plan).	Add language to narrative to address future changes to bicycle routes.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change wording regarding the Route 275 and Bolton Road connector to qualify and reflect current status consistent with comments provided to UConn in response to the draft Campus Master Plan (Page 9.5)	Make suggested change.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	In the paragraph about Traffic Calming (page 9.8), emergency services approval of traffic calming improvements should be added to the criteria listing.	Make suggested change.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	At the beginning of the section on Public Transportation (page 9.12), we would like to see the statement "as there is insufficient density to support public transportation in other parts of the town" modified so that innovative new ways of public or quasi-public transportation in rural/suburban areas are allowed for. Given the growing popularity of social media, transportation alternatives like ride share boards and Uber may be feasible in Mansfield's less-dense areas in the not-too-distant future.	Change language to reference "traditional" public transportation; Goal 9.1, Strategy C, Action 3 addresses alternatives such as ride sharing apps.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Additionally, since all forms of public transportation are supported in one form or another, it is more a question of how much support a community (or region) is willing to pay for when it comes to choosing which areas should be served by public transportation. The committee would like to see some mention of the transportation needs for seniors (and possibly the volunteer driver program) as well.	Add language to narrative on current transportation options for seniors offered by the town.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	In the roadway improvements section, we believe roundabouts should be considered (in place of signals) at intersections that will require upgrading, in particular Rte 275 at Separatist Rd, Rte 275 at Rte 195 (the Town has already purchased the right-of-way for this intersection), Rte 195 at N. Eagleville Road, and Hunting Lodge Rd at N. Eagleville Rd (as is already noted in the Roadway Improvements section).	Add action under Goal 9.1, Strategy A to consider use of roundabouts at major intersections including those identified in comment.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Also in this section, possibly on pages 9.6 and 9.7, the need to coordinate the signals on Route 195 to alleviate traffic congestion from North Eagleville Road to South Eagleville Road should be mentioned.	Make suggested change.
1/15/2015	e-mail (memo)	Mansfield Transportation Advisory Committee	Finally, the pavement condition paragraph at the top of page 9.8 could be strengthened.– for example, ending the last sentence with “in the interim the miles of roadway resurfaced each year should be increased” would help highlight this growing problem.	Make suggested change.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.8 – Include a map of Mansfield’s extensive trail system and discuss how certain trails will be a part of the Bicycle and Pedestrian Master Plan.	Add language on extensive trail system and how it is integral to the overall pedestrian network.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.8-9 – Regarding the Bicycle and Pedestrian Master Plan, DELETE the following sentence: “The Town may wish to postpone any future designation of scenic roads until this plan is complete to avoid the potential for conflicts.”	See Town Council Recommendation for new action in Chapter 4.
2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.8-9As mentioned in comments earlier (see comments on POCD page 4.23 on Scenic Roads), the CC strongly supports the Scenic Road Ordinance as a regulation that ensures the maintenance and encouragement of Mansfield’s rural character.	No change needed.
1/8/2015	Minutes	Transportation Advisory Committee	Recommended Additional Town Road Bike Routes: 1) All of the Storrs Center roadways, including <i>Dog Lane to the Greek Center</i> ; <i>Charles Smith Way</i> ; <i>Wilbur Cross Way</i> ; <i>Bolton Road Extension</i> ; and <i>Royce Circle</i> ; 2) <i>Eastwood Road and the East Leg of Hillside Circle (connecting to the UConn campus)</i> ; 3) <i>Westwood Road and the West Leg of Hillside Circle (connecting to the UConn campus)</i> . 3) <i>Bassetts Bridge Road</i> ; 4) <i>Browns Road from 195 to Mansfield City Road</i> ; 5) <i>Clover Mill Road (South loop from 195 and to Spring Hill Road)</i> ; 5) <i>Dodd Road</i> ; 6) <i>Mulberry Road</i> . 7) <i>Wormwood Hill Road from 89 to Mulberry</i> .	Amend Map 9.2 to include the recommended bicycle routes.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	9.15 – In the second paragraph under Potable Water, ADD: “There are two major public water supply systems in town: one... the other ...serving southern Mansfield. Upon completion in 2016, the Connecticut Water Company will own and operate a third supply serving the University of Connecticut and some areas near campus, as well as northern Mansfield.”	Make suggested change.
3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	p. 9.18 Water Conservation and Reuse – The Plan indicates that the off-campus properties will no longer be subject to UConn water conservation policies that restrict water usage during low streamflow periods. It was recommended the plan include language from the Connecticut Water Company on their water conservation measures.	Amend narrative to add reference to CWC water conservation measures.
3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	p. 9.19 Water Pollution Control – The plan could be read that a 1991 wastewater · 9.19 Water Pollution Control – The plan could be read that a 1991 wastewater facilities plan would indicate the Four Corners Area has adequate wastewater disposal. This language should be clarified, if required.	Clarify text to correct the year the plan was published (1985) and reflect that a sewer collection system for Four Corners was included in that plan as an alternative.
3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	p. 9.20 – The plan may want to include “since the 1960’s” to provide quantification for “longstanding”. Coite clarified what the reclaimed water is being used for and that the reclaimed water is being implemented into future projects.	Make suggested change regarding timeframe and update language on reclaimed water.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25: in last bullet of "Reuse of Materials" box, after "plastic bags," insert "vegetable oil, mattresses (as of May 1, 2015)" & end sentence with "ballasts," thereby deleting "and containers"	Make suggested change.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25: 4. Resource Efficiency, Solid Waste and Recycling. Change first sentence to: "Mansfield HAS BEEN USING a 'pay as you throw' model for trash collection to encourage recycling and composting SINCE 1991."	Make suggested change.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25: 4. Resource Efficiency, Solid Waste and Recycling. In second sentence, insert "of trash and recyclables" after "collection service"	Make suggested change.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.25 4. Resource Efficiency, Solid Waste and Recycling. In first sentence of second paragraph, replace "over that time frame" with "until 2012 when the number of multifamily units began increasing with the Storrs Center development"	Make suggested change.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.26 4. Resource Efficiency, Solid Waste and Recycling. Recycling. first sentence should read: "AS the number of residential TRASH AND recycling accounts continues to rise [delete 'however'], the average pounds of recyclables per household has decreased over the [delete 'last few'] years, mostly due to the low recycling rates for multi-family residential units, THE INCREASING SHARE OF MULTIFAMILY AND RENTAL UNITS USING THE SERVICE and the change in composition of the recycling system (fewer newspapers and lighter containers)."	Make suggested change.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
UNKNOWN	UNKNOWN	UNKNOWN	p. 9.26 4. Resource Efficiency, Solid Waste and Recycling. Recycling. in last sentence, replace "homes" with "collection"	Make suggested change.
UNKNOWN	UNKNOWN	UNKNOWN	p. 9.26 4. Resource Efficiency, Solid Waste and Recycling. Recycling. at end of paragraph, insert the sentence: "The transfer station recycling rate has remained steady at 48%."	Make suggested change.
UNKNOWN	UNKNOWN	UNKNOWN	p. 9.27 4. Resource Efficiency, Solid Waste and Recycling. Hazardous Waste Disposal. sentence should read: "Mansfield [delete 'does not'] acceptS [delete 'any'] CERTAIN hazardous waste at the Transfer Station, SUCH AS PAINT, FLUORESCENT BULBS, BATTERIES AND ENGINE OIL; residents must bring ALL OTHER household hazardous waste to the mid-NEROC Chemical Waste Drop-off [delete 'Center'] FACILITY in Willington. THE MID-NEROC CHEMICAL DROP-OFF FACILITY IS OPEN FOURTEEN TIMES PER YEAR."	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.1, Strategy A, Actions 4, 5, 6; Strategy B, Actions 1, 4, 5; Strategy D, Action 1 (pages 9.30-9.33) –complete streets, Bike/Pedestrian Master Plan, Bike Friendly Community, regional transportation planning	No change needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.1, Strategy A (page 9.29) – Add funding for sharrows in the greater Storrs area.	Add use of sharrows to explanatory text under Strategy B, Action 4

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/18/2015	Memo	CONSERVATION COMMISSION	P. 9.31 Goal 9.1, Strategy B: Regarding this Strategy, Town trails are mentioned in the POCD but are not well represented in Chapter 9's Action Plan or other chapters, such as The Bicycle and Pedestrian Master Plan and "active transportation" planning. Action 3.3, Strategy B states "Continue to develop a safe network of walking and biking trails to improve connectivity and provide opportunities for...alternative transportation." The objective of this Strategy should be repeated here in Chapter 9.	Add language on trail connections to Goal 9.1, Strategy B, Action 4 (Bike/Ped Master Plan) and reference Goal 3.3, Strategy B.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.1, Strategy C (page 9.32) – Add an action stating the Town coordinates closely with UConn and regional transit system on high capacity events.	Make suggested change.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/10/2015	Committee Minutes	FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE	Goal 9.2 (p. 9.34) Add language specifically referencing the use of overlay zones along pipeline corridors to limit service connections in rural residential areas.	Add reference to Goal 4.2, Strategy A. Amend Goal 4.2 to read as follows: "Update Zoning and Subdivision Regulations in areas designated as Rural Residential/Agriculture/Forestry, Rural Residential Village and Village Center to establish overlay zones within 1,000 feet of new water/sewer lines that limit the number of service connections to prevent sprawl and retain low-density character. Connections in these areas should be limited to what could be supported by an on-site well."
2/23/2015	Town Council Public Hearing	Arthur Smith	Commented on lack of reference to overlay zones in draft POCD to address water restrictions along pipeline.	
3/2/2015	PZC Public Hearing	Pat Suprenant		
3/29/2015	Email	Tulay Luciano	Requested that references to overlay zones be added to the POCD.	
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change wording to read, "Encourage UConn to define water and sewer service areas as part of the campus master plan and discourage service extensions to outlying university-owned parcels." (Page 9.35, Goal 9.2, Strategy A, 4)	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.2 Strategies B and C (pages 9.35-9.36) – water conservation, regional water planning	No change needed.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 9.36, Goal 9.2, Strategy C, 1 and 2)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 9.37, Goal 9.3, Strategy A, 1,2 and 4)	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.3, Strategy A, Action 1 (page 9.37) – Add as an example a purchasing protocol that uses product energy consumption as a criteria to determine if the product should be purchased.	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.3 Strategy A, Action 2 (page 9.37) – Revise to "Strive for zero net energy buildings for renovation and new construction of municipal and school buildings."	Add to explanatory text instead of changing strategy.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.3, Strategy A, Actions 6 and 7 (page 9.38) – Revise to make more proactive, such as: “Maximize energy efficiency in town schools and buildings. Take full advantage of State of CT resources and incentives provided through Energize Connecticut to implement energy reductions.”	Change Action 6 to read: “Maximize energy efficiency in town schools and buildings through development and implementation of a municipal energy action plan.” Change description under Action 7 to read: Audit recommendations should be prioritized and implemented based on cost/benefit analysis. The Town should take full advantage of State resources and incentives provided through Energize Connecticut to implement energy reductions.”
4/9/2015	Meeting Minutes	TOWN COUNCIL	Remove “Town Council,” “Mansfield Board of Education” and “Region 19” (Page 9.38, Goal 9.3, Strategy A, 7)	Make suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.4 (pages 9.40-9.41) – waste reduction and resource conservation	No change needed.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.40 Goal 9.4. under “Measures of Effectiveness” add a bullet reading “REDUCTION IN MUNICIPAL WASTE TONNAGE.”	Make suggested change.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.40 Goal 9.4. Strategy A. in "Actions" table, add a fourth action reading: "Identify and implement programs that encourage prevention of waste. Potential programs/initiatives include: - offer guidance and a low waste kit of materials for municipal low waste gatherings and events - food waste prevention...move from pg. 9.41 - source outlets for excess/redundant materials - remove barriers that prevent donation programs"	No change needed. This is covered by Action 1.
UNKNOWN	Mark-up	VIRGINIA WALTON	p. 9.41 Goal 9.4. Strategy B. repeat fourth item of this "Actions" table in the "Actions" table for Strategy A. same for first bullet point (food waste prevention programs...)	No change needed. This is covered by Action 1.
4/2/2015	Memo	External Affairs Committee of UConn's Undergraduate Student Government	We support increased sustainability, including: A) Efforts to increase recycling, as well as other general measures that can be taken. B) Non-Auto Transport, including new walkways on Route 195.	No change needed.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 9.5 (pages 9.42-9.45) – policies that support smart growth	No change needed.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.5 (page 9.42) – Even though there is a parks and open space chapter, the networks of green space and public space needs to be considered vital infrastructure (similar to the way the UConn Master Plan is proposing green corridors for multiple reasons – recreation, habitat connectivity, water quality, etc.). Could Goal 9.5 include a strategy that stresses the importance of networks of public space (green space or more urban space like the town square, depending on the context) as a critical component of smart growth that needs to be supported?	Add strategy and refer to actions identified in Chapters 2 and 3.
2/24/2015	JOOMAG	VIRGINIA WALTON	Goal 9.5 - Recommend adding a strategy to update Zoning and Subdivision regulations to reflect changes due to climate change. Example: setbacks in relation to flood zones.	Add action to Goal 2.6 Strategy B with note that additional research will be needed to identify specific changes.
2/3/2015	e-mail	JOAN BUCK	p.9.43 Goal 9.5, Strategy B Providing density bonuses as a "reward" for "preserving larger amounts of open space" is a good idea.	No change needed.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 9.5, strategy B, Action 2 – Who will pay for the density bonus? Cost of doing this upfront planning and engineering might be substantial as will the permitting and review by the State. On the other hand, reducing numbers of wells, septic systems, and lengths of driveway might reduce construction costs. Annual operation and maintenance costs for landscaping and snow plowing should go down as well. So perhaps, Mansfield pays up front fees to the State for the permit fees. And then when a unit of the property is sold, the buyer pays a tax to Mansfield to reimburse the Town for the State permitting and review fees. Somebody needs to estimate typical costs of community systems versus individual systems. By the way, since large expanses of land are preserved with this method, can those areas be used to absorb grey water from the development?	No change needed. As described in the action, bonuses could be provided to offset increased upfront development costs; benefit to community is increase in amount of open space preserved.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 9.5 Strategy C, Action 1 (page 9.44) – Some of the bullets seem to be based solely on aesthetics – we want to maximize renewable energy and should not promote the idea that solar panels and wind turbines should not be visible.	This is a policy issue for the Commission to determine.

## CHAPTER 9: INFRASTRUCTURE

For more detail, see written comments. (Note: Numerous comments expressing concern with proposed expansion of natural gas pipeline were merged into one comment; for specific comments see written correspondence).

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/13/2015	Memo	Agriculture Committee	<p>The process of creating the new Plan of Conservation and Development has been understandably lengthy. Since the work on the POCD began, a new threat to farmland has emerged in other parts of Connecticut which the Agriculture Committee would like to see addressed in the Plan. Solar farms are a new source of development pressure on farmland as they are often sited on large, level, open areas. The Committee recommends that solar farms be included in the POCD as a type of development to discourage on farmland. The Committee also recommends that, when sites are considered for sources and/or production of alternative energy, consideration be given to the effects on existing and potential farmland both on and around the proposed site.</p>	<p>Amend Goal 9.5, Strategy C, Action 1 to include impact on farmland, particularly prime farm soils, as a consideration in development of zoning regulations for solar, geothermal, wind and hydropower systems.</p>

## CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/10/2015	Committee Minutes	FOUR CORNER WATER AND SEWER ADVISORY COMMITTEE	Include a discussion on maintaining rural character and preventing unwanted growth.	This Chapter identifies goals and strategies to guide general implementation of the plan as a whole, including goals relating to maintaining rural character and preventing unwanted growth that are expressed in the previous chapters. To address this concern, a brief statement could be added to the introductory narrative on pages 10.2 and 10.3 that references the community's vision and emphasis on protecting rural character.
		Community Information Meetings	Awareness of Regional Issues. Need for Town to be aware of various state and regional initiatives and coordinate with applicable agencies and other communities.	Addressed by Goal 10.2, Strategy A, Action 4 and Goal 10.6
		Community Information Meetings	Communications. Suggestion that the Town improve the way in which it communicates the status of various projects such as the Route 195 sidewalk project.	Addressed in Goal 10.5, Strategy A.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Planning Office" (Page 10.12, Goal 10.1, Strategy A, 3, 4)	Make suggested change.

## CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	Goal 10.2: We note that the proposed POCD includes goals, strategies and actions related to natural hazard mitigation. We also are aware that efforts are underway to update the Natural Hazards Mitigation Plan for the Town. We would encourage the Town to integrate natural hazard mitigation efforts of both plans and specifically to call out the need for coordination of the two plans perhaps in the POCD's discussion of Goal 10.2 - "The Mansfield Plan of Conservation and Development is integrated into decision making at multiple levels."	Amend Strategy A, Action 4 to reference regional hazard mitigation planning efforts.
2/23/2015	Town Council Public Hearing	Arthur Smith	Questioned whether it is typical to include fiscal concerns in a Plan of Conservation and Development( Goal 10.3);	The financial goals and strategies identified were included as this plan merges the POCD with the Council's strategic plan and to address community concerns regarding long-term fiscal sustainability.

## CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/23/2015	Town Council Public Hearing	Arthur Smith	Questioned whether the Town has the expertise to engage in more partnerships and the financial transparency of public-private partnerships.	Where existing expertise does not exist on staff, the Town contracts for professional assistance to evaluate proposals prior to entering into contractual agreements. Any legal agreement in support of a public-private partnership would require approval from the Town Council and would be evaluated through that process.
		Community Information Meetings	Financing Tools. Questions were raised with regard the proposed use of certain financing tools such as tax increment financing and lease-purchase agreements.	Goal 10.3, Strategy D, Actions 1 and 2 identify consideration of these tools and techniques as a way to reduce impacts on the general taxpayer. Whether such tools are used is ultimately the decision of the Town Council. There are no specific proposals pending.
2/3/2015	e-mail	JOAN BUCK	p.10.17 Goal 10.3, Strategy B, Action 4: The town should always stress to skeptics that open space requires less in community services.	No change needed.

## CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/2/2015	e-mail	CHARLES GALGOWSKI	<p>Goal 10.3, Strategy B, Action 4</p> <p>This statement is over simplistic and does not necessarily produce the desired reduction in services or taxes. Here is why. The Mansfield Tomorrow Plan strives to reduce single family developments on large lots in outlying rural areas. Meanwhile, it strives to cluster single family homes into smaller lots in rural areas or into compact residential zones. These housing units wherever they are will hold people and some will have children in the public education system which is expensive. Whether the homes are on large lots or in a cluster, they still demand pretty much the same Town services. In addition, if the new housing is built on a smaller square footage per living unit to make housing more affordable, the newer homes property taxes paid will actually be lower than if they were living in a larger home. But the services they demand does not decrease.</p>	<p>The purpose of this action was to acknowledge that certain land uses have positive fiscal impacts, not that land use policy should be derived solely from whether it has positive or negative fiscal implications. With regard to open space, it primarily addresses acquisition of land and development rights. Clustering of homes can reduce municipal costs by reducing roadway lengths.</p>
			<p>Building strategies that actually can help reduce the tax load on existing and future residential owners are:</p>	
			<p>1) Definitely create more profitable commercial and industrial businesses with high value property.</p>	<p>See Goals and Strategies in Chapter 6.</p>
			<p>2) Study if undergrad housing generates more taxes than services required. Most undergrads do not have children in the school system. If undergrad housing provides a positive tax benefit, build more undergraduate student housing off campus, where these units can be taxed. Keep the units near campus, where transportation to campus can be by bike or local bus to reduce traffic congestion.</p>	<p>No change needed.</p>

## CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
			3) Review the service demand of senior housing. Perhaps this housing pays more in taxes than services required. If so, encourage this housing.	Chapter 7 encourages senior housing based on existing and anticipated demands of an aging population.
3/20/2015	Memo	Board of Education	Change Goal 10.4 Strategy A Action 3 to read: Educate the community, parents, and students on sustainable actions that can be achieved at home, in the schools, and in the community. These sustainable actions could include energy conservation, recycling, community involvement, and volunteerism.	Make suggested change.
2/12/2015	e-mail	VICKY WETHERELL	Page 10.19 Goal 10.4, Strat A, Action 3 Change "school teachers" to schools because other staff can be involved in this action. Also, school teachers are now referred to as educators.	See Board of Education suggested change.
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Goal 10.4 B (page 10.20) – Add an action to develop effective models for working collaboratively with the University on implementing both the Mansfield Vision Plan and UConn Master Plan. Use the Downtown Partnership as one existing model that has worked well.	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Change to read, "Require community engagement plans for significant Town projects" and add Boards of Education" (page 10.21, Goal 10.5, Strategy A, 4)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Remove "Town Council, PZC and UConn" and add "Town/University Relations Committee" (Page 10.22, Goal 10.5, Strategy A, 6)	Make suggested change.
4/9/2015	Meeting Minutes	TOWN COUNCIL	Add "Town Council" (Page 10.24, Goal 10.6, Strategy B, 1)	Make suggested change.

## CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	Strong support for Goal 10.6 (pages 10.24-10.25) – collaboration with area communities and UConn	No change needed.

# APPENDICES

DATE	METHOD	NAME	APPENDIX NUMBER	COMMENT	RECOMMENDED ACTION
2/19/2015	e-mail	MANSFIELD COMMISSION ON AGING	A	The 2010 census estimated there will be 2971 senior citizens in 2020. Recognizing that this figure did not factor the number of new seniors resulting from the UCONN plan to increase the faculty by 240 to accommodate NextGen CT X initiative, the Tech Park planned to locate on the road presently being built, the new senior residents in the apartments built in the downtown Storrs area and the arrival of water and sewerage in the northern part of town, we conclude this figure is obsolete and should be increased significantly.	No change needed; appendix acknowledges aging/large senior population.
2/12/2015	e-mail	VICKY WETHERELL	D	Need to state that the illustrations are examples of layouts for clustered housing, not for the layout of an entire parcel. - It would be most useful if Appendix D included all the information about NRPZ in one place. Therefore, recommend providing a second copy of the NRPZ material from Chapter 4 here so it is clear how the parcel layout and cluster layout work together, and so all the concepts can be found in one place. - If do not include Chapter 4 material in Appendix D, there needs to be a reference back to the material in Chapter 4 for information and for an illustration of an entire parcel with NRPZ zoning.	Make suggested changes.
2/19/2015	e-mail	OPEN SPACE PRESERVATION COMMITTEE			



**Transcript of March 2, 2015**  
**Plan of Conservation and Development**  
**Public Hearing**  
**[2:55]**

**Chairman JoAnn Goodwin:** All right. We have a public hearing this evening. Mansfield Tomorrow Plan of Conservation and Development. Open the public hearing at 7:01 PM. The members present are Pociask, Rawn, Hall, Lewis, Goodwin, Holt, Ryan, Chandy and alternates Ward and Westa and Westa is seated. Linda?

**Linda Painter, Director of Planning and Development:** The following advertisement was published in the Chronicle on Tuesday, February 17, 2015 and Wednesday, February 25, 2015. Legal Notice Town of Mansfield – The Mansfield Planning and Zoning Commission will hold a public hearing on Monday, March 2, 2015 in the council chamber AT Beck building, 4 South Eagleville Road, Mansfield, Connecticut to hear comments on 7:00 PM Mansfield Tomorrow Plan of Conservation and Development December 2014 Public Hearing draft. At this hearing interested persons may be heard and written communications received. Unless concluded earlier, the commission shall adjourn the hearing for the evening at 11:00 PM and continue it to another date certain for additional public comment. If testimony is completed and the commission determines there is no cause to keep the hearing open, the hearing may be closed at any time. No information from the public shall be received after the close of the public hearing. Additional information is available in the planning office. J. Goodwin, chair, K. Holt, secretary. For the record, you have received a substantial number of letters, all of which were included in my memo to you... which is dated February 26, 2015.

For the record I'm going to list the different letters that you have received as of the date of the hearing and then I will read the letter from the Capitol Region Council of Governments Regional Planning Commission into the record. So for committee and agency referrals you received – January 20, 2015 letter from the Capitol Region Council of Governments Regional Planning Commission, an undated letter from the Mansfield Commission on Aging, a January 15, 2015 memo from the Transportation Advisory Committee, a February 3, 2015 memo from the Agriculture Committee, a February 22, 2015 memo from the Mansfield Parks Advisory Committee, a February 17, 2015 memo from the Open Space Preservation Committee, a February 18, 2015 memo from the Conservation Commission, a January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee.

Resident and Property Owner Comments – You have a comment form from Donald B. Hoyle, 125A Bassetts Bridge Road of which also has attachments on fracking and oil pipe... and oil pipeline extension article, a comment form Meg Reich, 343 Bassetts Bridge Road, a comment form from Julia Barstow, 139

Woodland Road, a comment from Bettejane Karnes, 353 North Eagleville Road, a comment form from Pat Hempel, no address, a comment from Miriam Kurland, 287 Wormwood Hill Road, undated letters from Wilfred T. Bigl, 17 Hill Pond Drive (one was addressed to the PZC Chair, on to the Director of Planning and Development), a December 22, 2014 Comment form or from Will... comment from William Shakalis submitted through the Joomag on-line portal, a December 29, 2014 comment from John Perch submitted through the Joomag on-line portal, a January 30, 2015 comment from Mansfield Resident submitted through the Joomag on-line portal, a January 2015 letter from Charles Galgowski, a February 3, 2015 email from Joan Buck, a February 9, 2015 email from Anthony Gioscia, 1708 Stafford Road, a February 10, 2015 email from Emile Poirier, a February 12, 2015 email from Vicky Wetherell, a February 20, 2015 comment from John Fratiello submitted through the Joomag online portal, a February 22, 2015 email from Tulay Luciano to the Town Council and Town Manager, a February 24, 2015 comment from Virginia Walter, Walton (Mansfield Recycling Coordinator) submitted through the Joomag online portal, a February 25, 2015 comments from Celeron Square (received in an email from John Sobanik) and draft minutes for the February 23, 2015 Town Council Public Hearing.

My memo also summaries some of the question and comments that came up during the community information sessions that we did during the months of January and February on the draft plan. The Capitol Region Council of Governments did review the plan after you referred it to them in accordance with state statutes and they have provided the following comments in their letter dated January 20, 2015. The staff of the regional planning commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principals of the state plan of conservation and development, plans of conservation and development of other municipalities in the region or the concerns of neighboring towns. We commend the town of Mansfield on drafting a thorough and informative plan of conversation and development which strives to protect and strengthen its rural... rural village character including efforts to support and encourage agriculture, protect cultural and historic... historically significant resources and protect natural resources while encouraging compact development appropriate to specific areas. We also commend the town for its proposals to promote use of renewable energy sources, to advance complete streets and bicycle and pedestrian planning efforts and to collaborate with UCONN on economic development, housing and other issues. The town might find useful the CROG EPA smart growth guidelines for sustainable design and development 2009 as a resource on implementation of sustainable practices. These guidelines can be found at [www.CROG.org/community\\_dev](http://www.CROG.org/community_dev) or [underline... underscore dev/sustainable/dev.html](http://www.CROG.org/community_dev/sustainable/dev.html). The town might also find the recent CROG sustainable land use code project model land use regulations as a resource. These guidelines can be found at <http://www.sustainableknowledgequarter.org/site/content/sustainable-land-use>. We note that the proposed POCD includes goals, strategies and actions related

to natural hazard mitigation. We are also aware that efforts are underway to update the natural hazards mitigation plan for the town. We would encourage the town to integrate natural hazard mitigation efforts of both plans and to specifically call out the need for coordination of the two plans perhaps in the POCDs discussion of goal 10.2, the Mansfield Plan of Conservation and Development is integrated into decision making at multiple levels. We commend the town for its support of micro grids to minimize power disruptions to critical facilities and also encourage the town to consider identifying installation of backup generators at critical facilities and in developments serving the elderly and special needs populations as elements of various actions in the community life section. In accordance with our procedures, this letter will constitute final CROG action on this referral. The public hearing date has been scheduled for March 2, 2015. Questions concerning this referral should be directed to Lynn Pike DeSanto.

**Goodwin:** Anything else?

**Painter:** So that is what we have for correspondence. I am prepared, if the commission would be interested in doing a brief presentation.

**Goodwin:** All right. The public hearing will be conducted in the following manner. After the Director of Planning makes a very brief presentation we will then randomly call people forward to the table. Please state your name and address for the record and then state your comments. We do ask please do not read to us. If you have anything written that you care to hand in then please do so but we really would prefer if you summarize your comments rather than read to us verbatim from any written material. Linda do you want to make please a very brief presentation?

**Painter:** I will do that and I will state that we do have copies of the presentation that are available for the audience. This... in response to the request to make this brief, I'm going to go very quickly through this. I'm not going to go through all the details so the detail is on the handouts for everyone should they need it. So in summary this is actually the town's fifth plan of conservation and development. This is a statutorily required plan. We are required to update this plan every ten years. What is a little different about this plan is we are integrating it with the town's strategic plan. So trying to create one plan that will be used by both the town council and the planning and zoning commission. The town council did have a public hearing on March 2<sup>nd</sup> or I'm sorry. This is March 2<sup>nd</sup>. They had a public hearing last week on February 23<sup>rd</sup> and will be preparing comments for the commission prior to April 6<sup>th</sup>. So this is... we did have an extensive community involvement process to get to this point. We... so this has been going on over two years. It has resulted in a variety of strategy reports that got us to this point for the draft plan. We do have a vision statement in the first chapter. This vision is based on the community input we received. There are several themes which you can see in the PowerPoint presentation including one of the most strongly

voices ones was how... how the town preserves its rural character in... in most of the community. So we also had some guiding principals that helped us move forward both with this plan and will also be used as we review developments to make sure that we are looking towards the long term and remaining sustainable.

The plan itself is broken into several sections. The first chapters deal with conservation and preservation of community character and amenities. So we have a chapter on natural systems. This deals with everything... so our water resources, soil resources, forest resources and the various recommendations needed to protect those. We have the next chapter deals with open space – parks and agricultural lands. So this is really how people interact with... with our natural resources and talks about how we can better preserve our agricultural lands, how continuing to enhance our open spaces as well as our outdoor recreation opportunities for residents and how all those connect to one another.

The next chapter entitled Community Heritage and Sense of Place deals with primarily with historic preservation as well as this is where we start talking about how the town can... to preserve its rural character in most of the community and with the idea of focusing development in a few key areas as we grow and as... as people are coming with new projects. The community life chapter, this is really what most people would call services and facilities. So we discuss the variety of services and amenities that are available to residents both offered by the town as well as by others in the community such as the University of Connecticut, Eastern Connecticut State University and non-profit organizations. This chapter does deal with town facilities so we did try to identify the various conditions of town facilities and it does get into the need for doing a facilities plan over the long term. We also address issues such as community health in this chapter.

The next chapters deal with the physical and economic development of the community. A couple of the things that we did in terms of strategy reports during this process – we had one as agriculture that... that information has been folded into the chapter on open space, agriculture and parks. It is also in the economic development section and we also worked on the economic development strategy and housing strategy. So those are reflected in the chapters that you see here. So Chapter 6 is diversifying the economy. This focuses on how the town can work towards growing its economy but balancing that with again maintaining the character that the residents desire. So this is not about growing our economy exponentially at the cost of the character of the community. And we'll jump through all of the various goals there. As I mentioned, agriculture is incorporated in economic development. This is really a big change from the previous plan that focused more on preservation of agricultural lands and vistas. This rec... this plan recognizes agriculture as a business and part of our economy.

The housing chapter focuses on our housing needs. We have an aging population so there are goals in here that address how we can help seniors age

in place. It also addresses goals for affordability and neighborhood quality, community quality of life in neighborhoods and strategies and actions and recommendations for how we can help to stabilize in some cases or maintain our neighborhood quality of life.

The next chapter is infrastructure. Actually, this is actually we're going to skip the land use chapter and come to that at the end. The infrastructure chapter focuses on transportation, water and waste water, energy and resources and waste and recycling. So these are all the different types of infrastructure systems we have in place. Some of them are town owned. Some of them are owned by utilities. But again trying to address the infrastructure and how does infrastructure mix with the other goals in the plan in terms of natural resource preservation, community character and land use to support those other goals. One of the main things I would note in here and we will... you'll see it referenced several times in the plan, is making sure that we tie infrastructure investments such as water and waste water to those areas that are designated as places where we want to direct development to so that we're not expanding that type of infrastructure in portions of the community where we're trying to protect that rural character. And if they are going through that on their way to a mixed use center then we are limiting connections and have regulations in place to protect those areas. So this map just gives you an idea of walkways and bicycle facilities. It does identify in red the priority projects and this is based on a series of criteria identified in the chapter that would also be used to prioritize any future suggestions or requested projects.

And the next slide identifies water and waste water service areas. We currently have two main areas – one around UCONN in the Storrs area and then Windham Water Works and Windham Water Pollution Control provides water and sewer service in some parts of southern Mansfield.

The future land use strategy – this is where it all comes together. This is what most people think of when they think of a plan of conservation and development in terms of where are things going to happen. This is built on our current plan and I really want to reinforce that. This was really about taking our current designations and looking at the current plan or the town and saying okay, how can we better convey this information. It was not about expanding this and creating new centers. The... this is an existing... shows our existing land use map. The green is basically agriculture or forest land, Yellow is residential. In the dark blue is University owned property and I think that's something that really sets Mansfield apart from other communities. About 12% of our land is owned by the university. So it doesn't mean its all institutional kind of core campus uses but they do have extensive land holdings and that also effects our grand list and our need for economic development. This chart just gives you that break down showing that 12%. Most of that is the University of Connecticut with the exception of one parcel owned... owned by Eastern Connecticut State University with their ball field in southern Mansfield.

This slide shows the comparison of our current future land use plan with the proposed future land use plan. Again, the main areas where we're showing for we have three main commercial centers identified that called mixed use centers. Those are at Four Corner Store Center and the 195 Route 6 area. This is consistent with the existing plan. We also have compact residential areas in areas that had previously been identified or currently identified for medium to high density residential housing. You can see that most of the town and actually it's about 89% of the town, is designated for low density uses. So rural, residential, agriculture, forestry. And then we've also identified areas that are already in some type of open space or conservation use. So lands owned by Joshua's Trust, lands owned by the Army Corps of Engineers at Mansfield Hollow, state and town open spaces, etcetera.

And this is just a blow up of that map. We also have one... we have both the existing, the current future land use map and the proposed on boards for the audience to review. Again, all of these designations have been split into two categories. We had the designations you see before you. The purpose and intent of these is to conserve rural character. Again this is one of the major themes that we heard from the community. So those designations include conservation, recreation, flood zones, rural residential agriculture and forestry, rural residential village, which is basically our way of identifying our historic villages, mill villages and agricultural villages have a different pattern then the larger and more rural residential areas. Village Center. That would be Mansfield Center and Mansfield Depot and our rural commercial areas which are Perkins Corner and the intersection of 195 and Route 32.

The other designations which comprise about 11% of the land in town are what we are calling smart growth development areas. These are the... the mixed use centers that I referenced earlier, the compact residential areas. And the reason we went with this term was to identify that compact residential could be multiple things. It could be small lot, single family. It could be townhouses. It could be multi-families. So there are a variety of things you could do there. Those designations are typically located in areas that either have existing sewer and water service or have the potential to have sewer and water service. And again those are based on our current plan designations and then institutional. And so institutional, we have applied to UCONN's main or core campus area generally located south of North Eagleville Road. The north campus area where they have proposed the technology park and the depot campus area. So we have... the goals again of the land use plan are to maintain the rural character while accommodating growth and walkable mixed use centers, compact residential and institutional areas. And then the last chapter deal with stewardship and implementation. How do we make... how do we update this plan over the long term, make sure that it doesn't sit on a shelf and identify specific actions for that. It also addresses financial sustainability. That is really more along the interests in terms of the town council since they are responsible for financial decisions.

But one of the themes that we heard repeatedly from the community was you know people enjoy services. They want high quality services. They want amenities. They're also concerned about how it's paid for over the long term. So we wanted to make sure that we were being very clear up front that this plan is aspirational. We are not saying we are necessarily going to achieve everything over the next 20 years and that as decisions are made they have to be made under the framework of fiscal responsibility. So that in a nutshell is the plan and you can find copies online at the public li... you can take one out from the public library. We also have copies for viewing in the community center and the town clerk's office. So.

**Goodwin:** All right. Would anyone care to come forward and make a comment? Anyone? All right. Let the record reflect that no one has come forward.

**Kay Holt:** Yes we do have.

**Goodwin:** Oh. Well then let's... let's move along here people.

**Jacqueline Gryphon:** I think you can... can you hear me.

**Goodwin:** \_\_\_ and address.

**Jacqueline Gryphon:** Jacqueline Gryphon and I live at 47 Cedar Swamp Road. My last name is spelled G-R-Y-P-H-O-N. I have a couple of questions on the presentation. The... there is a notation about the Four Corn... well we were discussing or I was listening to you mention the Four Corners water and sewer hook ups and my question is an overall in general for this plan has there been or will there be an environmental impact study and how soon will that occur?

**Painter:** I believe that we're actually in the process of scheduling a scoping meeting for the proposed Four Corners store project.

**Jacqueline Gryphon:** What is a scoping meeting?

**Painter:** A scoping meeting, because there is state funding involved in the project, the Connecticut Environmental policy act lays out a process and so in terms of doing environmental reviews the first step is what's called a scoping meeting at which point there will be a presentation, opportunity to provide comments, answer questions and from that point it'll be determined whether or not it needs to proceed forward to a full environmental impact evaluation.

**Jacqueline Gryphon:** Do you have any idea at this time how soon that scoping?

**Painter:** I act... I believe it's going to be in the month of March. I don't know if the final date has been set.

**Jacqueline Gryphon:** And there will be public notice of this?

**Painter:** Yes.

**Jacqueline Gryphon:** Oh okay.

**Painter:** It is no... it is noticed through the Connecticut Council on Environmental Quality. They do an environmental monitor which I believe is published every two weeks and that's where all the scoping notices are published.

**Jacqueline Gryphon:** Okay. Good. Obviously I have an interest in this. I live on Cedar Swamp Road and this is a area that has a great deal of natural beauty and a great deal of beautiful wildlife there – songbirds, deer, the occasional fox and the low lying area, the somewhat wetlands area is vital to retaining the natural resources there including the animal presence. And I'm very concerned that anything that would disrupt and bring a water extension, regardless of whether this comes up my street or not, animals have an environment and a concept and a sense of environment that's very different from humans and so simply the fact that the... the pipeline or the waterline might not go up my street would certainly... we should certainly examine whether or not this presence is going to disrupt and to what extent the natural animal wildlife there. So there is a concern on my part and others that we thoroughly examine what this is going to be and certainly it goes along with our heritage here in Mansfield to be concerned with the environment. So many of the comments garnered by your research has shown that people really love the rural nature of this environment and it's very mixed use. I mean we have the university here but we also have farmlands and we have pastures, etcetera. And not thoroughly examining environmental impact would be counter intuitive. So I'll be keeping an eye out for that. There is one other question I have about compact use or compact housing or however you examine that. I didn't hear the word condominium. Is that a possibility or an aspect of the compact use?

**Painter:** It is just in the sense that we typically don't regulate ownership versus rental. So condominium is possible. So it could be rentals, it could be ownership. So condominium would be possible. We don't typically regulate whether or not it... you can rent or own a product.

**Jacqueline Gryphon:** Okay. Could you restate the agency that will be doing this scoping step?

**Painter:** I believe we're working with the Department of Energy and Environmental Protection.

**Jacqueline Gryphon:** Okay. Very good. Thank you.

**Goodwin:** Thank you. Anyone else? Sir, you want to come forward?

**Gary Bent:** I'm Gary Bent. I live at 97 Mansfield Hollow Road and I'm representing a group called the Eastern Connecticut Green action and we're concerned about the environment in terms of global warming and in particular about the expansion of the Algonquin pipeline and as most of you know that pipeline goes right through Mansfield and the idea is to expand its capacity through Mansfield. There is a compressor station on the Chaplin/Mansfield line and part of the expansion will be to put a much larger compressor in there. Now natural gas is called clean energy but it's not really clean. Natural gas itself is a greenhouse gas and these pipelines leak natural gas into the atmosphere, specifically the compressor station leaks a great quantity of natural gas. I've been out to the compressor station. You can stand beside the building and you can smell the natural gas coming out of the roof. So that's a greenhouse gas and of course burning natural gas produces carbon dioxide which is another greenhouse gas. So there are scientific studies that predict with the expansion that the gas companies want on pipelines that global warming will actually increase by 11% by 2050. So the idea is to keep the fossil fuels in the ground, not expand there burning which will produce more temperature rise. So what we would like Mansfield to instruct or at least request their state legislators to oppose this expansion. There is one that's going to start this year. There's a second one called Access Northeast which is supposed to start in 2018 and there aren't many details about that but there's at least two expansions of the pipeline which are in the works. Thank you.

**Goodwin:** Thank you. Anyone else? Yes ma'am. You want to come forward please?

**Lois Happe:** I'm Lois Happe. My last name is spelled H-A-P-P-E. I live at 56 Olsen Drive in Mansfield and I want to follow up Gary's comments because I think it's important for the planning board, planning and zoning commission to understand that while you're... your mandate to do good work and I appreciate your... the plan that you've developed, to do good work for Mansfield, nevertheless Mansfield is in a context and I think that's what I'm concerned about. When we think about the expansion of the Algonquin Natural Gas pipeline that goes through Mansfield, I understand that the decisions that are made about that pipeline are not really accessible to any of us here directly. However, the impacts of that expansion will be felt locally, even though we don't necessarily have access to those decisions. And so unless we think more contextually about what we want for our future, we're not going to be able to protect the natural order, the natural world that we enjoy here now. We will not be able to also protect our public health in the way that we would like to. Gary mentioned the fact that the compression stations will increase the emissions of natural gas and so forth. It's not just that this compression station will increase emissions. The larger the pipeline the more leakage, the more risk for breaks in

the pipeline with pretty catastrophic effect and the emissions are not just natural gas. There are all kinds of other components in the emissions that come from these pipelines. I know that we're concerned about economic development but as Gary pointed out, some of the economic development that is being promoted is being promoted by people's self-interests. I shouldn't say people's self-interests, company's self-interests. And I would urge this commission to look at the larger context of what we're doing and to also contact our state representatives, our governor and... and to also perhaps make comment to the Federal Energy Regulatory Commission which does have the decision making power to really call into question the need for this expansion and also to find out exactly what kinds of consequences will... will come to us as a consequence of doubling the size of this pipeline that goes through Mansfield. Thank you.

**Goodwin:** Thank you.

**Lois Happe:** I have a written comment that I would like to \_\_\_\_.

**Goodwin:** Please hand it in to the town clerk.

**SPEAKER:** Hello. My name is George Rawitscher. I live on Codfish Falls Road and I am very pleased this Mansfield Tomorrow Plans because they're not only looking forward but they're also looking backwards and are very broad and that is a very good thing for us to do. However, I am concerned a little bit with the implementation. And let me make an analogy. The civil rights movement was especially intense in the '60s but today, 50 years later, we still have a lot of racism in a large segment of our population. In other words it takes a long time for certain prejudices to dissipate. Now similarly global warming is still not properly accepted by a large fraction of our communities and therefore I really welcome the phrases which are in the goal 2-4 and 2-5 saying that the town is taking steps to moderate or adapt to the impacts of climate change. And so I very strongly recommend that a good message to implement these changes be devised because if you do such a thing we will be ahead of many other towns who let it ride and in the end suffer from terrible consequences of those storms which are predicted. And I believe in those predictions. So bottom line, let us work hard on the implementation as well. Thank you.

**Goodwin:** Thank you. Yes ma'am.

**Miriam Kurland:** Hi. My name is Miriam Kurland. I live on Wormwood Hill Road in Mansfield. I also would like to compliment all the hard work that went with the Mansfield Tomorrow Plan and I do like all the environmental things. I also urged you to pay attention to the sustainability committee's recommendations. They made some excellent. They gave some excellent input into... into things that can be improved.

**Painter:** And just for the record we have not yet received those fin... the final comments from that committee. We do expect them before April 6<sup>th</sup>.

**Miriam Kurland:** Oh okay. I just read them and they're very good. I'd also like to agree with Gary and what George said and what that young woman in the corner there said, got up and said about the gas pipeline. It's a... this is a very serious, horrible thing that's going on in our world and it's part of the national policy as well as the state policy. It's as much a democratic issue as it is a republican issue. The gas pipe... first of all, there's not a need for more gas infrastructure. What there is a need for is fixing up the infrastructure that already exists so that it doesn't leak as much gas and so that it doesn't destroy... keep destroying our world. Building more pipelines is going to have a devastating effect on the environment. The toxicities that go through it include radiation and a list of about 67 other... other toxins that come through from the fracking process itself and can be leaked into the communities. People all over New York, Massachusetts are... have been in an uproar and as you know New York has made a statement against it and won't allow fracking in their state. But... but they... what the people are also doing are they're... they're getting their towns, and this is where Mansfield Town Committee can come into place. They're getting their towns to make a statement or a proposition. I don't know what you call it. It's not... I guess it's not a legally binding statement but some kind of declaration that says Mansfield will not, does not want any expansion of the pipelines coming through their town and will not expect... will not accept any of the wastes, because there's tons of wastes involved with this. And will not accept any fracking because eventually there... as the... the fracking fields in Pennsylvania get depleted they're going to just... they're going to look for more and more places where there's shale. Not shale. Where there's gas. Is it shale? Oh. Okay. And one place where... where some is known is along the Connecticut River which isn't part of our town but it is... it does influence us. Also the... the gas is from fracked gas. They're not... it's not as much carbon as coal but it's much worse than methane and methane has been... has been agreed that it's something to... to the effect of 84%. 84... 85% worse than carbon for global warming and for climate change. So this is a critical thing. They're going through fall... they're pushing their way through farms. It's a private company that's going to make billions of dollars on us and they're also trying to develop a plan where we... we, the utility users, are going to pay for the billions of dollars it's going to cost them to build up the infrastructure. So our utility bills are going to have an extra fee if what they're planning goes through. The governors of the New England states have actually agreed to it in a meeting but some of the governors took it back, Shumlin from Vermont... Vermont's awesome and they're so on top of everything and they took it back. I believe the... the past governor of Massachusetts took it back but our governor is gung ho for this gas... gas pipeline coming through and we... we really need as a town to make a stand and to maybe write... and to write letters. If you want more information on this there's going to be an information center on the pipelines coming through given by the Connecticut Sierra club. The food and water watch

of Connecticut. And you could go online to their websites. You'd have to Google and 350.org Connecticut. They're going to be coming and giving a big information session at Mansfield Library on March 11<sup>th</sup> and I don't remember the time but. Does anybody know the time? At 7:00 PM. Okay. Thank you.

**Goodwin:** Okay. Thank you.

**Hall:** Joann?

**Goodwin:** Yes.

**Hall:** While I agree that these are very important points, aren't these better address to the Town Council? They don't seem to be something that's applicable to the Mansfield Tomorrow Plan or is that just me?

**Goodwin:** I think they're arguably applicable. Sir?

**Dave Nelson:** I didn't mean to lobby up here with this shirt. I just happened to wear it. It's one of mine. Although I do believe in it. My name is Dave Nelson. I live at 1 Fort Griswold Lane in Mansfield Center and... and I want to support some of the things that have been said in a different way. If you look at the... the plan here and the vision, I think there's an elephant in the room right here in the... the plan. Oh adapt to changing climate conditions. Adapt to changing climate conditions. Now that's going to be a very important thing for planning and zoning because I'm a member of the Citizen's Climate Lobby and we've learned a lot about the climate change. I mean if you don't believe in it just look outside right now. Now when you talk to people I think the average person has enough to worry about on their plate. They don't have to think about climate change. So they think things are going to go back to normal. You know next year won't be as bad. Year after that'll probably be the same see and I think the elephant in the room is the fact that everything is going to change. We have about five to ten years in this country to radically change our energy system from a natural gas and... and carbon producing things to sustainable energy – wind, tide and solar power. We have... we have a short length of time here and I think that may not effect the committee that much except in your own personal concerns for your children and the future of the town. But I think the town's adopting to climate change is going to be extremely important. We are going to have... you know there's going to be things like not only the snow, what if we have a winter that's like this or worse every year now? What if the flooding starts in the cities on the coast start getting flooded? You know these things are going to come. The... the major scientists involved in that say they're coming. There's... it's not a question of... of... it's a question of how soon, which is some debate but what I've read is we've got about five to ten years or else the... the effects are going to be irreversible and we're going to be in a terrible situation of climate disruption. So I... I think that the town somewhere should have a committee which is going to take into effect the... the problems posed by climate

change and that's what I... I don't see that in here in this... and there is a concern about adopting to it which I think is going to be very important but I think you need people who are studying this and... and coming up with proposals for... for you folks, Planning and Zoning, and for the town to... to work on this because I... I just think it's... it's really critical and it's like the elephant in the room because there it lies and yet we just give it sort of passing information. You know we're concerned about keeping the community the way it is. It's going to be very hard to keep it the way it is with the impact of the climate change.

**Goodwin:** Thank you. From the back there.

**Jim Morrow:** Jim Morrow, Chair Open Space Committee. Wanted to start with a thank you to the... the commission and staff for all the work that's gone in on the Mansfield Tomorrow Plan. The committee also we submitted written comments so I won't belabor them but the committee asked me to reinforce in your minds the role that open space plays in town finances and economic growth. Making it a desirable place to live and obviously the need for having good, high quality water in the area. And I know it's kind of unusual but give a moment if anybody wants to ask on the committee's comments?

**Goodwin:** Ken?

**Ken Rawn:** First of all what I'd like to do really is thank the open space committee for their input. I found the... your writing and thinking on this to be very, very useful. So I don't really have a question for you but I wanted to compliment you and the conservation commission in particular for your efforts on this. Thank you very much.

**Jim Morrow:** Thank you.

**Goodwin:** Thanks Ken. Anybody else? All right. Thank you sir. Anyone else?

**Pat Suprenant:** Good evening. Pat Suprenant. I live on Gurleyville Road and I also want to thank the commission and everyone else in the town of Mansfield who's had some input and role into shaping the future of Mansfield. I have actually some specific questions and some specific comments relative to the plan itself. One of the more troubling paragraphs which just doesn't seem to fit with the rest of the document states that if passenger rail service is restored to Mansfield, Mansfield Depot could once again become a railroad village. And it said further evaluation would be needed at that time to determine the appropriate mixes of use and residential densities to support the new transit connection including whether an extension of water and sewer should be considered. And somehow that to me flies in the face of what was pro... what has been promised to those in Mansfield with respect to the potential for a new water source through Connecticut Water Company. I wonder if that... that bothered anyone else in this room since we were promised almost from the start that there would be no

development as a result of water in particular coming from Connecticut Water Company and in any way coming down Route 44 passed the Johnson's Trailer Park area.

That leads me into my second specific comment which has to do with new service connections to Connecticut Water Company. There's absolutely no reference whatsoever in this document. I understand that it is still in the process of being determined even though DEEP has given a tentative determination and there is a public hearing coming up on that on March 25<sup>th</sup> here in Council Chambers. There's absolutely no reference to something which will become one of the biggest drivers and motivators of development in Eastern Connecticut and will certainly drive climate change. And anyone who cannot draw the dots between those two is clearly deluding themselves. So what I would like to know is why there's no reference made in that document and shouldn't there be? Furthermore in making its tentative determination about that application, the Department of Environmental Protection stated that in their own comments to the diversion application from Connecticut Water that the plan of conservation and development that would be the driver and the determinant of what is or is not developed along that pipeline. They are very specific. They said and I'll read it. Any service connections along Connecticut Water Company pipeline is limited to only those proposed land use of intensity allowed under the Mansfield Plan of Conservation and Development as of September 16, 2013. It would seem to me that we should have... as in any legal document there should be some reference back in this document to the 2013 plan in place at that time but yet there's no reference to it in your own document. Again, and I understand it's a very fluid. Many things can happen between now and when they make a final determination but still it seems to me that there should be some reference to this. This is an important overriding aspect and I do understand that the water advisory group will make those determinations and it's going to be based upon state or local agencies and only if they demonstrate environmental, public health, public safety, economic or general welfare concerns which to me is just about everything and anything. So I... but I would like to see some reference in this document to that water company plan.

Which leads me to my third specific comment which is where are the proposed overlay zones? I understand that at some point the more important second phase of this will be when you make determinations about implementing this plan through your zoning but where's the reference? Overlay zones are referenced a bazillion times in the environmental impact evaluation which I've read and looked through with regard to the water. That is how they say we will control development along the pipeline between the border of Tolland and here. Over and over again we were sited as the only community concerned with development that is induced by water and sewer but in particular I'm speaking to water. So where is the reference in this document? It is also referenced in the diversion application for the Connecticut Water Company. Somewhere in this document I'd like to see a nod at least to that. That we will control growth and

development along that pipeline. And it's very confusing. And Linda and I have had many exchange about how that's going to be done and it gets very circuitous and its gets very confusing. We need it to be somewhere in this plan. You may have answered this question. I'm not sure.

It leads to my fourth one which is cluster development. The difficulty with cluster development of course is municipal sewer systems. And if they're not in place how do you... how do you plan to impose cluster zoning because you're going to still have to have septic systems. So you'll have to have at least the minimum one acre. So, but Linda sort of implied at least that the cluster zoning was only going to be along those areas where in fact you have existing sewer. So I would imagine that that means what? Four Corners, the southern end of town. I wondered if that could be a little more specific because it says globally cluster zoning and there's several problems that... that can be imposed on the community by that including the need for street and sidewalk layouts that wouldn't be there if you had other sorts of zoning. I guess I'm troubled in this document since you know we have a lot of reference to rural character which at this point I'm starting to think is a person. But you know I'm looking at the document and wondering why is there no reference to any of the fauna and flora in particular specifically in the Town of Mansfield. Could you please add that to this document? We know for a fact that the spotted salamander in the northern end of town once existed there. We also know that there were species of birds that existed along that area that no longer are there. All that you mention in that document are trees to the exclusion of fish and fowl and amphibians and you know at the risk of being called a tree hugger, which I never thought I would, I still think there should be something in that document that ex... that expands the natural resources chapter.

It seems to me too in the document and I... and I hear this frequently but I think there's a disconnect between climate change and the encouragement of real estate development and the use of natural resources in particular. I mean there was a lot of discussion earlier tonight about the pipeline, the gas pipeline, but no one seems to be able to connect the dots between climate change and water and... and bringing water in from outside our borders to encourage development. I don't understand how in any sense of the word that can be defined as sustainable. In fact that flies in the definition of any academic definition of sustainability but there it is. And there's lots of references to sustainability and climate change in there.

So in closing what I would like to say is that I see this document for the most part as a really nice, feel good document but I don't see any metrics. And I see very few metrics. And I think you need to see more metrics. For instance how many homes do you anticipate? What's the maximum capacity of the Town of Mansfield? You know we're kind of already at a lot of it when you look at the map except for that 12% that you think you can grow this town out to. And I may remind you on that map you saw what 12% looks like. That's huge. How many

homes are we talking about? I mean years ago I think when Greg Patick [phonetic] was in Linda's position he did something like what? 40,000 homes? I mean I would like to see metrics associated with some of your comments in there. That would be very helpful because that's how... I'm a numbers person and I measure everything in terms of numbers and what it looks like and how it's going to feel. And nobody in this community no matter how many times you say rural character in that document does not tell me what that's going to look and feel like in 20 years or in 10 years. I would certainly like to see some containment of the desire to grow the depot campus through any public/private partnership. You know what always sound good in... in theory, in practice ends up sometimes being a disaster and it becomes a self-fulfilling prophecy when we talk about the need to develop these partnerships in order to increase tax revenue. What we're finding is one of the unforeseen consequences of the development across the street is an actual reduction in our \_\_\_\_\_ of \$400,000.00 this year. Most communities saw plus or minus 10,000. We saw 400,000 taken away this year and in part that calculation and that formula is based upon the grand list of the mill rate and our mill rate is suppressed and not going up as fast. So you're exponentially by encouraging some of this development pushing us further and further. It's becoming a self-fulfilling prophecy that there will be no pilot funds available. And that's just one crazy note on that whole concept because I know Peter Plant and I have had many discussions about whether or not revenue increase... tax revenue is increased by commercial development. I can't find any academics that are support that urban legend. That urban myth. If it were true. If that were the case, then it would be virtually free to live in New York City and we know that's not the case. We know it's one of the highest places. It's taxed to death. So think long and hard before you encourage this development as a way out. You can do virtually nothing to receive pilot fund money except sit there and collect the check. But what you did across the street has increased our public safety costs, our infrastructure costs. I mean the ongoing cost of just snow removal alone this year is tremendous. So it's not... it's not a teeter totter and it's not an erickmatic [phonetic] formula. It's very complicated. It's exponential. So I would encourage you to give us some more metrics in this document so we can at least interpret it intelligently. But I do applaud you for the effort and it is... this has really come a long way from the initial document that we all looked at and reviewed. And I thank you for your patience. It's rare for us to get up here and speak for more than five minutes without a bell going off and telling us to sit down. So thank you. You've been very polite.

**Goodwin:** Thank you. Anyone else? Yes sir.

**Arthur Smith:** Arthur Smith, 74 Mulberry and Smith, S-M-I-T-H. I just have a few comments that I'd like to make in going through the document. One, I think Pat addressed pretty... pretty well but it kind of occurs to me every time I look at it. What is the targeted population size? I mean do we have any sense of what we're evolving into? And it certainly has to do with keeping a rural character.

Just how many people do we envision being in the amount of space that we now have and how do we account for that? I brought this up in one of the earlier meetings and I understand that indirectly there may be some ways of doing this but it seems like this document should somehow embody that notion of size, which is population related. And also getting back to one of the ideas about expanding the economic base, diversifying the economy. One thing I found kind of pretty striking is that we have UCONN in... in our community and will continue to have UCONN in our community and yet it seems like we have very few ways of addressing their expansion. And I was brought to mind when I was looking at some of the... some of the contracts they set up. It's my understanding that they have the right of first refusal. So should those properties across the street go up for sale, UCONN could buy them because they have the right of first refusal and then they become state property. Have we looked at that scenario to determine how much money we would lose if those properties became once again state properties? So in looking at that, the whole notion of right of first refusal, I was wondering has anyone started to think creatively about how we could look at targeted parcels in our community that we would like to have a part of an overall open space plan. So we're actually planning for open space. Could we in any way set up something like this right of first refusal through abatements by giving somebody an opportunity to have some type of tax reduction if they would allow the town to purchase their property? I think this type of aggressive behavior on the part of the town is necessary because we have an expending competitor for space. And that doesn't seem as if it's hostile but it's competitive. We both want water and space and I was thinking in terms of what rural character means. Just is it the continuity of habit.

You know now we're engaged in some urban issues. Where do you smoke? You know in the past it wasn't an issue for us but now it seems to be. Where should we allow people to smoke? And also chewing tobacco. We may not all chew tobacco but there are some of us who do. How is that to be understood now and our concept of rural character. Also, walking the dog. You know that never used to be much of an issue but as we come into a more rural character how is that going to have an impact upon our continuity of habit. These are some considerations for character I think we have to embody in thoughts about who we are. And getting back to some of the concerns with contracts. As you may know, the department of energy and environmental protection has a lot of documentation that requires self-reporting. Why? Because they can't afford to send people out. Now there was a... a big concern not to long ago, last fall, that they hadn't reported for several months, four months in total, with regards to the vernal pools and the development of that construction site at the North Hillside Road extension and through Freedom of Information Act we found out that they had been remiss. So the real question is what impact on the vernal pools will this have if this self reporting falls short. So the question I pose myself is what role if any could this town in play in working with the DEEP to help with some of this reporting. That may be somewhat intrusive but it's property that's somewhat connected and we may be able to assert some type of rights and maybe in fact

we could work something out, a partnership agreement out with DEEP. But this would be an aggressive approach to monitoring. I don't see very much aggression. I don't see very much of a stance. I see a very passive document and as far as the document goes, I think it should be taught in our elementary schools. This is the first time I found out we had 68 dams in our community. I had no idea. 3500 acres of farmland. It was a lesson. I enjoyed it. I think it could be taught but there are other challenges for us that the document doesn't quite take on and somewhat related would be my concerns about partnershiping and private ventures. There are, as Pat mentioned, many hidden costs and when we start to partnership, what type of financial transparency does the community have? Can we review the documents and understand them? It seems like with the partnership documents they are very removed from the common person's understanding. And when you start removing people from the ability to make assessments and judgments they've been isolated and I think obstructive.

This also brings up another question that I've raised several times about bio-safety levels. We've never gotten an answer from the university that they aren't a possibility. They're just not being considered now. And we look at the nature of what they're attempting to do and the development they're initiating. We need to start contemplating what does this mean for our community and the safety of our community. That also brings me to a question that I've had just recently speaking with an expert about the sewage capacity here in the university and in our town. A lot more water is coming in and averages are very good as far as capacity but they don't tell the entire story when it comes to peak periods or peak hours. And when there's insufficiency at the sewage treatment facility, the waste water will go into the Willimantic River. And so this seems to be an area that's understudied and on some other notes just going through the document, this is the second time I've gone through it and it is vastly improved from the first time. I do appreciate all the effort that's gone into it. I can see there's a lot of hard work. Unrelated but looking at our community as one that we want to be diverse, as diverse as possible, I don't see any commitment with regards to handicapped access for the differently challenged or able for all of our parks and I see the need for a park plan. But I understand that to be something that we value sufficiently to put in and spell it out as an objective. Now I'm not sure if it makes a lot of sense to spend over \$400,000.00 for one park and not have accessible all of other parks but I'd like to see exactly how accessibility is defined and I certainly would like to see that as a part of an ongoing plan through the community.

And that brings me to another issue which is with regards to transportation. One of the arguments for the \$400,000.00 playground being located near our community center was that we have transportation that could bring people from around the community to that spot and I believe it was during the last Town Council meeting that I found out that the bus system that many rely upon is under funded. Perhaps it may not continue to be in existence. So how much planning

can we rely upon if we have so much uncertainty about what we take for granted that's already in existence? Where do we fit that type of more pinpointed need into the plan? Who's responsible for it? How do we rely upon it? How do we understand it? And I did have one concern about cluster development. And this is what I almost had in quotations and I've left my legal pad. I'm sorry. I remembered my gloves and left my legal pad on my desk but it was cluster development by right looking at a formula. I'm still kind of baffled by this. I mean it seems conceptually like a good idea to have a formula that gives somebody something but once you establish a right, how do you take that right away. And it seems to me this formula needs to be pretty clear and I'm not sure I see it anywhere in the document that spells out exactly how you would bring all the variables in that you would now consider on a case by case basis.

One last point, and thank you for your time, had to do with open space planning. I noticed that there were 465 acres that the town would control and I was concerned with regards to the continuation into perpetuity of this as open space and I notice in the document said that it would be subject to the Town Council. Well, if it's subject to the Town Council and Town Council's objectives then it becomes very political and I'm wondering if there needs to be a reconsideration of this land that's currently subject to the prerogatives of political agendas. And I hope that we might think about third parties being involved in all the lands that we have so they're not very easily changed from one purpose to another and certainly for those lands that are, we're hoping to have open and free for undeveloped use. Thank you very much for your time.

**Goodwin:** Thank you. Anyone else?

**Eva Csejtey:** My name is Eva Csejtey, that's spelled C-S-E-J-T-E-Y and I live in Mansfield, 351 Browns Road, actually it's Storrs. I'm still trying to figure that out but I live closer to Mansfield. Thank you so much for taking the time and energy to allow us to speak to you and for all the work that you've done in the past. I know that this has been a long process and only part of... part of you are here. There are many more working behind the scenes. I'm coming as a resident who was initially invited to be involved and been a little bit somewhat reserved about what I saw so I haven't been as active lately. I do see that a lot of things were taken into consideration and part of my issues are looking at what some people have already spoken about and that is global warming and how this community is going to address that. And I don't... I see that you know we're talking about resiliency but I don't see that the same as addressing global warming. Resiliency is how are we going to move along, how are we getting it... supporting our community. But what happens when we have those catastrophes that we've had? Those natural disasters if we want to call them natural disasters now because I think we now know that there's a link to human behavior. So how exactly is that being done? For instance when there's no longer going to be any food in the south because of major storms, how are we going to sustain ourselves? I'm happy to hear that we have 3500 acres of farmland. Is it... are

we able to grow food on there to sustain our community? So I'm looking at specifics as to when those situations arise, are we prepared to address them? Can we keep everyone happy? Are we going to be fighting with guns, those of us who have them, or sticks with our neighbors because we need food to eat? And I don't want to see that kind of combatative community. So I looked at part of it, the climate action plan \_\_\_\_\_ the impacts of capital projects, programs and policies. So I'm looking at we need to add global warming in that. And agriculture, what if our agriculture is... is hurt and we can't sustain and feed people. You know how are we going to deal with that? And I looked at a... a website which really was catered towards children, through the EAP and it talked all about global warming and then there was really some nice questions looking at flood zones. I think we definitely need to you know have specific plan of what we're going to do when there's flooding. How are we going to address that? Now I know Storrs is a little bit higher than Mansfield, because I happened to check that out, but that doesn't mean that it's not going to flood the whole area. Drought – I know that we don't have it too much but yes, then we'd have what... we've had a river not have too much water. Is that correct? Or no, I think there was some problems with that. It was tainted. But you just don't know what's going to happen. Even... even though this area doesn't generally have wild... wild fires. Plants and habitat – I think a lot of people have spoken about but we need every thing protected so that we can survive and I don't see a specific plan stating that this is what we're going to do in those severe circumstances. How we're going to address it. What actions will be taken? I think that pretty much sums up what I've got to say. Some people have already said some other things. So thank you very much again for your time. Maybe, and I will ask one question, maybe there is more detailed information in a plan. I mean is there more detailed information that will follow this document?

**Painter:** In addition to... so there is a goal that deals... that addresses climate change. There's also one that talks... which you mentioned which talks about resiliency and that's the hazard mitigation. There is more detail. We participate... the town participates in a regional hazard mitigation plan. So there are various actions that are recommended in there to address flooding, severe storms, things of that nature. We included some of those actions in this document but left the bulk of them in... in the actual hazard mitigation plan. And that plan is currently in the process. I think the first draft has been reviewed by FEMA and the Department of Energy and Environmental Protection and is undergoing corrections and updated based on their feedback.

**Eva Csejtey:** And when will we have that information?

**Painter:** We can... we can share with you at least the draft plan that we provided for the town in terms of actions. So we can get you a copy of that. I have not actually personally seen the comments from FEMA as to whether or not there are things we have to change with it. I know... as I say, because we are part of a region they are actually working on this for the entire...it used to be the

entire Windham region. So all the towns in the Windham region participate in this plan.

**Eva Csejtey:** Okay. And would there be like a group of people, like a committee that could focus just on those, that type of problem?

**Painter:** Right... well there... there are two separate issues and you're absolutely correct. There are two separate issues. One of that you know the issue of climate change, that is a goal in the plan. I believe that some of the actions in terms of coming up with a climate action plan one... one of the primary committees that was seen as being responsible for that was Assistant Town Sustainability Committee. So that's a resource. In terms of hazard mitigation, that falls more under emergency management and there is an emergency management committee.

**Holt:** Could I ask her to spell her name again?

**Goodwin:** Could you spell your name again please?

**Eva Csejtey:** C-S... C as in Cindy, S as in Sarah, E as in Eva, J as in Jennifer, T as in Tina, E as in Eva, and Y as in yellow.

**Holt:** All right. Thank you.

**Eva Csejtey:** That was my last name.

**Holt:** And your first name is?

**Eva Csejtey:** Eva.

**Holt:** Eva. Oh. All right.

**Eva Csejtey:** E-V-A. Thank you.

**Goodwin:** Thank you. Anyone else? Yes sir.

**Anthony Gioscia:** My name is Anthony Gioscia, Stafford Road. I just wanted to say a couple of words. I've attended several of the Planning and Zoning meetings and Plan of Conservation and Development informational meetings. I think I have a small sense of how... [mingled voices]. Oh, I'm sorry. I think I have a small sense of how difficult this process was. I appreciate the time spent by the council members, staff and others during this process. I own a property at the intersection of Route 195 and 32 and I agree with and support the designation of rural, commercial for this area in the Proposed Plan of Conservation and Development. As you are aware, part of this intersection and a percentage of Route 32 in both directions away from the intersection are

currently zoned commercial. Clearly this intersection of two highways is far from ideal for a residence and designating this area as rural commercial would be desirable and beneficial to the community for many reasons. For one, this designation would allow the home that currently occupies the property to be revitalized as a small scale office location. This intersection is the first intersection encountered traveling to Mansfield from the north on Route 195 and I believe it would be aesthetically appealing to have a small scale development that's designed to reflect the rural character of Mansfield here among the other businesses in the area. Secondly, the taxes derived from a rural, commercial designation would be greater than now derived as a residence. You know, also much of the proposed plan of conservation development pertains to economic development. I'm an optometrist. I'm affiliated with a practice that has been located in Mansfield for over 40 years. We provide a valuable service to many of the residents of Mansfield. We provide jobs. Our employees utilize goods and services of other local businesses. As an optometric practice we have a small footprint, very limited environment impact and utilize no more services from the town than a resident would. We're exactly the kind of business that has been outlined as beneficial to the economic development of Mansfield. I'm referring to Chapter 5 of the Proposed Plan of Conservation and Development, specifically page 6.5, Guiding Economic Development in Mansfield. I'd like to say a couple of words about water usage. I understand and agree with restrictions on water usage that would be placed on any development in this area. I also do not want sprawl development in this area. Specifically to this property, there's a 140 foot drilled well. This well is more than sufficient to provide water needed for a residence and the usage of water for office space is dramatically less than residential usage. I made a commitment to the community by associating with this long standing practice. I made an investment in the community by purchasing this property and I'd like to further invest in the community by revitalizing this property to utilize as our office space. I appreciate the... the opportunity to address this council and thank you for that opportunity.

**Goodwin:** Thank you. Anyone else? All right. Let the record reflect that no one is coming forward. We have a motion to continue this public hearing. Anyone? [mingled voices].

**Hall:** I move to continue the public hearing on the December 2015 draft of the Mansfield Tomorrow Plan of Conservation and Development to Monday, April 6<sup>th</sup>, to the Monday, April 6, 2015 Planning and Zoning Commission meeting.

**Goodwin:** Just December 2014 draft.

**Hall:** I just read what was.

**Goodwin:** I know.

**Painter:** I apologize. That was me.

**Hall:** The whippings will start.

**Goodwin:** Moved by Hall.

**Pociask:** Second.

**Goodwin:** Second by Pociask. Any discussion? All in favor?

**GROUP:** Aye.

**Goodwin:** Any opposed? All right. The public hearing will be continued on April 6, 2015.

**END OF AUDIO 01:21:00**

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January 20, 2015

**TO: MANSFIELD PLANNING AND ZONING COMMISSION**

**REPORT ON POCD REFERRAL POCD-2014-7: Proposed comprehensive update of the Town of Mansfield Plan of Conservation and Development.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-23 (g)(4) of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflicts with regional plans and policies, the growth management principles of the State Plan of Conservation and Development, plans of conservation and development of other municipalities in the region, or the concerns of neighboring towns. We commend the Town of Mansfield on drafting a thorough and informative Plan of Conservation and Development which strives to protect and strengthen its rural/rural village character including efforts to support and encourage agriculture, protect culturally and historically significant resources, and protect natural resources while encouraging compact development appropriate to specific areas. We also commend the Town for its proposals to promote use of renewable energy sources, to advance Complete Streets and bicycle and pedestrian planning efforts, and to collaborate with UConn on economic development, housing, and other issues. The Town might find useful the CRCOG/EPA Smart Growth Guidelines for Sustainable Design and Development (2009) as a resource on implementation of sustainable practices. These guidelines can be found at [www.crcog.org/community\\_dev/sustainable-dev.html](http://www.crcog.org/community_dev/sustainable-dev.html). The Town might also find the recent CRCOG Sustainable Land Use Code Project Model Land Use Regulations as a resource. These guidelines can be found at <http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use>. We note that the proposed POCD includes goals, strategies and actions related to natural hazard mitigation. We also are aware that efforts are underway to update the Natural Hazards Mitigation Plan for the Town. We would encourage the Town to integrate natural hazard mitigation efforts of both plans and specifically to call out the need for coordination of the two plans perhaps in the POCD's discussion of Goal 10.2 - "The Mansfield Plan of Conservation and Development is integrated into decision making at multiple levels." We commend the Town for its support of microgrids to minimize power disruptions to critical facilities and also encourage the Town to consider identifying installation of backup generators at critical facilities and in developments serving the elderly and special needs populations as elements of various actions in the Community Life section.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 3/2/2015. Questions concerning this referral should be directed to Lynne Pike DiSanto.

**DISTRIBUTION:** Planner: Ashford, Chaplin, Willington, Coventry, Tolland, Windham, Northeastern COG, Southeastern COG

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission

A handwritten signature in dark ink, appearing to read "Lynne Pike DiSanto". The signature is stylized and somewhat cursive.

Lynne Pike DiSanto, AICP  
Senior Planner and Policy Analyst

Town of Mansfield  
Ms. Linda Painter, Town Planner  
4 South Eagleville Rd.  
Mansfield, CT 06268

Dear Ms. Painter,

Members of the Commission on Aging commend you and your team for the thorough and exciting production of Mansfield Tomorrow. It is a vision of excellence which makes citizens proud to live in Mansfield.

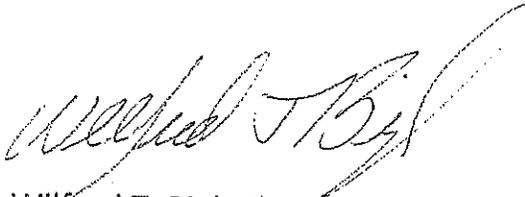
We notice, however, that although there is mention of increased senior housing and human services, there is no mention of a new Senior Center to accommodate the huge influx of those over 55 which will occur in the next ten years. The 2010 census estimated there will be 2971 senior citizens in 2020. Recognizing that this figure did not factor the number of new seniors resulting from the UCONN plan to increase the faculty by 240 to accommodate NextGen CT X initiative, the Tech Park planned to locate on the road presently being built, the new senior residents in the apartments built in the downtown Storrs area and the arrival of water and sewerage in the northern part of town, we conclude this figure is obsolete and should be increased significantly.

Our present Senior Center was studied in 2008 by a committee from the Commission on Aging, headed by Tim Quinn. At that time, the Senior Center was proven to be lacking in several areas and a report was sent to the Town Council. However, due to a nationwide economic crisis, action on the study was temporarily tabled. A later examination reported and placed on file October 2014 by Mike Nintean, Director of Building and Housing Inspection, details the deficiencies which could cause serious hazards to both structure and people using the facility.

It is painfully apparent that the SC is woefully inadequate to serve the needs and aspirations of present seniors. To imagine it would serve in its present state as part of the ambitious plan of Mansfield Tomorrow is not realistic.

Please consider including a new Senior Center in the final plans for Mansfield Tomorrow.

Members of the Commission on Aging appreciate your consideration.

A handwritten signature in cursive script, appearing to read "Wilfred T. Bigl". The signature is written in dark ink and is positioned above the printed name.

Wilfred T. Bigl, Chairman  
Mansfield Commission on Aging

MEMO (sent via email)

Date: January 15, 2015

To: Matt Hart, Town Manager

From: Transportation Advisory Committee, Lon Hultgren Chair

Re: TAC Comments on the Mansfield Tomorrow Plan of Conservation and Development

Copies to: TAC members, Director of Public Works, Director of Planning, File

In accordance with the recent referral, at its January 8, 2015 meeting, the Mansfield Transportation Advisory Committee discussed and compiled comments from its members regarding the draft Mansfield Tomorrow POCD.

Here is the compilation of the comments on the Transportation section of the Infrastructure chapter (Chapter 9) which were endorsed by a consensus of the committee members:

Sustainability and “infill” goals make transportation sense, and the committee supports these principles.

We support expanded public transportation, expanded transportation alternatives (including rail access in the future), expanded bicycle and pedestrian facilities and the complete streets concept. We think the plan should mention and support the Town’s efforts to become a designated “Bicycle Friendly Community” by the League of American Bicyclists.

Since the TAC has recently reviewed and endorsed the request that additional sections of local and state roads be added to the Town’s existing bike routes, we would like to see the bicycle section of the plan at least mention that the Town’s bike route system may be modified in the future as needs dictate (this refers to bike routes, not bike lanes or bike paths which are already discussed in the plan).

In the paragraph about Traffic Calming (page 9.8), emergency services approval of traffic calming improvements should be added to the criteria listing.

At the beginning of the section on Public Transportation (page 9.12), we would like to see the statement “as there is insufficient density to support public transportation in other parts of the town” modified so that innovative new ways of public or quasi-public transportation in rural/suburban areas are allowed for. Given the growing popularity of social media, transportation alternatives like ride share boards and Uber may be feasible in Mansfield’s less-dense areas in the not-too-distant future. Additionally, since all forms of public transportation are supported in one form or another, it is more a question of how much support a community (or region) is willing to pay for when it comes to choosing which areas should be served by public transportation. The committee would like to see some mention of the transportation needs for seniors (and possibly the volunteer driver program) as well.

In the roadway improvements section, we believe roundabouts should be considered (in place of signals) at intersections that will require upgrading, in particular Rte 275 at Separatist Rd, Rte 275 at Rte 195 (the Town has already purchased the right-of-way for this intersection), Rte 195 at N. Eagleville Road, and Hunting Lodge Rd at N. Eagleville Rd (as is already noted in the Roadway Improvements section). Also in this section, possibly on pages 9.6 and 9.7, the need to coordinate the signals on Route 195 to alleviate traffic congestion from North Eagleville Road to South

Eagleville Road should be mentioned. Finally, the pavement condition paragraph at the top of page 9.8 could be strengthened – for example, ending the last sentence with “in the interim the miles of roadway resurfaced each year should be increased” would help highlight this growing problem.

Thank you for referring this important document to the Transportation Advisory Committee. Please let us know if you need more detail on any of the above comments.

TO: Town of Mansfield Planning and Zoning Commission  
FROM: Town of Mansfield Agriculture Committee  
RE: Draft of Town of Mansfield Plan of Conservation and Development  
DATE: February 3, 2015

The Agriculture Committee is pleased to have had the opportunity to review and comment on the Draft Plan of Conservation and Development (POCD). The Committee greatly appreciates all of the efforts by Director of Planning and Development Linda Painter and Natural Resources and Sustainability Coordinator Jennifer Kaufman to create a comprehensive plan for our community.

The Agriculture Committee has been involved in developing the Town's POCD since early 2013. Committee members have attended nearly every public session and workshop through the course of developing this plan including the first Farmers' Forum held in February 2013. At the Farmers' Forum, participants helped develop an Agriculture Strategy for Mansfield, approved later in 2013, which is the basis for the agriculture-related Goals in the POCD.

The Agriculture Committee is committed to preserving existing farmland, encouraging restoration of prime agricultural soils, supporting farming families, encouraging new farmers, and supporting the viability of agricultural businesses in the Town of Mansfield. The Committee conducted its review of the Draft POCD with these priorities in mind.

The Mansfield community has expressed its strong desire to retain the rural character of the Town. The Agriculture Committee supports the POCD's emphasis on agriculture not only as a source of said rural character but also as an important part of the Town's economy.

In the POCD, farmland and forest land are treated separately, however, both types of land provide related economic and environmental benefits. The Agriculture Committee would like the POCD to state that agricultural uses are appropriate for some forest land.

In addition, some areas labeled forest land contain prime agricultural soils. The Committee recommends that the POCD should allow for the restoration of prime agricultural soils that are not currently in development but were farmland in the past.

Overall, the Agriculture Committee supports the emphasis on developing built-up areas, such as the Planned Development Areas, as a means of conserving rural areas including farmland.

The process of creating the new Plan of Conservation and Development has been understandably lengthy. Since the work on the POCD began, a new threat to farmland has emerged in other parts of Connecticut which the Agriculture Committee would like to see addressed in the Plan. Solar farms are a new source of development pressure on farmland as they are often sited on large, level, open areas. The Committee recommends that solar farms be included in the POCD as a type of development to discourage on farmland. The Committee also recommends that, when sites are considered for sources and/or production of alternative energy, consideration be given to the effects on existing and potential farmland both on and around the proposed site.

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TO: Mansfield PZC

RE: Mansfield Tomorrow: Plan of Conservation and Development T

FROM: The Mansfield Parks Advisory Committee

DATE: February 22, 2015

At its February meeting the Parks Advisory Committee (PAC) reviewed the Mansfield Tomorrow: POCD, paying special attention to those sections where PAC was assigned as one of the groups carrying out the actions. As we went through the document, we gave Jennifer Kaufman our comments and proposed changes.

The committee felt that the plan will be a useful tool as Mansfield moves into the future and especially appreciated the detailed attention given to open space and parks. The action plans developed for those sections were so thorough that we had very few suggestions for improvement.

One item that PAC was especially pleased to see included in the plan is the development of an Environmental Education Center to enhance the enjoyment of the parks. Goal 2.1, Strategy A, Action 4 addresses this need and we even propose to move up the timetable to make this a reality sooner.

PAC appreciates the opportunity to comment on the draft and applauds everyone involved in its writing.

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February 17, 2015

To: Linda Painter, Director of Planning and Development

From: Open Space Preservation Committee

Re: Comments on the Mansfield Tomorrow Plan of Conservation and Development

The committee reviewed the Plan at their January 20 and February 17 meetings. The committee supports the Plan and appreciates the efforts of the community, staff and advisory committees to create a vision for Mansfield's future success. We recommend that this Plan be approved with some revisions and additions noted below.

### Natural Resource Protection Zoning

#### CHAPTER 2

Need to add Strategy for NRPZ zoning to Goal 2.6. See Goal 3.4, Strategy A for example.

#### CHAPTER 3

1. The section on Tools for Preservation of Open Space (pp 3.19-20) should include a brief section C about regulatory tools, such as the current subdivision regulations with open space dedications and potential alternatives for open space preservation, such as Natural Resource Protection Zoning (NRPZ), which is already referred to in the Goals for this chapter (Goal 3.4, Strategy A.) This text should include a reference to the NRPZ material in Chapter 4 (pp. 4.14-16) and in Appendix D.

#### CHAPTER 4

The NRPZ material on pp 4.14-16 discusses the layout for an entire parcel. This text and Goal 4.2. need to include a reference to Appendix D for examples of layouts for clustered housing within an NRPZ parcel.

The committee recommends that common driveways be allowed only within the clustered housing area to prevent development in the natural resource areas in the rest of the parcel.

Related recommendation for Appendix D:

- In Appendix D, need to state that the illustrations are examples of layouts for clustered housing, not for the layout of an entire parcel.
- It would be most useful if Appendix D included all the information about NRPZ in one place. Therefore, recommend providing a second copy of the NRPZ material from Chapter 4 here so it is clear how the parcel layout and cluster layout work together, and so all the concepts can be found in one place.
- If do not include Chapter 4 material in Appendix D, there needs to be a reference back to the material in Chapter 4 for information and for an illustration of an entire parcel with NRPZ zoning.

## Conservation/Recreation Definition and Map

### CHAPTER 8

1. Map 8.3, (p 8.14) is titled "Future Land Use." The Conservation/Recreation Land designated on this map gives the impression that future land use for these purposes will be restricted to only the areas shown on this map. Since a priority in the Plan is to continue to preserve land and expand recreation resources, having such a restriction on the map for Future Land Use would be incompatible with the goals in the Plan. Recommend that the legend be revised to "Current Conservation/Recreation Land" or "Conservation/Recreation Land as of 2014" so it is clear that future land uses for this purpose will not be restricted to the areas currently shown on the map.

2. The definition of Conservation/Recreation (p. 8.17) needs to be clarified and made consistent with other parts of the Plan, such as page 3.17. This may be the only place where someone would read about this topic, so it is important that it include all basic information. The statement should include private land and make it clear that "agricultural" includes forest land. A recommended revision (added words in boldface):

"Land that is currently held by a public entity or land trust as a preserve, park or conservation land, including (~~delete agricultural~~) **private farm and forest** lands protected by easements. Land in this category is not necessarily permanently protected by easement or deed restriction.

3. This category includes land identified as "preservation" or "conservation" in UConn's *2004 East Campus Plan of Conservation and Development* and ECSU's recreation fields. This category should also include UConn conservation and preservation areas on the North Campus (as shown on Map 8.3), and these areas should be listed or referenced in the text on page 8.17.

### **Connection Between Conservation and Development**

The connection between the C and the D of the POCD needs to be strengthened. Chapter 2 includes many references to the role of natural resources in the success of the Town's health and economy. Chapter 6 misses opportunities to make this connection. Some suggested additions to Chapter 6 to improve this connection:

Page 6.5 The second paragraph should include agricultural land's contribution of services and fiscal support to the economy. Suggested addition:

"The Town must take a more active role in economic development activities...In addition, growth of the agricultural sector has been identified as a key objective by the community, both to increase food security and community resiliency, and also because of the scenic and rural character of the community. **Farm and forest lands also contribute to the Town's economy by providing "eco-system services," such as clean water, and by requiring lower levels of Town services than residences.**

In footnote 3, the cited document's title is *Planning for Agriculture*, so agricultural data should be included to give the message that agricultural/open space uses have equal fiscal importance as other land uses. Including this data helps balance an overemphasis on commercial/industrial development on page 6.11. Suggested addition:

"See, for example, *Planning for Agriculture*.....population ranging from 5,000 to 25,0000 that show commercial and industrial properties costing municipalities a median of \$0.27 in services per \$1.00 in tax revenues compared to costs of \$1.09 for residential properties. Agricultural land/open costs a comparable \$0.31 in services. It also cites national data showing a median of \$0.29 in services for commercial and industrial properties and \$0.35 in services for agricultural land/open space versus \$1.16 for residential properties. ~~The data also show similar variations between agricultural land/open space and residential property.~~"

Page 6.16

Need to include the large quantity of agricultural lands and their environmental benefits.  
Suggested addition:

"While not a major economic driver in terms of income or jobs, agriculture remains important to Mansfield. 22,175 acres of farm and forest (75% of Mansfield) contribute to the Town's economy by providing "eco-system services," such as clean water, and by requiring lower levels of Town services than residences. Preserving these benefits is critical to Mansfield's businesses and fiscal success. Agriculture enterprises use the most business-related acreage in town (16%).....

Page 6.31

There are no Goals in Chapter 6 to address the positive impact of agricultural lands on the Town's economy. The Plan needs to include open space preservation as an important tool to maintain the economic benefits of farm and forest (see notes for page 6.16). The agriculture-related goals in Chapter 6 are only about business issues, so we suggest adding an Action to Goal 6.1, Strategy A, which states: "Ensure that Mansfield has sufficient resources and capacity for economic development." We recommend including agricultural land as a resource for the Town's economy. Use the wording below or refer to Goal 10.3, Strategy B, Action 4. -

Goal 6.1, Strategy A, Action 3 Continue the Town's open space preservation program to maintain the ecosystem services and revenue benefits from farms and forest lands.

We also recommend adding a measure of effectiveness: increase in preserved farms and forests.

#### Conservation Commission Recommendations

The Open Space Preservation Committee reviewed a draft of the Conservation Commission's recommendations at their February 16 meeting and endorses these recommendations.

PAGE  
BREAK

TO: Planning and Zoning Commission, Town of Mansfield

SUBJECT: MANSFIELD CONSERVATION COMMISSION comments on the  
Mansfield Tomorrow: Plan of Conservation and Development (POCD)

Date: February 18, 2015

The Mansfield Conservation Commission (CC) is assigned responsibilities by the Connecticut General Statutes (Sec. 7-131a). CCs are established for "the development, conservation, supervision, and regulation of natural resources, including water resources," within the Town's territorial limits. In this spirit we make the following comments:

The CC is pleased to see that the Mansfield Tomorrow "visioning process" has resulted in a POCD that affirms the community's high appraisal of and commitments to conservation. Indeed, our water supplies, forests, wetlands, and agricultural lands and soils are our most valuable resources, and they can never be replaced or replicated. To that point, the CC is encouraged by sections that promote the preservation and protection of our natural resources, such as: Action Plans in Chapters 2 and 3; discussion of Natural Resource Protection Zoning (NRPZ); collaboration with the University of Connecticut to protect water resources and reach conservation goals for East Campus and other University-owned farms and forests; and repeated mention of prioritizing site redevelopment to protect farmland and forest.

The CC also recognizes the POCD's emphasis on the many opportunities that exist for conservation and resource protection through the review, update, and/or creation of Town regulations. As is their intent, these recommendations – if implemented – would significantly improve the Town's ability to make measurable progress on short- and long-term conservation goals. The recommendations address goals in climate adaptation (carbon neutrality, renewable energy, stormwater management), resource management (Town forests, deer population), growth (building code, subdivision regulations, transportation, water/sewer planning, community gardens), and economic development (agriculture). Regulations of particular importance to the CC are those concerning land use and water resources. Updated land use regulations (and zoning) will have significant impacts; for example, remedying the misuse of common driveways, as the POCD endorses in Goal 3.4, Strategy A, Action 4, will realign this regulation with its intended conservation objectives. A notable recommendation on the protection of water resources is in Chapter 9, promoting the "...adoption of independent [of the University's] water conservation policies to ensure conservation remains a priority." Given the focus of the CC's charge, detailed comments on Mansfield's water resources are to follow.

In addition, the CC feels that some sections may become valuable resources to the entire community. Table 3.1 "Parks and Preserves with Public Access in Mansfield" is a readable summary that could be reproduced as a Town pamphlet. Similarly, Action Plans at the end of each chapter deal with huge amounts of information, yet they are well-presented, accessible, and navigable. For these accomplishments and many others, the CC thanks Town staff and volunteers for their contributions and dedication to this project.

However, the CC has concerns that the overall tone of the POCD is somewhat unbalanced. **Outside of Chapters 2 and 3, it seems that topics are described from the perspective of development – even limited development – rather than from a perspective that chooses, when appropriate, to clearly state that conservation/preservation values are more important to the community's future.** Where this balance is absent, the POCD misses opportunities to explain, caution, and otherwise remind readers about the impacts of the inter-dependence between natural resources and the economy, transportation, housing, etc. This idea of inter-dependence is presented in Chapter 1 as Sustainability Principle #1 (POCD page 1.11):

"Preserve natural systems and resources...the focus is on maintaining natural systems, including wildlife habitat, forests, and water resources such as wetlands, stratified drift aquifers, rivers and streams. These resources and systems provide Mansfield residents and adjacent areas with 'ecosystem services,' such as clean air and clean water. Mansfield's abundant natural resources support residents' desire to maintain the town's 'rural character,' mostly conceived as the rhythm of forests, farms, hills and waterways that provide scenic vistas and a living legacy of forests and farms."

This CC embraces this principle and, through our comments below, aims to strengthen its place in the POCD.

### Comments regarding Water Resources

The CC appreciates the reference to "connectivity" in the Natural Systems chapter (p. 2.6). This includes the impact on the quality of available water from connected systems, from small streams and aquifers to rivers, reservoirs and, eventually, Long Island Sound. What seems to be missing from the draft POCD is the connectivity of clean water with the other sections of the POCD. Without an adequate supply of water there can be no growth, economic development, etc. The CC appreciates that it will be the PCZ and the updated zoning regulations that will be responsible for insuring that Mansfield continues to have a sufficient supply of clean water for future growth. The CC urges a pro-active approach to protecting Mansfield's water resources. Currently most residents rely on individual wells for water; these groundwater wells must be protected. There will be individual cases where the Department of Public Health standard separations may not be sufficient (e.g., in sandy soils, including runoff from impermeable surfaces or septic systems will migrate more readily into drinking water than under ordinary circumstances).

Protection of Mansfield's aquifers must be a priority. The State of Connecticut does not adequately protect its aquifers and emphasizes only those public water supply aquifers that have been Level A or Level B mapped according to the DEEP's aquifer mapping regulations. These regulations utilize an outdated and inappropriate model (March 1, 2004, CC letter to Connecticut DEP's Corinne Fitting). A telling result of this model may be seen in Map 2.2: Hydrology (p. 2.7). This map shows that parts of the top of Horsebarn Hill, nearly a mile from the Fenton River aquifer utilized by University, are protected as direct recharge areas. By contrast, the model leaves areas immediately adjacent to the aquifer unprotected. The Town of Mansfield has a State-mandated Municipal Aquifer Protection Agency, but it is charged only with the protection of the University's currently utilized aquifers that have been subject to Level A mapping. The majority of the aquifers in Mansfield that may be needed to provide water in the future remain largely unprotected.

The Town's aquifers and rivers are resources of great value to both the Town and the University, as has been recognized in various actions and agreements. It continues to be in our joint interests to protect them. Because of the University's significant land holdings in Mansfield, the protection of many of the Town's aquifers must be a joint effort. The University's water system is shared with the Town. This is appropriate, for none of the land in which the aquifers are found, or the aquifer recharge areas in question, are wholly owned by the University. The cooperation between the University and the Town has a long history. In the early 1900s, the University chose to separate its water supply and waste systems, primarily to avoid the possibility of contaminating the Willimantic reservoir with typhoid germs. It was at that time the wastewater disposal was moved from the Fenton River watershed to the Willimantic River watershed. We note that later, in 1923, 1925, 1927 and 1929, the State Legislature appropriated sums for "Water Supply, Mansfield and Connecticut Agricultural College..." This cooperation continues to this day.

Both the Town and the University need to go beyond the minimal protections mandated by the State. Not only must those aquifers utilized by the University be better protected, but the other, even more significant, aquifers in Mansfield must be protected, as well. The aquifers not currently used as sources of community wells enjoy relatively little protection at the present time, even though their viability is crucial to the growth

of both Mansfield and the University. Again, these aquifers and their associated recharge areas (potentially Class I lands) must be protected through zoning in the Town of Mansfield and conservative land-use policies.

The uses of private land must be regulated so as to protect the aquifers. Zoning regulations appear to be the primary tool available to the Town. Mansfield did institute two-acre zoning in most of the Fenton River watershed to minimize the impact of development on the watershed. The CC is recommending that the area within 500 feet of a stratified drift aquifer be a regulated area, administered by the IWA in the same manner as is currently done for wetlands (within 150 foot feet of wetlands). The protections afforded this regulated area might parallel those dictated by the State to the Municipal Aquifer Protection Agencies (e.g., forbidding gas stations and dry cleaning establishments in the regulated area). Future development must not impact negatively upon the ability of the land to recharge the aquifers with useable water.

In Chapter 9 on Infrastructure, under the themes on p. 9.2 comments are displayed about the public concerns for water (importation of water and the impact of continued development on water quality and availability), but little more is said about water in Chapter 9. At the very least on p. 9.17., the text box "Water Needs" should repeat that most homes in Mansfield depend on wells for water and the viability and purity of these and future wells must be protected.

**Recommended Changes** (listed by POCD chapter and page number):

Chapter 2

2.9 – ADD: "To this end, the IWA regulates land use activities within 150 feet of a wetland, watercourse or water body. Advisory to the IWA is the Mansfield Conservation Commission, an unelected body that may openly discuss and make recommendations on land uses and impacts on wetlands and other surface waters."

2.17 – Regarding the growth of deer herds, ADD "...widespread distribution of Lyme disease-causing ticks, damage to agricultural crops (& residential plantings), and increasing hazard to our roads."

2.18 – Include a citation for this statement: "From an economic standpoint, private forest tracts usually provide more tax revenue than they cost in Town services."

On the same page, ADD: "...and the aquatic fanwort and water chestnut..."

2.24 – In **Map 2.4 Dams**, ADD explanation for why certain dams ("Lowell Dam, Nasansky Pond, Cone Pond, Tifts Pond (Hanks Hill Reservoir), and Separatist Rd detention basin") are "not shown" on the Map.

2.31 – In **Strategy A**, ADD a new Action: "Encourage the University of Connecticut to establish a preservation area for their well field along the Willimantic River, as they have done for their Fenton River well field."

2.33 – In **Strategy A, Action 1**, ADD "Conservation Commission" to the WHO list.

2.35 - ADD a new Action to **Goal 2.4** that specifically addresses goals in forest preservation. The second "Measures of Effectiveness" for Goal 2.4 states "Acres of forest permanently preserved." The CC strongly supports this Measure but finds no corresponding Actions to preserve forest preservation.

2.36 – Revise **Action 1** as follows: "Seek funding for climate adaptation and mitigation projects, including the conservation of forested lands."

- 2.37 – In Chapter 2, include a description of the Town’s process for identifying trees for removal as well as definitions of the labels mentioned in the Measure below.

This is in regard to the **Measures of Effectiveness in Goal 2.5:** “Increase in number of dead, dying, dangerous, or diseased trees removed from our town rights-of way.”

Because of the high value placed on roadside trees (preserving rural character, cooling effect of canopy, etc.), information on the Town’s tree removal process would foster a clearer understanding of how and why trees are removed.

- 2.41 – In **Strategy B, Action 1**, ADD descriptive text and/or examples regarding “innovative regulations...avoiding forest fragmentation.”

- 2.42 – In **Strategy B, Action 6**, ADD “Conservation Commission” to the WHO list.

### Chapter 3

- 3.3 – In describing the benefits of open space, ADD to the first bullet: “Open space supports and protects the town’s natural resources...”

- 3.4 – In the third paragraph, below the bullets, CHANGE as follows: “...information on the various purposes of open space and tools for long-term preservation and stewardship. The goal is to ensure that future generations continue to reap the benefits that a robust open space network provides, and then build upon it.”

- 3.6 – ADD Horsebarn Hill Road to list of important existing viewsheds in the last paragraph.

- 3.9 – CHANGE the acreage of Spring Manor Farm from “N/A” to the actual acreage as known by the Town or the University.

- 3.19 – In 3) **Private land protected through conservation easements**, CHANGE as follows: “Town-owned conservation easements ... can only be amended by action of the Town Council. To ensure the permanent status of open space, the Town should improve the policy for such amendments by requiring a public hearing and passing the measure by a supermajority of the Town Council.”

- 3.20 – Include more detail about Public Act 490’s “open space option” and recommend that the Town make this option available to residents.

This is in regard to the section describing PA 490 as one of our **Tools for Preservation of Open Space**, which the CC strongly supports. The last sentence, however, reads “The PA 490 use value assessment for...open space is optional for municipal property tax; Mansfield does not currently offer this PA 490 assessment.”

- 3.26 – In **Strategy E, Actions 1 and 2**, ADD “Conservation Commission” to the WHO list.

### Chapter 4

- 4.4 – In **Map 4.1 Archeological Assessment**, revise the Map to include important historic sites, currently not identified on the Map, in northeastern Mansfield. The following changes will include the remains

of the mills on Codfish Falls, established around 1700, and many historic sites along Codfish Fall Road (Wade Cross house site, Hartshorn house site and shop, Daniel Cross house and barn site; *per 1769 road survey*).

The revisions are:

- extend Gurleyville historic site area to reach Fisher's Brook historic site area to the north.
- extend Fisher's Brook historic site to the west to Codfish Falls.

4.15 – Regarding the concepts and objectives of **Natural Resource Protection Zoning (NRPZ)**, the CC recommends that:

- common driveways, a design strategy of NRPZ, be given special attention. Previous efforts to promote cluster development in Mansfield has permitted the use of common driveways. However, in many of the approved subdivisions common driveways have not led to clustered housing but rather, as the POCD accurately states, have become "...an inexpensive way for developers to develop back acreage which could otherwise only be accessed by a new road, thereby allowing development of land that previously would not have been economically feasible." Consequently, subdivisions of this design result in forest fragmentation and completely fail to meet the Town's goals for open space preservation. If developers are permitted to design using common driveways, NRPZ will need to use unequivocal language to address these problems. This need was verified by the consultants hired for Mansfield Tomorrow, who evaluated the Zoning and Subdivision Regulations for effectiveness in promoting sustainable development principles. They found that "One deficiency... was that while many issues are mentioned ..., in many cases this is limited to soft intent statements with no specific, enforceable requirements to back up the intent."
- NRPZ be mandatory whenever the land being developed can support it, and deviations are by special permit only.
- NRPZ include the preservation of agricultural lands (and designated agricultural soils), stone walls, and historic structures or ruins.
- the key variables listed in Appendix D be established at levels that ensure the best effort to pursue the preservation of open space and protection of natural resources.

4.23 – Regarding **Scenic Roads**: "While preservation of these scenic vistas remains a priority, there have been recent concerns regarding the potential for scenic road designations becoming a barrier to achieving other objectives, such as expanding the bicycle and pedestrian network and maintaining electric reliability. Competing objectives will need to be addressed prior to future designations of new scenic roads."

The CC disagrees with this statement. The Scenic Road Ordinance is a valuable tool for ensuring and maintaining the Town's rural character, a priority voiced repeatedly by the community in the Mansfield Tomorrow visioning process.

With regard to bicycle and pedestrian network, it is inappropriate to say that Scenic Roads are a barrier to this objective. They are not competition and in fact can be mutually beneficial. Some Scenic Roads are regularly used by walkers, joggers, and bicyclists (some being commuters); it is likely that the roads' low speed limits and scenic qualities play a role in their choice. In this way, Scenic Roads are an asset.

With regard to electrical reliability, the Scenic Road Ordinance does not restrict the utility in any way. While the ordinance has a procedure for tree services on Scenic Roads that takes more time than a road not designated, the procedure follows the intent of the ordinance (to provide special consideration and opportunity for public comment) and still fully supports the maintenance of

electrical reliability. Last year, this process took place exactly as intended, and it seems that residents and the utility were heard and decisions were made. If this process is more difficult than it appears, the CC requests that a detailed description of its challenges is made available, so that revisions rather than moratoriums can be employed.

Therefore, the CC recommends:

- Before deciding if these objectives are exclusive of one another, it would be useful to evaluate and rank Town roads considering both objectives (unless it has already been done). Such a study could reveal that roads ranking well for bicycle/pedestrian planning do not conflict with roads ranking well for the Scenic Road designation.
- If the PZC or Town Council (or other Town representative) supports a moratorium on further designation of Scenic Roads, the CC will urge that the PZC or Town Council publicly recognize the decision by putting the item on their agenda and voting on a motion to proceed with such a moratorium.

4.29 – CHANGE the first Measures of Effectiveness in Goal 4.2 to “At least 75%...” or “A minimum of 75%...”

4.32 – Reconsider Action 3, which states “Consider expansion of the Storrs Special Permit District.”

Given the current restrictions to the physical footprint of Storrs Center (slope, University and Town land holdings, residential properties, lands in conservation), the feasibility of this Action appears to be quite limited. Secondly, it is the position of the CC and many residents that the current extent of Storrs Center is satisfactory and need not be expanded. The POCD has identified other mixed-use centers in town that can better absorb further development.

## Chapter 5

5.5 – Correct, if necessary, **Map 5.1 Public Facilities**. It appears that the shaded area surrounding Mansfield Middle School and the Public Works Garage/Dog Pound (#5) includes portions of Bicentennial Pond and Schoolhouse Brook Park.

## Chapter 6

6.5 – In **Guiding Economic Development in Mansfield**:

- CHANGE the last bullet on the left as follows: “Support sustainable, productive agriculture and forestry, farmland preservation and farmland restoration. Tax revenues from these land uses exceed the cost of community services for the Town.”
- ADD a final bullet: “Protect the water resources that economic growth depends upon.”

## Chapter 7

7.1 – Emphasize Sustainability Principle #1 in the **Overview** of Chapter 7.

Given the experience of the unintended use of the Shared Driveway Ordinance (SDO), the CC believes it is important clearly identify Mansfield’s commitment to this principle within any section of the POCD that deals with development. The vision contained hereon to handle varied and changing housing needs is commendable. It would be unfortunate if this vision were subverted in a

fashion similar to the SDO. The CC suggests adding the following to the end of the third sentence, "...while maintaining the commitment to preserving natural systems and resources."

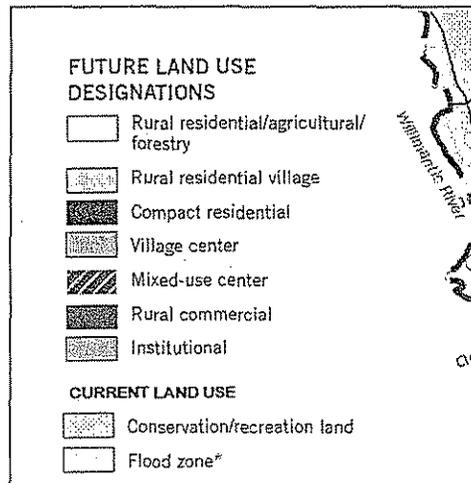
- 7.10 – Regarding issues that occur when the off campus student housing and residential neighborhood environments adjoin one another or are commingled, the CC would like to see a portion of the training school campus zoned for apartment style student housing. The POCD states that UConn currently houses a higher percentage of students on campus than most universities. The POCD also projects an increase in student population. It seems fair that the university should help minimize the impact of this growth on Mansfield.
- 7.21 – Reference Sustainability Principle #1 in the neighborhood design bullet for the same reasons mentioned regarding the Overview (Ch. 7).

### Chapter 8

- 8.3 – In **Map 8.1 Existing Land Use**, update the Map to show the Kessel and Deveraux properties as Ag/forest land (with the exception of the house lots).
- 8.7 – In **Common Themes**, ADD a new Theme: "Protection of our groundwater and surface-water supplies, including stratified-drift aquifers."

It is apparent, from comments at public meetings and those summarized in the POCD (Chapters 2, 3, and especially 9), that residents have concerns about the Town's water resources and see their protection as an essential theme to guide future land use strategies.

- 8.10 – In **Plant trees in mixed-use and compact development areas**, ADD: "Trees, preferably native species, should be chosen for suitability to these tasks."
- 8.14 – Regarding **Map 8.3 Future Land Use**, revise the Map as follows:
  - In the Map legend:
    1. **SEPARATE** the designations Conservation/recreation lands and Flood zone from the designations above them. This will differentiate the actual future land use designations (the seven above) from those showing only the current status of a designations' land use (the two mentioned here).
    2. **INSERT** the sub-heading "Current Land Use" above Conservation/recreation lands and Flood zone.



- ADD footnote to **Conservation/recreation lands and Flood zone**: “This designation shows the status of this land use as of 2015 and is subject to change.”

The purpose of this change is to reinforce that these designations show only current land uses and not projected uses (as the designations above do).

- ADD footnote to **Rural residential/agricultural/forestry** (or ADD footnote to all designations in the legend): “Future land conservation projects (e.g., purchases/donations of development rights, open space acquisitions) will occur within this category.”

The purpose of this change is to state clearly that future land conservation projects are permitted and will occur within the other designations. This information is missing, and this footnote will achieve this without identifying areas of Mansfield or privately owned parcels.

The CC strongly recommends these changes, as the Map is frequently referenced and described as the “guidance document” that “will help to guide decisions on new zoning and land use regulations designed to achieve the vision and goals of this POCD.” These changes are recommended in order to clarify the Map’s information. While the title designations are defined as “future” land use, the Map shows *only current* conservation and recreation lands. To put it another way, the Map does not – and cannot – show which parcels will become parks or open space acquisitions by the Town or Joshua’s Trust. If left unchanged, the Map will suggest for decades that Mansfield had reached its conservation goals at this time.

- 8.17 – Under **Design Characteristics**, CHANGE the first sentence by removing the word “open,” or as follows: “These areas are characterized by open, forested, or otherwise undeveloped land.”

ADD: “Unless prohibited by an easement or deed restriction), buildings, structures...”

- 8.19 – Under **Design Objectives**, ADD a new bullet: “Where applicable, promote and actively pursue land conservation to preserve rural character and natural resources.”

- 8.38 – In **Tree Canopy in Table 8.1**, change the following:

- CHANGE first bullet to: “Establish tree protection regulations that limit tree removal and begin a replanting program.”
- ADD to last bullet: “...healthy trees, including the selection of native species.”

## Chapter 9

- 9.8 – Include a map of Mansfield’s extensive trail system and discuss how certain trails will be a part of the **Bicycle and Pedestrian Master Plan**.

- 9.8-9 – Regarding the **Bicycle and Pedestrian Master Plan**, DELETE the following sentence: “The Town may wish to postpone any future designation of scenic roads until this plan is complete to avoid the potential for conflicts.”

As mentioned in comments earlier (see comments on POCD page 4.23 on **Scenic Roads**), the CC strongly supports the Scenic Road Ordinance as a regulation that ensures the maintenance and encouragement of Mansfield’s rural character.

9.15 – In the second paragraph under Potable Water, ADD: “There are two major public water supply systems in town: one... the other ...serving southern Mansfield. Upon completion in 2016, the Connecticut Water Company will own and operate a third supply serving the University of Connecticut and some areas near campus, as well as northern Mansfield.”

9.31 – In Goal 9.1, Strategy B (“Develop an integrated network of sidewalks, bikeways and trails that connect residents with key community facilities and services.”), change the following:

- DELETE Action 2: “Postpone consideration of future scenic road designations until the Bicycle and Pedestrian Master Plan has been completed.” See comments on POCD page 4.23 regarding such postponements of Scenic Road designation.
- ADD a new Action: “Identify walking trails, an existing infrastructure, that improve connectivity and include them in transportation planning.”

Regarding this Strategy, Town trails are mentioned in the POCD but are not well represented in Chapter 9’s Action Plan or other chapters, such as The Bicycle and Pedestrian Master Plan and “active transportation” planning. Action 3.3, Strategy B states “Continue to develop a safe network of walking and biking trails to improve connectivity and provide opportunities for...alternative transportation.” The objective of this Strategy should be repeated here in Chapter 9.

#### Endorsement of OSPC Comments

The CC reviewed a draft of the Open Space Preservation Committee’s (OSPC) comments on the POCD and fully supports these recommendations.

PAGE  
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**TOWN OF MANSFIELD ■ FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE**  
**DRAFT Regular Meeting Minutes ■ January 6, 2015**  
**Town Council Chambers**

Members Present: Rawn (chair), M. Hart, J. Coite (representing T. Tussing), P. Ferrigno (arrived at 6:48 PM), V. Raymond, M. Reich, W. Ryan

Staff Present: Carrington, Dilaj

The meeting was called to order at 6:30 p.m. by Rawn.

Approval of Minutes

August 5, 2014 Minutes – Hart MOVED, Ryan seconded to approve the minutes as drafted. Motion passed unanimously with the exception of Reich who abstained.

August 26, 2014 Minutes – Hart MOVED, Reich seconded to approve the minutes as drafted. Motion passed unanimously with exception of Ferrigno who was not yet present.

November 6, 2014 Minutes – Ryan MOVED, Reich seconded to approve the minutes as drafted. Motion passed unanimously with the exception of Coite who abstained.

Public Comment

- Pat Suprenant provided several questions about the Four Corners Sewer Project. She requested information concerning the requirements for CEPA, clarification on the award, process, and use of STEAP grant funds, use of eminent domain to obtain easements, and clarification regarding a reference to extending water and sewer to the Depot area if passenger rail service was restored at Mansfield Depot.

Old Business

- a. **Water and Wastewater Infrastructure Planning.** Hart provided an update on the water project, noting a Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Intent to Waive Public Hearing was published on December 16, 2014. Coite provided an overview of the permit conditions. Discussion ensued about providing comments regarding the conditions of the permit. Mr. Coite recused himself from discussion about providing comments about the permit conditions noting a potential conflict of interest. Raymond and Reich expressed concern over the timing of the issuance of the Notice and not providing the public with adequate time for comments due to the holidays.

After discussion, Raymond MOVED and Reich seconded, for the Four Corners Sewer and Water Advisory Committee advise the Town Council to seek an extension of the 30 day comment period from the Connecticut Department of Energy and Environmental Protection on the Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Intent to Waive Public Hearing. Raymond, Ryan, and Reich voted to approve the motion; Ken Rawn against; Ferrigno, Coite, and Hart abstained.

- b. **Committee Membership.** Hart reported the committee on committees may support a reduction in membership from 11 to 9 due to these positions remaining vacant or lack of attendance. Discussion ensued about which positions would be eliminated. The Downtown Partnership and one of the citizen positions were recommended for removal. By consensus the Four Corners Water and Sewer Advisory Committee request the committee on committees reduce the membership from 11 to 9.

#### New Business

- a. **Four Corners Sewer Project Workshop Session.** Dilaj presented an updated action plan for future milestones and tasks to the committee. The Staff presented as part of the action plan a review of the current Water Pollution Control Authority (WPCA) ordinance for assessment and request the membership continue thinking about means to amend the ordinance. Dilaj and Carrington provided a summary of the next steps for the CEPA review. Coite provided insight concerning adequate timing about comments and the public scoping meeting. Discussion regarding timing proceeded and timing for providing comments if the CEPA Scoping Notice was published in February. A date for a public scoping meeting was discussed but no date was selected.
- b. **Mansfield Tomorrow (Other).** Reich discussed that the current draft of the Mansfield Tomorrow document does not acknowledge the hard work that the Four Corners Committee has done over the past 6 years or include reference to the committee continuing to work in an advisory role as the water and sewer projects move into construction. Hart indicated it may have been due to the committee being Ad-Hoc that it was omitted from the plan.

After discussion, Reich MOVED and Raymond seconded, for the Four Corners Sewer and Water Advisory Committee request from the Planning and Zoning Commission acknowledgement in the Mansfield Tomorrow Plan and be identified in the Action Plans and Goals. Motion passed unanimously.

#### Correspondence and Meeting Reports

No updates.

#### Future Meetings

The next scheduled meeting is February 3, 2015.

#### Adjournment

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Derek M Dilaj, PE  
Assistant Town Engineer

**TOWN OF MANSFIELD ▪ FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE**  
**DRAFT Meeting Minutes ▪ March 10, 2015**  
**Town Council Chambers**

Members Present: K. Rawn (chair), J. Coite (representing T. Tussing), P. Ferrigno (arrived at 6:46 PM), V. Raymond, M. Reich

Staff Present: Carrington, Dilaj, Painter

The meeting was called to order at 6:40 p.m. by Rawn.

Approval of Minutes

Approval of minutes was held during public comment upon arrival of Ferrigno at 6:48 PM.

January 6, 2015 Minutes – Coite MOVED, Reich seconded to approve the minutes as drafted. Motion passed unanimously.

Public Comment

Mr. Hossack provided a statement that the property owners that will benefit from the Four Corners Sanitary Sewer Project should bear the cost of the project.

Mr. Freudman asked questions concerning the size of the piping and possible sleeving for the proposed forcemain between the Jensen's Pumping Station and the University of Connecticut collection system.

Ms. Supernant asked questions regarding the status of the agreement between UConn and Storrs Center, the landfill easement language and its impact to the project, a potential conflict of interest for one of the members of the Four Corners Water and Sewer Advisory Committee, and a question on the conservation easement for UConn.

Ms. Wassmundt expressed concern regarding the changes in assessment and a potential conflict of interest for one of the members of the Four Corners Water and Sewer Advisory Committee.

Old Business

- a. **Water and Wastewater Infrastructure Planning.** Coite provided an update on the water project, noting a Notice of Tentative Determination to Approve an Application for Diversion of Water Permit was published on December 16, 2014. A petition, with greater than 25 signatures, requested a public hearing be held regarding the Application for Diversion Permit and such the process for the public hearing in underway. Coite indicated a site visit was completed earlier in the day with the adjudicator and interested parties visiting each of the critical sites in the Application. He explained that the public hearing will be held on March 25, 2015 in the council chamber and the evidentiary portion of the public hearing is to be held on March 26, 2015 at the Connecticut Department of Energy and Environmental Protection (CTDEEP) Office in Hartford. The adjudicator will then review the testimony and make a determination.

Dilaj provided an update concerning the wastewater project indicating the CEPA process is underway. The Scoping Notice was published in the March 3, 2015 edition of the Environmental Monitor with a public scoping meeting to be held on March 18, 2015 at 7:00 PM with the doors opening at 6:00 PM to review informational materials. Public comment is open until April 3, 2015. Weston & Sampson continues to update the design for the most cost effective alignment. Town staff met and/or discussed the sewer alignment with the owners of those affected

properties that provided authorization to complete survey along the property and would entertain the Town to provide sketches of the easements. These easements will then be appraised. Rawn asked if Staff was satisfied with the movement of the easements and design. Dilaj indicated that the project is moving forward and the CEPA process will require time to complete.

### New Business

A motion was made by Reich and seconded by Raymond to switch New Business a and b on the Agenda. The motion passed unanimously.

b. **Mansfield Tomorrow.** Painter reviewed highlights within the plan regarding water and wastewater strategies with the committee. The Committee provided several comments concerning the plan including:

- 9.18 Water Conservation and Reuse – The Plan indicates that the off-campus properties will no longer be subject to UConn water conservation policies that restrict water usage during low streamflow periods. It was recommended the plan include language from the Connecticut Water Company on their water conservation measures.
- 9.19 Water Pollution Control – The plan could be read that a 1991 wastewater facilities plan would indicate the Four Corners Area has adequate wastewater disposal. This language should be clarified, if required.
- 9.20 – The plan may want to include “since the 1960's” to provide quantification for “longstanding”.
- Coite clarified what the reclaimed water is being used for and that the reclaimed water is being implemented into future projects.
- It was recommended that Chapter 10 include a discussion on maintaining rural character and prevent unwanted growth.
- It was recommended that language be added specifically referencing the use of overlay zones along pipeline corridors to limit service connections in rural residential areas.

a. **Sewer Assessment.** Staff made a presentation on the current method for determining sewer assessments. The current method of Units and Adjusted Front Footage is common within the State of Connecticut. Staff responded to concerns raised by the WPCA (Town Council) and public feedback during the informational sessions regarding the impacts to single family home property owners and presented one means of varying the distribution between Units and Adjusted Front Footage. The establishment of a Four Corners District was contemplated so that varying this ratio could be applied only to the district. The committee was concerned about the impacts to specific properties within the district by varying the distribution.

After discussion, the committee wants to minimize the impact to the residential properties within the sewer district. One option presented was to vary the unit size for commercial properties. It was requested that staff prepare additional scenarios by varying the size of the commercial units.

### Correspondence and Meeting Reports

No updates.

### Future Meetings

The next scheduled meeting is April 13, 2015.

Adjournment

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Derek M Dilaj, PE  
Assistant Town Engineer

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Draft

Town of Mansfield Transportation Advisory Committee  
Minutes of the Meeting – January 8, 2015.– Town Council Chambers

Present: Hultgren (chair), Marcellino, Ryan, Nowak, Aho, Millman, Taylor, Carrington (Director of Public Works, Ghassem-Zadeh (Town Manager's Office), Tanya Husick (UConn Transportation Planner)

The meeting was called to order at 7:02 PM and introductions were made. The minutes of the October 23, 2014 meeting were approved on a motion by Marcellino/Ryan.

The recommendations received from the ad-hoc group of Mansfield bicycle advocates to add road segments (listed below) to the Town's bike route system were received, discussed and endorsed by the committee on a motion by Aho/Taylor. These will now be forwarded to the Director of Public Works, the Director of Planning and the Planning and Zoning Commission for further action.

Recommended Additional Town Road Bike Routes:

All of the Storrs Center roadways, including

*Dog Lane to the Greek Center*

*Charles Smith Way*

*Wilbur Cross Way*

*Bolton Road Extension*

*Royce Circle*

*Eastwood Road and the East Leg of Hillside Circle (connecting to the UConn campus)*

*Westwood Road and the West Leg of Hillside Circle ( " " )*

*Bassetts Bridge Road*

*Browns Road from 195 to Mansfield City Road*

*Clover Mill Road (South loop from 195 and to Spring Hill Road)*

*Dodd Road*

*Mulberry Road*

*Wormwood Hill Road from 89 to Mulberry*

Recommended State Highway Bike Designations:

(Recognizing that the state will have to approve and participate in these designations)

*Route 195 from 32 to 44*

*195 from North Eagleville Road to South Eagleville Road*

*Route 195 from Clover Mill Road to Puddin Lane*

*Route 89 from 195 to Mulberry*

The memo received from Gene Salorio suggesting three priority walkways for the Town's consideration was received and discussed (Hunting Lodge Rd between Separatist and North Eagleville or the end of Separatist north of Hunting Lodge Rd; South Eagleville Road from Maple to Separatist; and North Eagleville Road from Northwood Road to Bone Mill Road). After discussion they were referred to the public works and planning staff for a review and recommendation considering the new criteria for pedestrian/walkway projects (note: two of these segments are already on the priority listing).

Hultgren updated committee members on the activities of the ad-hoc bicycle advocates group as they pertained to the effort to have Mansfield designated a Bicycle Friendly Community by the League of American Bicyclists. A series of workshops has been planned for this spring to cover minor bicycle maintenance, safe bike riding and new bicycle equipment.

Marcellino updated committee members on WRTD matters. He said that a management study was being done on the operations of the agency and that the new facility would be ready to be moved into this spring.

The draft UConn Campus Master Plan, which was referred to the committee for comment, was discussed. Members expressed both concerns and suggestions for the plan's improvement. Hultgren said he would compile the comments and circulate a draft for editing in the next couple of days, and asked that each member having comments please return them to him within 48 hours in order to make the January 16<sup>th</sup> deadline to respond to the referral. (Note: the final draft will be attached to the approved version of these minutes.)

The draft Mansfield Plan of Conservation and Development, also referred to the committee for comment, was discussed and members expressed suggestions for the plan's improvement. Hultgren said he would also compile these comments and circulate a draft for editing in the next few days, asking for a quick turn-back from members. (The final draft of this compilation will also be attached to the final version of these minutes.)

The following quarterly meeting schedule was approved for 2015: Meeting at 7 PM on the 2<sup>nd</sup> Thursday of the 1<sup>st</sup> month of each quarter (April 9, July 9 & October 8<sup>th</sup>). The Council Chambers was preferred if they are available on these dates.

Carrington updated committee members on Town transportation projects noting that the NZTC project grant was finally closed out, that the Route 275 sidewalk would be repaired this spring and the new bus shelter on 275 in front of the Community Center was under construction now.

Ghassem-Zadeh presented the Town Manager's interns' study regarding the marketing for the Nash Zimmer Transportation Center (NZTC). He said that the study suggested revamping the NZTC website to be more interactive and that a presence be established on popular social media. He also said that the NZTC could be a clearinghouse for all things transportation in Mansfield, including ride sharing and new and innovative transportation alternatives like Uber and Zim rides (no relation to the Zimmer in the Center's name!).

The next meeting was scheduled (as above) for Thursday April 9<sup>th</sup>. Requested items for the agenda include the role and image of the NZTC and information on ride sharing programs including Uber.

The meeting was adjourned at 8:40 PM on a motion by Aho/Taylor.

Respectfully submitted,

Lon Hultgren  
Chair

To: Mansfield Planning and Zoning Commission  
From: Mansfield Sustainability Committee  
Regarding: Comments on the Mansfield Tomorrow Plan  
Date: March 12, 2015

Thank you for the opportunity to provide final input into the Mansfield Tomorrow plan. The Mansfield Sustainability Committee has been included in the development of the Mansfield Tomorrow plan for the past few years, so we recognize and appreciate the tremendous work of the Planning staff and Town to make this plan become a reality. We applaud the collaborative process and the development of a draft plan that addresses a very broad range of important issues for the town with sustainability as its foundation. Sustainability is present throughout all parts of the plan providing the framework for nearly every action and decision we make as a community. We offer strong support for a number of specific goals and actions, particularly the following:

**Goal 2.2 B6** (page 2.32) – update Town’s Engineering Standards and Specifications to include green infrastructure practices...

**Goal 5.4 A** (page 5.43) – increase access to healthy foods

**Goal 5.5 A1, A2, A4** (pages 5.46-5.47) – use physical design to foster community interaction

**Goal 6.1 B4** (page 6.32) – support improvements to...transportation infrastructure in four commercial target areas....

**Goal 7.4 A6** (page 7.31) – update zoning and subdivision regulation to allow for co-housing and other alternative housing models

**Goal 8.1 C** (page 8.43) – direct medium to high density development to appropriate areas

**Goal 9.1A4, A5, A6, B1, B4, B5, D1** (pages 9.30-9.33) –complete streets, Bike/Pedestrian Master Plan, Bike Friendly Community, regional transportation planning

**Goal 9.2 B, C** (pages 9.35-9.36) – water conservation, regional water planning

**Goal 9.4** (pages 9.40-9.41) – waste reduction and resource conservation

**Goal 9.5** (pages 9.42-9.45) – policies that support smart growth

**Goal 10.6** (pages 10.24-10.25) – collaboration with area communities and UConn

There are some areas where we see a need for fine-tuning. In general, we would like to see:

1. A stronger emphasis on partnering with groups, particularly schools and UConn, to achieve the Town’s goals,
2. The idea of forest stewardship repeated throughout the plan, with an emphasis on more sustainable human uses of resources such as maple sugaring, forest gardening, etc., and
3. Greater flexibility built into permitting requirements.

Specifically the committee suggests the following changes:

**Goal 2.1 A** (page 2.28) – Add demonstration projects on town properties and include the number of demonstration projects as a measure.

**Goal 2.3 Measure** (page 2.33) – Change from “number of forest management plans” to “acres of town-owned land that is following a forest management plan.”

**Goal 2.3 A** (page 2.33) – Include urban forests as a natural system.

**Goal 2.3 A** (page 2.33) – Add an action to encourage the reduction of lawn and highly maintained landscapes in favor of low/no-mow, meadow or woodland landscapes.

**Goal 2.4 Second Measure** (page 2.35) – Eliminate “permanently preserved” so that it reads “acres of forest” [this can be determined from UConn CLEAR Land Use Cover maps]. A forest sequesters carbon regardless of whether it is permanently preserved or not.

**Goal 2.4 A1** (page 2.35) – Change heading to: “Identify and prioritize climate action items within the Mansfield Tomorrow Plan.” Change description to: “Appoint a task force to identify and prioritize actions within the Mansfield Tomorrow Plan that support reduction in greenhouse gas emissions and resilience of town infrastructure, natural systems, and community service/support systems. The task force will be charged with identifying the multiple benefits of climate actions (e.g., operational efficiencies, cost savings, etc).”

**Goal 2.5 A** (page 2.37) – Add an action: “Collaborate with UConn as part of the hazard mitigation strategy.”

**Goal 2.6 Measures** (page 2.40) – Change first bullet so that this measure shows that we value “working lands” (i.e., being used to grow food, forested, etc.), not just “preserved” lands.

**Goal 2.6** (pages 2.40-2.43) – Develop clear requirements for protecting natural resources, as appropriate, carefully balancing natural resource protection with a permitting process that acknowledges flexibility in requirements depending on proposed development and existing land characteristics and use. For example, **2.6 C2** should be changed to something like: Work with developers on design solutions to provide shading of large parking areas in business and mixed use districts [rather than “require a minimum amount of shade on all parking and driveway surfaces.”]

**Goal 3.1 A5** (page 3.23) – Add “outreach to agricultural and forestland owners...”

**Goal 3.1 B1** (page 3.24) – Regarding “priority list of properties” – questioning the potential impacts on the market/cost of property once the town lists it on the priority list. The market value of the property may increase once the Town publicizes the value of the property to the town (“priority”). Consider revising this action to: “Establish criteria to evaluate key natural resources on Town-owned land and to evaluate future open space property acquisitions.”

**Goal 3.2 Measure 2** (page 3.27) – Delete, we should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions **A4** and **B4**. The plan should not value agricultural land more than forest land.

**Goal 3.2** (page 3.27) – Broaden the language from “agricultural land” and “farmers” to include gardening, working lands, etc., not just those selling agricultural products. Let’s encourage use of land to grow food, whether small-scale to feed one’s own family or larger for commercial agriculture.

**Goal 3.2 Second Measure** (pages 3.27- 3.28) – delete. We should not necessarily be converting forest to agricultural use (although converting turf is a great idea). Same comment for actions **3.2 A4** & **3.2 B4**. The plan should not value agricultural land more than forest land.

**Goal 5.4 A** (page 5.43) – Revise to “increase access to healthy foods, with strong support for locally grown foods.”

**Goal 5.5 A, B** (pages 5.46 & 5.48) – Are exactly the same.

**Goal 5.5 B4** (page 5.49) – This seems to refer mainly to buildings and not to the sites they are within. Give more attention to site planning and improvements in master planning.

**Goal 6.1 B4** (page 6.32) – Revise to specifically reference bike/pedestrian infrastructure under transportation infrastructure.

**Goal 8.1 Measure** (page 8.42) – Add the number of businesses in mixed use areas as a measure.

**Goal 8.1 C** (page 8.43) – Add an action that specifically calls for pursuing Town/University partnerships in guiding the development of critical juncture areas such as South Campus to Moss Sanctuary, Four Corners, Mansfield Depot, King Hill Road.

**Goal 9.1 A** (page 9.29) – Add funding for shawrows in the greater Storrs area.

**Goal 9.1 C** (page 9.32) – Add an action stating the Town coordinates closely with UConn and regional transit system on high capacity events.

**Goal 9.3 A1** (page 9.37) – Add as an example a purchasing protocol that uses product energy consumption as a criteria to determine if the product should be purchased.

**Goal 9.3 A2** (page 9.37) – Revise to “Strive for zero net energy buildings for renovation and new construction of municipal and school buildings.”

**Goal 9.3 A6, A7** (page 9.38) – Revise to make more proactive, such as: “Maximize energy efficiency in town schools and buildings. Take full advantage of State of CT resources and incentives provided through Energize Connecticut to implement energy reductions.”

**Goal 9.5** (page 9.42) – Even though there is a parks and open space chapter, the networks of green space and public space needs to be considered vital infrastructure (similar to the way the UConn Master Plan is proposing green corridors for multiple reasons – recreation, habitat connectivity, water quality, etc.). Could Goal 9.5 include a strategy that stresses the importance of networks of public space (green space or more urban space like the town square, depending on the context) as a critical component of smart growth that needs to be supported?

**Goal 9.5 C1** (page 9.44) – Some of the bullets seem to be based solely on aesthetics – we want to maximize renewable energy and should not promote the idea that solar panels and wind turbines should not be visible.

**Goal 10.4 B** (page 10.20) – Add an action to develop effective models for working collaboratively with the University on implementing both the Mansfield Vision Plan and UConn Master Plan. Use the Downtown Partnership as one existing model that has worked well.

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**Linda M. Painter**

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**From:** Jennifer S. Kaufman  
**Sent:** Wednesday, April 01, 2015 8:48 AM  
**To:** Linda M. Painter  
**Subject:** Parks Advisory Comments on the POCD

At their regular meeting of 2/4/2015, the Parks Advisory Committee gave me comments on the DRAFT POCD. These comments were not detailed in their memo and include the following:

- p. 3.8-Add Torrey Preserve to table 3.1
- p. 3.12 Add an image of the QR Code under the image of the trail maps if there is room.
- Goal 3.3, Strategy A, Action 2- Add the Recreation Advisory Committee to "Who"
- Goal 3.3, Strategy B, Action 1 – Add the Parks Advisory Committee to "Who"
- Goal 3.3, Strategy C, Action 1- Add the Parks Advisory Committee to "Who"

Thanks,

Jennifer S. Kaufman  
Natural Resources and Sustainability Coordinator  
Inland Wetlands Agent  
Town of Mansfield  
10 South Eagleville Road  
Storrs-Mansfield, CT 06268  
860-429-3015 x6204  
860-429-9773 (Fax)  
KaufmanJS@MansfieldCT.org

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**Linda M. Painter**

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**From:** Celeste N. Griffin  
**Sent:** Friday, March 20, 2015 3:42 PM  
**To:** Linda M. Painter  
**Subject:** Mansfield Tomorrow  
**Attachments:** Economic Section revised.docx; Education Section Revised.docx; Stewardship section revised.docx

Hi Linda,

At last night's meeting the MBOE voted unanimously to endorse the Mansfield Tomorrow plan with the Interim Superintendent's proposed edits and with edits proposed by Board members. Attached are the sections with the revisions.

Thanks,  
Celeste

Celeste N. Griffin  
Administrative Assistant  
Mansfield Public Schools  
Four South Eagleville Road  
Storrs, CT 06268  
860.429.3350

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CHAPTER 6 DIVERSIFYING THE ECONOMY

Strategy C | Maintain and enhance community services and amenities that make Mansfield a great place to live and work. See Chapter 5 for related goals and strategies.

ACTIONS	WHO	WHEN	RESOURCES
<p>5. Collaborate with UConn and ECSU to help elementary, middle and high school students develop their knowledge, skills, and talents.</p> <p>Potential areas for partnership/collaboration include:</p> <ul style="list-style-type: none"> <li>• Summer enrichment programs</li> <li>• Entrepreneurship programs for high school students</li> <li>• Enhancements to STEM education in public schools</li> <li>• Related Arts</li> </ul> <p>For additional education strategies involving the Region 19 Board of Education and the Mansfield Board of Education (MBOE), see Goal 5.2.</p>	<p>(MBOE), see Goal 5.2.</p> <p>Region 19 Board of Education</p> <p>Mansfield Board of Education</p>	<p>Medium Term</p>	<p>Staff Time</p> <p>Operating Budget</p>

Strategy A | Increase visibility of agriculture to strengthen the agricultural identity of the town and region. See Goal 5.4 for additional strategies related to increasing access to local food.

ACTIONS	WHO	WHEN	RESOURCES
<p>4. Encourage schools to promote agriculture.</p> <p>Highlight local foods on school menus; incorporate nutritional and agriculture-based curriculum, and provide students with experiential learning opportunities through farm visits, taste tests and composting.</p>	<p>Agriculture Committee</p> <p>Mansfield Board of Education</p> <p>Region 19 Board of Education</p> <p>UConn</p>	<p>Short-Medium</p>	<p>Staff Time</p> <p>Volunteer Time</p> <p>Operating Budget</p>

Strategy B | Promote agricultural experiences for the public.

ACTIONS	WHO	WHEN	RESOURCES
<p>2. Support and encourage agricultural education and activities for youth, including 4-H program and Region 19's Agri-Science Program.</p> <p>Potential activities include a recognition program for youth achievements in agriculture.</p>	<p>Agriculture Committee</p> <p>Mansfield Board of Education</p> <p>Region 19</p>	<p>Ongoing</p>	<p>Staff Time</p> <p>Volunteer Time</p>

Strategy G | Support new market channels for local agricultural products.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Increase the volume of local foods in public and private institutions (i.e. school food service, child care and pre-k programs, hospitals, correctional facilities, etc.)</p> <p>See related action under Goal 6.4, Strategy C.</p>	<p>Agriculture Committee</p> <p>Mansfield Board of Education</p> <p>Region 19 Board of Education</p>	<p>Ongoing</p>	<p>Volunteer Time</p> <p>Operating Budget</p>

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**Please see Dr. Kisiel's proposed edits in red on the following pages.**

## 1. Education

Mansfield takes great pride in the quality of its education system. Almost all school-age children in Mansfield attend public schools. Approximately 50 (2.5% of the total) attend private schools. The public school system is well regarded, with the Town's elementary/ middle school system ranked 32 out of 164 systems in Connecticut according to www.schooldigger.com. The quality of the education system plays a significant role in maintaining property values and attracting new families to Mansfield.

### A) EARLY CHILDHOOD EDUCATION

Mansfield is committed to supporting high quality early care and educational opportunities for young children. The Department of Human Services along with the Mansfield Advocates for Children (MAC) work to prepare young children for the transition from home to the school environment through school readiness programs, family literacy activities, and providing programs and opportunities for teachers to collaborate. Pre-kindergarten programs are offered at each elementary school at no cost to families; priority placement is given to children identified as needing additional support with remaining slots filled by lottery. The Town also provides support and services to the Mansfield Discovery Depot located on Depot Road which provides childcare, pre-school and kindergarten programs. Additional child care and pre-school alternatives are offered by a variety of private organizations, including two Montessori schools, one of which offers classes for children up to 12 years of age.

### B) ELEMENTARY AND MIDDLE SCHOOL

The Mansfield Board of Education (MBOE) operates three elementary schools that serve children in pre-kindergarten through 4th grade (Goodwin, Southeast and Vinton) and the Mansfield Middle School for grades 5 through 8. These schools serve a fairly diverse population: 11% of Mansfield students come from homes where English is not the primary language, 2% of students are English Language Learners (ELL), and 12% of students have some type of physical, intellectual, emotional or learning disability. In 2014-15, 26.69% of students were eligible for free or reduced price lunches, up from 15% in 2004-05.

**Elementary and middle school enrollment.** Since 1990, student enrollment in the Mansfield school system has fluctuated between a low of 1,141 students in 1991 and a high of 1,454 students in 1999. As shown in Figure 5.1, enrollment has decreased from over 1,400 students in 2001-2002 to 1,248 students in the fall of 2014. Enrollment is projected to remain fairly stable over the next 10 years, reaching an estimated enrollment of 1,239 in 2022. These projections are based primarily on birth and enrollment trends. However, enrollment can be affected by many other factors, including changes in the community that attract families with young children. Such changes could reverse the slow decline seen over the last fifteen years.

*FACILITIES. In 2005, the Mansfield Board of Education (MBOE) initiated a study of existing facilities to identify physical improvements to meet programmatic needs and educational objectives. From 2006 to 2012 the School Building Committee, MBOE and Town Council evaluated options, including renovation of the existing elementary schools, construction of 1 or 2 new elementary schools, and replacement of the three existing schools. Renovations to the Middle School were also identified through this process, including window and roof replacement, installation of solar panels and replacement of modular classrooms.*

*Due to the projected cost for gut renovations to the three elementary schools and the limited state reimbursement available for projects of this nature, the MBOE in 2012 recommended the construction of two new elementary schools and closure of one of the existing schools. Based on state funding formulas, new construction was eligible for a higher percentage of state funding. During Town Council consideration of the plan in 2012, it became apparent that there was no clear community consensus on the best way to address educational needs identified by the school board. Key concerns included the loss of 'neighborhood schools' and the overall cost of the project and resulting burden on taxpayers.*

*In 2013, the Town Council declined to send the proposed new building projects to public referendum for funding but approved a five-year repair and maintenance plan for the schools, noting that such improvements did not include educational enhancements and that future plans for the long-term improvement of the schools needed to be addressed in that five-year period.*

## Goal 5.2

**Mansfield is a lifelong learning community and continues to provide high quality public education for children and youth.**

### Measures of Effectiveness:

- Increase in GMT and CAPT Student achievement based results on State and district assessments
- All Mansfield Schools classified as 'Excelling' by the Connecticut Department of Education All Mansfield Schools student achievement performance levels are established at the State and Mansfield Board of Education.
- Increase in graduation rate A high school graduation rate established by the State and the Regional Board of Education.
- Evidence of student college and career readiness based on targeting standards and outcomes established by the boards of education.

**Strategy A | Continue to provide programs that prepare children to succeed in school.**

ACTIONS	WHO	WHEN	RESOURCES
<p><b>1. Improve school readiness.</b></p> <p>The State of Connecticut's "Ready by 5 and Fine by 9" program identifies communities as a key partner in ensuring that early childhood development needs are met to provide a solid foundation for success as children enter the school system. The Town should continue to support the efforts of the Mansfield Advocates for Children, Board of Education and Mansfield Public Library to improve school readiness through early childhood education and literacy programs.</p>	<p>Town Council</p> <p>Mansfield Advocates for Children</p> <p>Mansfield Board of Education</p> <p>Human Services</p> <p>Library</p> <p>UConn Work/Life Oversight Committee</p>	Ongoing	<p>Staff Time</p> <p>Volunteer Time</p>
<p><b>2. Provide comprehensive, quality education programs for students at all levels while recognizing that some students may require non-traditional learning opportunities and innovative instructional approaches to be successful.</b></p> <p>Possible resources include the NEAG School of Education at UConn and Region 19.</p>	<p>Mansfield Board of Education</p>	Ongoing	<p>Staff Time</p> <p>Operating Budget</p>
<p><b>3. Support high quality schools that are adequately staffed and properly equipped.</b></p> <p>Adequate funding and staffing for Mansfield's schools are essential to maintaining high quality education for the community's children, property values, and the overall quality of life. Mansfield is in competition with other communities for the best teachers and to maintain these teachers and historic excellence, Mansfield's schools need appropriate levels of staffing, supplies, and instructional materials and equipment.</p>	<p>Mansfield Board of Education</p> <p>Town Council</p>	Ongoing	<p>Operating Budget</p>

**Strategy B | Improve long term sustainability of the education system to ensure continued high quality programs and performance within context of declining- enrollment projections enrollments-and financial constraints.**

<p><b>1. Initiate a new school facilities planning process.</b> A new process should include a strong community engagement program, clear identification of existing and projected deficiencies of existing facilities, a statement of project goals, alternatives to address deficiencies and assessment of the financial, educational and community impacts of those alternatives. Opportunities for alternative/non-traditional funding sources should also be identified. The community should be engaged early and often to identify priorities and areas of compromise.</p>	<p>Mansfield Board of Education Town Council</p>	<p>Medium Term</p>	<p>Staff Time Volunteer Time Operating Budget CIP</p>
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<p><b>2. Coordinate with other Region 19 school systems.</b> As an initial step toward broader regionalization discussions, the MBOE should work with the boards of education in Ashford and Willington to improve coordination of curricula, administration and transportation.</p>	<p>Mansfield Board of Education</p>	<p>Ongoing</p>	<p>Staff Time Volunteer Time</p>
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<p><b>3. Advocate for increases in State education funding.</b> Examples of issues that should be addressed include fully funding the education formula, adjusting the formula, changes to minimum budget requirements, and increases in State funding for special education including the excess costs formulas for programs required outside of the district.</p>	<p>Town Council Mansfield Board of Education Region 19 Board of Education State Senator and Representatives</p>	<p>Ongoing</p>	<p>Staff time Volunteer Time</p>
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ACTIONS	WHO	WHEN	RESOURCES
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<p><b>4. Advocate for changes to State school construction reimbursement formulas.</b> Current state funding formulas do not support sufficient Funding for renovating or constructing new elementary schools. Without changes to state funding formulas, it is unlikely that the Town can financially support 'renovate like new' projects at the existing schools unless Town taxpayers are willing to fund the project.</p>	<p>Town Council Mansfield Board of Education</p>	<p>Short Term</p>	<p>Staff Time Volunteer Time</p>
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ACTIONS	WHO	WHEN	RESOURCES
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<p><b>5. Participate in discussions regarding creation of a regional K-8 school district.</b> Like Mansfield, surrounding communities have been experiencing declining enrollment. Unless there is significant change in enrollment trends, it will become more difficult to financially sustain individual school districts. The Town should participate in discussions with Region 19 and surrounding towns about the possible creation of a regional K-8 school district. The status of discussions and potential ramifications on Mansfield schools should be considered during the school facility planning process.</p>	<p>Mansfield Board of Education</p>	<p>Medium-Long</p>	<p>Staff Time Volunteer Time</p>
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<p><b>6. Improve partnerships with the University of Connecticut, Eastern Connecticut State University, and area community colleges</b> The Town, schools, and University and colleges should improve and strengthen their established through shared education programs and facilities for their mutual benefit, including mutual aid agreements focused on campus and community safety.</p>	<p>Town Council, Mansfield Board of Education, Region 19 Board of Education UCONN, ECSU</p>	<p>Ongoing</p>	
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## 10 STEWARDSHIP AND IMPLEMENTATION

### Goal 10.4

Mansfield advances Town sustainability objectives through Plan implementation, public education, and partnerships.

**Measures of Effectiveness:**

- Participation in sustainability efforts and practices has increased
- Mansfield is recognized as a sustainable community
- Ongoing collaborations between UConn and the Town have produced results

**Strategy A** | Create a "Sustainable Mansfield" or "Eco-Mansfield" identity brand (similar to "Eco-Husky")

that consolidates and improves Town sustainability awareness of initiatives and programs.

<p>3. <del>Work with school teachers to spread word about sustainability actions that students can do with their families at home.</del></p>	<p>Sustainability Committee Mansfield Board of Education Region 19 Board of Education</p>	<p>Ongoing</p>	<p>Staff Time Volunteer Time</p>
<p>3. Educate the community, parents, and students on sustainable actions that can be achieved at home, in the schools, and in the community. These sustainable actions could include energy conservation, recycling, community involvement, and volunteerism.</p>			

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SPECIAL MEETING – MANSFIELD TOWN COUNCIL  
APRIL 9, 2015

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 6:00 p.m. in the Program Room of the Mansfield Public Library.

I. ROLL CALL

Present: Kegler, Kochenburger (7:15 p.m.), Marcellino, Moran, Paterson, Raymond, Shapiro

Excused: Ryan, Wassmundt

Staff Present: Town Manager Matt Hart, Director of Planning and Development Linda Painter and Natural Resources and Sustainability Coordinator Jennifer Kaufman

II. OLD BUSINESS

Draft Mansfield Tomorrow Plan of Conservation and Development

Council members reviewed the Plan and, by consensus, recommended the following changes:

- Change to “Ongoing,” (Page 2.36, Goal 2.4, Strategy B, 4)
- Change to “Ongoing” (Page 3.27, Goal 3.2, Strategy A, 3)
- Add “Town Council” (Page 3.29, Goal 3.3, Strategy A, 2)
- Include information on The Last Green Valley National Heritage Corridor (Chapter 4)
- Add a new action 3 to review the scenic road ordinance to determine whether any changes are needed (Page 4.27, Goal 4.1, Strategy C, 3)
- Add “Town Council” (Page 5.33, Goal 5.1, Strategy E, 1)
- Add “Town Council” (Page 5.37, Goal 5.3, Strategy A, 1, 2)
- Change to read, “Enhance police and public safety resources consistent with the vision identified during the 2010 Police Services Study.” (Page 5.38, Goal 5.3, Strategy A, 5)
- Remove the paragraph from “Vision for Police Services” beginning with, “The study examined...” (Page 5.14)
- Add “Town Council” (Page 5.45, Goal 5.4, Strategy C, 3)
- Add “Town Council” (Pages 5.48 and 5.49, Goal 5.5 Strategy B, 1,2,3,and 4)
- Add “Town Council and Economic Development Commission” (Page 6.31, Goal 6.1, Strategy A, 1)
- Change to “Consider developing” (Page 6.38, Goal 6.2, Strategy E,2)
- Add “Town Council” (Page 6.44, Goal 6.4, Strategy A, 6 (new 3, after renumbering))
- Add “Agriculture Committee” (Page 6.47, Goal 6.3, Strategy D, 3)
- Delete “Support development of housing for farm workers” (Page 6.48, Goal 6.4, Strategy F, 5)
- Change to read, “Support work force housing programs for income-eligible residents.” And delete explanatory text (Page 7.24, Goal 7.1, Strategy A, 5)
- Add “Town Council” and eliminate “Commission on Aging” (Page 7.25, Goal 7.2, Strategy A, 1)
- Change to “Medium Term” (Page 7.25, Goal 7.2, Strategy B, 1)

- Add "Town Council" (Page 8.44, Goal 8.1, Strategy D, 3)
- Change wording to read, "Encourage UConn to define water and sewer service areas as part of the campus master plan and discourage service extensions to outlying university-owned parcels." (Page 9.35, Goal 9.2, Strategy A, 4)
- Change wording regarding the Route 275 and Bolton Road connector to qualify and reflect current status consistent with comments provided to UConn in response to the draft Campus Master Plan (Page 9.5)
- Add "Town Council" (Page 9.36, Goal 9.2, Strategy C, 1 and 2)
- Add "Town Council" (Page 9.37, Goal 9.3, Strategy A, 1,2 and 4)
- Remove "Town Council," "Mansfield Board of Education" and "Region 19" (Page 9.38, Goal 9.3, Strategy A, 7)
- Add "Planning Office" (Page 10.12, Goal 10.1, Strategy A, 3, 4)
- Change to read, "Require community engagement plans for significant Town projects" and add Boards of Education" (page 10.21, Goal 10.5, Strategy A, 4)
- Remove "Town Council, PZC and UConn" and add " Town/University Relations Committee" (Page 10.22, Goal 10.5, Strategy A, 6)
- Add "Town Council" (Page 10.24, Goal 10.6, Strategy B, 1)

Councilors also discussed the request for a new senior center, continued retention of town sign posts, and comments provided related to the environmental impact of expanding natural gas transmission lines.

### III. ADJOURNMENT

Mr. Shapiro moved and Mr. Kegler seconded to adjourn the meeting at 9:06 p.m. The motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

## Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name DONALD B. HOYLE  
Address 125A BASSETTS BRIDGE RD MANSFIELD CENTER  
Email DONHOYLE@AOL.COM  
Phone Number 860-423-6141

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

I like the way our town has tested our rural character with small quaint villages. I do hope we can keep this aspect of our town. As I look at Mansfield Center, the village I live in, I find it has lost its rural character as I see a power line that looks more like an industrial zone going through the state park, Mansfield Hollow, that the town did little to oppose.

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

That we start <sup>opposed</sup> building a ~~case for~~ <sup>case for</sup> the ~~slow~~ <sup>slow</sup> expanding gas lines going through our town, many of which are going to Nova Scotia, to export it to foreign countries for economic gain for large gas companies. I feel the vision for a healthy future is to develop our hydroelectric and sun powered volta photose (solar farms) as our neighbors in Lebanon / <sup>Franklin</sup> ~~Chatham~~ are doing. Clean energy is the hope of our future so we don't poison and destroy our scene and   
as wish Tech.

Other Comments

I strongly support the concept of multi-dwelling  
cluster housing rather than 2 acre ~~lot~~<sup>suburban</sup> sprawl type  
zoning that would destroy the rural village concept  
we have and is in ~~the~~<sup>our</sup> Mansfield Tomorrow Plan. It  
is sought of like the European model of people  
living in small villages and preserving the  
surrounding areas for farming, recreation and  
open space.

new town rights do not seem appropriate in present  
New England villages. It takes away some of the charm

# WASTE: The Soft & Dirty Underbelly of Fracking

Fact Sheet • April 2012

Drilling and fracking a single shale well can produce millions of gallons of toxic wastewater and hundreds of tons of potentially radioactive solid waste. Disposal of these wastes poses serious environmental and public health risks.

## The Fracking Nightmare

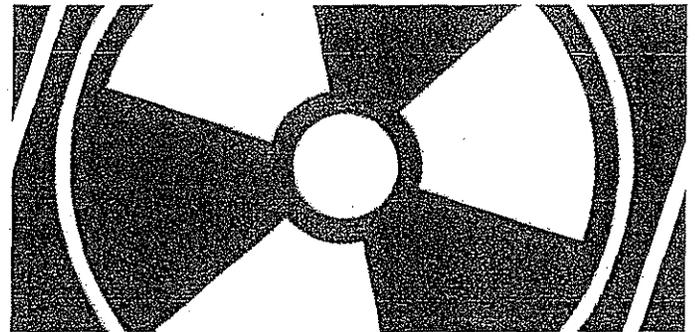
New drilling and fracking technologies have made it feasible to extract large amounts of oil and gas from shale and similar underground rock formations.<sup>1</sup> While this shale development has been a boon for the oil and gas industry, it has been a nightmare for communities living with the water pollution, air pollution, explosions and fires, and ruined landscapes. Fracking for oil and gas also contributes to climate-threatening levels of greenhouse gas emissions.

## Rivers of Toxic Wastewater

To frack a shale gas well, millions of gallons of fracking fluid — a blend of water, sand and chemicals — are pumped underground at high pressure to break up shale rock, allowing gas to flow into the well.<sup>2</sup> The technology for shale oil development is essentially the same.<sup>3</sup> Some of the fracking fluid stays underground indefinitely and the rest flows back up out of the well, mixed with naturally contaminated waters from deep below ground.<sup>4</sup>

*Fracking wastewater contains numerous chemical additives, many of which are far from safe:*

- Known and suspected carcinogens that have been present in fracking fluids include naphthalene, benzene and acrylamide.<sup>5</sup> Other environmental toxins present in some fracking fluids, such as toluene, ethylbenzene and xylenes, can result in nervous system, kidney and/or liver problems.<sup>6</sup>
- Since fracking fluid recipes are proprietary, and since there is no federal requirement for disclosure, fracking fluid can contain unknown chemical additives.<sup>7</sup> This means the full threat of fracking wastewater is also unknown.



*Fracking wastewater contains potentially extreme levels of often naturally occurring but harmful contaminants that are brought to the surface:*

- Harmful contaminants can include arsenic, lead, hexavalent chromium, barium, strontium, benzene, polycyclic aromatic hydrocarbons, toluene, xylene, corrosive salts and naturally occurring radioactive material, such as radium-226.<sup>8</sup>

The *New York Times* reviewed documents on gas wells in Pennsylvania and West Virginia and found that at least 116 wells produced wastewater with radiation levels that were a hundred times the U.S. EPA's drinking water standard; at least 15 of these wells had wastewater at more than a thousand times the standard.<sup>9</sup>

Since conventional treatment facilities are not equipped to treat radioactive material and other contaminants in fracking wastewater, many of these contaminants simply flow through conventional treatment facilities and get discharged into public rivers and streams.<sup>10</sup> This could contaminate drinking water supplies for downstream communities and could harm aquatic life essential to sustaining recreational and commercial fisheries.

Researchers at the University of Pittsburgh tested water being discharged, after treatment, into a creek from a facility in Pennsylvania and found average concentrations of benzene at twice the U.S. EPA's drinking water standard, barium at 14 times the standard, total dissolved solids at 373 times the standard, strontium at 746 times the EPA's recommended level for drinking water and bromide at 2,138 times the level that triggers regulatory reporting requirements under the treatment plant's permit in Pennsylvania.<sup>11</sup>

Bromides cause particular problems for downstream drinking water utilities. Bromides can react during water treatment to form brominated trihalomethanes, which are linked to cancer and birth defects and which are difficult to remove once they've been added to drinking water supplies.<sup>12</sup>

## Mountains of Toxic Waste

New York estimated that drilling a typical shale gas well would generate about 5,859 cubic feet of rock cuttings — enough to cover an acre of land more than 1.5 inches deep.<sup>13</sup> These cuttings, about the size of coarse grains of sand, are coated with used drilling fluids that can contain contaminants such as benzene, cadmium, arsenic, mercury and radium-226.<sup>14</sup>

Dumping this toxic waste in landfills could expose workers to harmful levels of some of these environmental toxins.<sup>15</sup> Radium-226 contamination would persist for more than a thousand years after the landfill closed, ruining the productivity of the land for many generations.<sup>16</sup>

Dumping loads of drilling cuttings in landfills could lead to operational problems as well. The landfill linings could be degraded, resulting in leaks of radioactive material and other harmful contaminants.<sup>17</sup> Also, layers of drilling cutting wastes could plug up the flow of landfill fluids, causing spills out the sides of the landfill.<sup>18</sup>

## Take Action

Fracking wastes are clearly hazardous, yet they are not regulated as hazardous waste under federal law.<sup>19</sup> Disposing of these wastes by injecting them deep below ground is believed to have caused numerous earthquakes, and such disposal can also mean the wastes are hauled long distances over public roads, risking accidents and spills.<sup>20</sup> If the oil and gas industry succeeds in bringing drilling and fracking to new areas of the country, the problems with disposing of these wastes will only grow.

To find out how you can  
help the nationwide effort  
to ban fracking, visit:  
[www.foodandwaterwatch.org](http://www.foodandwaterwatch.org)

## Endnotes

- 1 National Petroleum Council. "Prudent Development: Realizing the Potential of North America's Abundant Natural Gas and Oil Resources." September 2011 at 192 and 193.
- 2 United States Environmental Protection Agency. "Plan to Study the Potential Impacts of Hydraulic Fracturing on Drinking Water Resources." (EPA/600/R-11/122). November 2011 at 15 and 22.
- 3 National Petroleum Council. September 2011 at 192.
- 4 United States Environmental Protection Agency. November 2011 at 15 and 23, 42 and 43.
- 5 United States House of Representatives. Committee on Energy and Commerce. [Minority Staff Report]. "Chemicals used in hydraulic fracturing." April 2011 at 9.
- 6 *Ibid.* at 10.
- 7 *Ibid.* at 4.
- 8 Urbina, Ian. "Regulation lax as gas wells' tainted water hits rivers." *The New York Times*. February 26, 2011; 76 U.S. Fed. Reg. 66286, 66296 (October 26, 2011); Mall, Amy and Dianne Donnelly. Natural Resources Defense Council. "Petition for Rulemaking Pursuant to Section 6974(a) of the Resource Conservation and Recovery Act." September 8, 2010 at 8 to 9.
- 9 Urbina (February 26, 2011).
- 10 Urbina (February 26, 2011); 76 U.S. Fed. Reg. 66286, 66296 (October 26, 2011).
- 11 Volz, Conrad Daniel. Center for Healthy Environments and Communities, University of Pittsburgh Graduate School of Public Health. Testimony on Natural Gas Drilling, Public Health and Environmental Impacts. Subcommittee on Water and Wildlife. Committee on Environment and Public Works. United States Senate. April 12, 2011 at 4 to 6.
- 12 Hoey, Don. "Bromide: a concern in drilling wastewater." *Pittsburgh Post-Gazette*. March 13, 2011.
- 13 New York State Department of Environmental Conservation. "Revised Draft Supplemental Generic Environmental Impact Statement on the Oil, Gas and Solution Mining Regulatory Program: Well Permit Issuance for Horizontal Drilling and High-Volume Hydraulic Fracturing to Develop the Marcellus Shale and Other Low-Permeability Gas Reservoirs." September 7, 2011 at 5-34.
- 14 Resnikoff, Marvin et al. Radioactive Waste Management Associates. [Report prepared for Residents for the Preservation of Lowman and Chemung]. "Radioactivity in Marcellus Shale." May 19, 2010 at 7; Mall and Donnelly. September 8, 2010 at 10.
- 15 Resnikoff et al. May 19, 2010 at 7 to 8.
- 16 *Ibid.* at 7 to 8.
- 17 *Ibid.* at 8; North Carolina Departments of Environment and Natural Resources, Commerce, and Justice and RAFI-USA. [Draft]. "North Carolina Oil and Gas Study under Session Law 2011-276." March 2012 at 190.
- 18 North Carolina Departments of Environment and Natural Resources, Commerce, and Justice and RAFI-USA. [March 2012 at 189 to 190.
- 19 Mall and Donnelly. September 8, 2010 at 7, 37 to 41.
- 20 Soraghan, Mike. "Wastewater injection well sparked earthquake — Ohio officials." *E&E Publishing, LLC*. March 9, 2012; Niquette, Mark. "Ohio tries to escape fate as a dumping ground for fracking fluid." *Bloomberg*. February 1, 2012.

For more information:

web: [www.foodandwaterwatch.org](http://www.foodandwaterwatch.org)

email: [info@fwwatch.org](mailto:info@fwwatch.org)

phone: (202) 683-2500 (DC) • (415) 293-9900 (CA)

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### Municipal actions

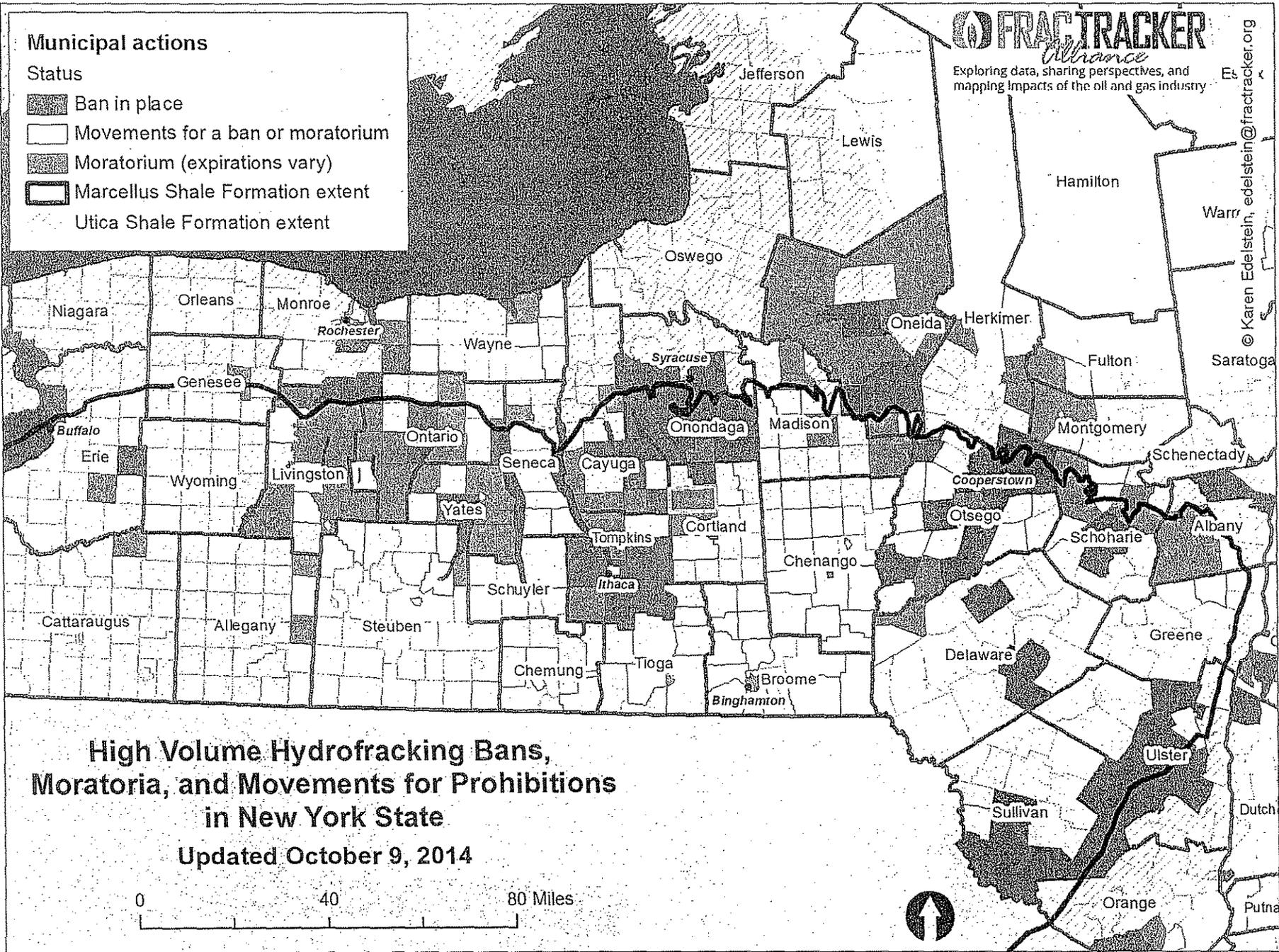
#### Status

-  Ban in place
-  Movements for a ban or moratorium
-  Moratorium (expiration dates vary)
-  Marcellus Shale Formation extent
-  Utica Shale Formation extent



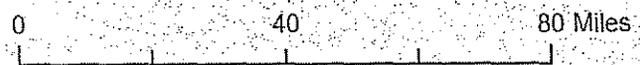
Exploring data, sharing perspectives, and mapping impacts of the oil and gas industry

© Karen Edelstein, edelstein@fractracker.org



## High Volume Hydrofracking Bans, Moratoria, and Movements for Prohibitions in New York State

Updated October 9, 2014



Town	County
Berne	Albany
Bensenville	Albany
Westerlo	Albany
Alfred (Town and Village)	Allegheny
Burns	Allegheny
Binghamton	Browne
Yorkshire	Cattaraugus
Genoa	Cayuga
Levyard	Cayuga
Locke	Cayuga
Moravia (Village)	Cayuga
Scipio	Cayuga
Sennett	Cayuga
Copake	Columbia
Germantown	Columbia
Taughanville	Columbia
Cortlandville (expired)	Cortland
Homer	Cortland
Sidney	Delaware
Colden	Erie
Oppenheim	Fulton
Stafford	Genesee
Little Falls	Herkimer
Danube	Herkimer
Dolgeville	Herkimer
Manheim	Herkimer
Newport	Herkimer
Avon	Livingston
Caledonia	Livingston
Conesus	Livingston
Genesee	Livingston
Lima	Livingston
Livonia	Livingston
Mount Morris	Livingston
Nunda	Livingston
Portage	Livingston
Sparta	Livingston
Springwater	Livingston
Brookfield	Madison
Eaton	Madison
Lenox	Madison
Lincoln	Madison
Pentfield	Monroe
City of Rochester	Monroe
Minden	Montgomery
St. Johnsville (Vil. & Town)	Montgomery
Palatine	Montgomery
Annsville	Oneida
Ava	Oneida
Dobyns	Oneida
Camden	Oneida
Clinton	Oneida
Deerfield	Oneida
Florence	Oneida
Floyd	Oneida
Forestport	Oneida
Rensselaer	Oneida
Sangerfield	Oneida
Steuben	Oneida
Trenton	Oneida
Vernon	Oneida
Verona	Oneida
Vienna	Oneida
Westmoreland	Oneida
Whitesboro	Oneida
Wheatstown	Oneida

Bristol	Ontario
Gornam	Ontario
Hopewell	Ontario
Manchester	Ontario
Naples (Vil. & Town)	Ontario
Richmond	Ontario
South Bristol	Ontario
West Bloomfield	Ontario
Chester	Orange
Hartwick	Otsego
Otego	Otsego
Niskayuna	Schenectady
Blenheim	Schoharie
Middleburgh	Schoharie
Richmondville	Schoharie
Schoharie	Schoharie
Seward	Schoharie
Sharon	Schoharie
Sharon Springs	Schoharie
Waterloo	Seneca
Wayne	Steuben
Owego (Village)	Tioga
Lansing	Tompkins
Newfield	Tompkins
Huron	Wayne
Barrington	Yates
Benton	Yates
Middlesex	Yates
Milo	Yates
Penn. Yan.	Yates
Starkey	Yates
Torrey	Yates

Movements for a ban or moratorium	
Town	County
Almond	Allegheny
Cassseraga	Allegheny
Barker	Broome
Binghamton (Town)	Broome
Chenango	Broome
Liste	Broome
Maine	Broome
Union	Broome
Sanford	Broome
Triangle	Broome
Vestal	Broome
Windsor	Broome
Sempronius	Cayuga
Big Flats	Chemung
Chemung	Chemung
City of Elmira	Chemung
Horseheads	Chemung
VanEtten	Chemung
Afton	Chenango
Columbus	Chenango
Coventry	Chenango
Guilford	Chenango
Norwich	Chenango
Otselic	Chenango
Pharsalia	Chenango
Oxford (Town)	Chenango
Plymouth	Chenango
Smithville	Chenango
Chatham	Columbia
Hillsdale	Columbia
Homer	Cortland
Truxton	Cortland

Masonville	Delaware
Red Hook	Dutchess
Ephratah	Fulton
Greenville	Greene
Salisbury	Herkimer
Dansville	Livingston
North Dansville	Livingston
South Dansville	Livingston
West Sparta	Livingston
York	Livingston
DeRuyter	Madison
Fenner	Madison
Nelson	Madison
Sullivan	Madison
Riga	Monroe
Webster	Monroe
Canajoharie	Montgomery
Fort Plain	Montgomery
Canadice	Ontario
Monroe	Orange
Burlington	Otsego
Hartwick	Otsego
Laurens	Otsego
Maryland	Otsego
Norris	Otsego
Pittsfield	Otsego
Unadilla	Otsego
Westford	Otsego
Philipstown	Putnam
Carlisle	Schoharie
Cobleskill	Schoharie
Summit	Schoharie
Wright	Schoharie
Hector	Schuyler
Covert	Seneca
Ovid	Seneca
Bath	Steuben
Calon	Steuben
Hammondsport	Steuben
Pulteney	Steuben
Urbana	Steuben
Wayland	Steuben
Cochection	Sullivan
Berkshire	Tioga
Newark Valley	Tioga
Owego (Town)	Tioga
Spencer	Tioga
Tioga	Tioga
Groton	Tompkins
Hurley	Ulster
Saugerties	Ulster
Macedon	Wayne
Savannah	Wayne
Rose	Wayne
Wolcott	Wayne
Arcade	Wyoming
Italy	Yates

Ban in place	County
Albany	Albany
Glendonland	Albany
Moravia (town)	Cayuga
Niles	Cayuga
Scipio	Cayuga
Summertown	Cayuga
Dunkirk	Chautauque
Oxford (Village)	Chenango

Livingston	Columbia
Preble	Cortland
Andes	Delaware
Meredith	Delaware
Beacon	Dutchess
Red Hook	Dutchess
Buffalo	Erie
Wales	Erie
Brighton	Monroe
Monton	Monroe
Perinton	Monroe
Rush	Monroe
Niagara Falls	Niagara
Wilson	Niagara
Argusta	Oneida
Kirkland	Oneida
Marshall	Oneida
New Hartford	Oneida
Paris	Oneida
Rome	Oneida
Utica	Oneida
Camillus	Onondaga
DeWitt	Onondaga
Elbridge	Onondaga
Fabius	Onondaga
Lafayette	Onondaga
Marcellus	Onondaga
Onondaga	Onondaga
Otisco	Onondaga
Pompey	Onondaga
Skaneateles	Onondaga
Spaford	Onondaga
Syracuse	Onondaga
Canandaigua (City and Town)	Ontario
Geneva (City and Town)	Ontario
Warwick	Orange
Butternuts	Otsego
Cherry Valley	Otsego
Milford	Otsego
Middlefield	Otsego
New Lisbon	Otsego
City and Town of Oneonta	Otsego
Otsego	Otsego
Plainfield	Otsego
Roseboom	Otsego
Springfield	Otsego
Elton	Schoharie
Bethel	Sullivan
Forestburgh	Sullivan
Highland	Sullivan
Lumberland	Sullivan
Mamakating	Sullivan
Tusten	Sullivan
Carlisle	Tompkins
Danby	Tompkins
Oyden	Tompkins
Enfield	Tompkins
Ithaca	Tompkins
Trumansburg	Tompkins
Ulysses	Tompkins
Marietown	Ulster
New Paltz	Ulster
Olive	Ulster
Rocheater	Ulster
Rosendale	Ulster
Wawarsing	Ulster
Woodstock	Ulster
Jerusalem	Yates

# Analytical Test Could Underestimate Radioactivity ... Fracking Wastewater

Water Quality: Study shows that a test commonly used to analyze drinking water is inappropriate for monitoring radium in the wastewater from hydraulic fracturing

By Deirdre Lockwood

Department: Science & Technology

News Channels: Analytical SCENE, Environmental SCENE

Keywords: hydraulic fracturing, fracking, wastewater, radioactivity, radium



## WATER HAZARD

Wastewater from the hydraulic fracturing process can contain radioactive isotopes. Credit: Mladen Antonov/AFP/Getty Images/Newscom

When energy companies extract natural gas from shale using hydraulic fracturing, they generate flowback wastewater, a brine solution that contains naturally occurring radionuclides, including radium isotopes. Because some of this wastewater is diverted to treatment plants and eventually discharged into local waterways, state environmental agencies have started to establish procedures for monitoring radium levels in the wastewater. However, a new study cautions that one test state agencies are considering could underestimate radium levels by as much as 99% (*Environ. Sci. Technol. Lett.* 2014, DOI:[10.1021/ez5000379](https://doi.org/10.1021/ez5000379)).

Environmental protection departments in Pennsylvania and New York have used or suggested others use a radium-measurement technique that the U.S. Environmental Protection Agency recommends for analyzing drinking water. In the test, researchers add a spike of barium to a water sample and then mix in sulfuric acid to precipitate out sulfate salts of the two metals. By measuring the radioactivity of the precipitated solids, researchers can calculate the amount of radium present.

Michael K. Schultz, a professor of radiology at the University of Iowa, and his colleagues decided to test the method's accuracy because studies have shown that the drinking-water method is unsuitable for solutions with high concentrations of ions, which is the case for fracking wastewater.

His team used several methods to measure amounts of radium isotopes in a sample of flowback water from the Marcellus Shale, a large formation being exploited for shale gas in the northeastern U.S. Besides the coprecipitation technique, they also tested high-purity germanium gamma-ray spectroscopy, which gives a direct measurement of several radium isotopes, and a portable spectrometry technique to detect radon isotopes that are decay products of radium.

Compared with gamma-ray spectroscopy—considered the gold standard for radium analysis—the coprecipitation method recovered less than 1% of  $^{226}\text{Ra}$ , the most abundant radium isotope in the sample. The radon isotope method detected 91% of it.

The EPA method is ineffective for analyzing fracking wastewater because it produces unmanageable amounts of precipitate. In the flowback water, concentrations of barium and other divalent cations are “so high that when you add a little bit of sulfuric acid, you get a mountain of material,” Schultz says. The solution can bubble over, and the amount of precipitate is hard to dry for accurate radioactivity measurements. The method is useful for drinking water, because radium and other ion levels are typically low in those samples. But radium levels are high enough in fracking wastewater that they can be directly measured with gamma-ray spectroscopy, Schultz says. Avner Vengosh, a geochemist at Duke University, says most researchers who study radium isotopes in fracking waste, including his lab and the U.S. Geological Survey, directly measure them with gamma-ray spectroscopy. “People have to know that this EPA method is not updated” for use with fracking wastewater or other highly saline solutions, he says.

Last year, Vengosh and his colleagues found that sediments downstream of a Pennsylvania plant that treated fracking wastewater had  $^{226}\text{Ra}$  levels about 200 times as high as those upstream. To avoid this contamination, gas companies have started to recycle the wastewater in drilling operations or inject it in deep wells instead of sending it to treatment plants, Schultz and Vengosh say.

# Matrix Complications in the Determination of Radium Levels in Hydraulic Fracturing Flowback Water from Marcellus Shale

Andrew W. Nelson †‡, Dustin May ‡, Andrew W. Knight §, Eric S. Eitrheim §, Marinea Mehrhoff ‡, Robert Shannon ¶, Robert Litman ⊥, and Michael K. Schultz \*†@

† Interdisciplinary Human Toxicology Program, University of Iowa, Iowa City, Iowa 52242, United States

‡ University of Iowa State Hygienic Laboratory, Research Park, Coralville, Iowa 52242, United States

§ Department of Chemistry, University of Iowa, Iowa City, Iowa 52242, United States

¶ Quality Radioanalytical Support, LLC, P.O. Box 774, Grand Marais, Minnesota 55604, United States

⊥ Radiochemistry Laboratory Basics, 1903 Yankee Clipper Run, The Villages, Florida 32162, United States

\* Departments of Radiology and Radiation Oncology, Free Radical and Radiation Biology Program, University of Iowa, 500 Newton Road, ML B180 FRRB, Iowa City, Iowa 52242, United States

*Environ. Sci. Technol. Lett.*, 2014, 1 (3), pp 204–208

DOI: 10.1021/ez5000379

Publication Date (Web): February 10, 2014

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The rapid proliferation of horizontal drilling and hydraulic fracturing for natural gas mining has raised concerns about the potential for adverse environmental impacts. One specific concern is the radioactivity content of associated “flowback” wastewater (FBW), which is enhanced with respect to naturally occurring radium (Ra) isotopes. Thus, development and validation of effective methods for analysis of Ra in FBW are critical to appropriate regulatory and safety decision making. Recent government documents have suggested the use of EPA method 903.0 for isotopic Ra determinations. This method has been used effectively to determine Ra levels in drinking water for decades. However, analysis of FBW by this method is questionable because of the remarkably high ionic strength and dissolved solid content observed, particularly in FBW from the Marcellus Shale region. These observations led us to investigate the utility of several common Ra analysis methods using a representative Marcellus Shale FBW sample. Methods examined included wet chemical approaches, such as EPA method 903.0, manganese dioxide (MnO<sub>2</sub>) preconcentration, and 3M Empore RAD radium disks, and direct measurement techniques such as radon (Rn) emanation and high-purity germanium (HPGe) gamma spectroscopy. Nondestructive HPGe and emanation techniques were effective in determining Ra levels, while wet chemical techniques recovered as little as 1% of <sup>226</sup>Ra in the FBW sample studied. Our results question the reliability of wet chemical techniques for the determination of Ra content in Marcellus Shale FBW (because of the remarkably high ionic strength) and suggest that nondestructive approaches are most appropriate for these analyses. For FBW samples with a very high Ra content, large dilutions may allow the use of wet chemical techniques, but detection limit objectives must be considered.

# Enhanced Formation of Disinfection Byproducts in Shale Gas Wastewater-Impacted Drinking Water Supplies

Kimberly M. Parker †, Teng Zeng †, Jennifer Harkness ‡, Avner Vengosh ‡, and William A. Mitch\*†

† Department of Civil and Environmental Engineering, Stanford University, Stanford, California 94305-4020, United States

‡ Division of Earth and Ocean Sciences, Nicholas School of the Environment, Duke University, Durham, North Carolina 27708, United States

*Environ. Sci. Technol.*, 2014, 48 (19), pp 11161–11169

DOI: 10.1021/es5028184

Publication Date (Web): September 9, 2014

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<http://pubs.acs.org/doi/abs/10.1021/es5028184>

## Abstract:

The disposal and leaks of hydraulic fracturing wastewater (HFW) to the environment pose human health risks. Since HFW is typically characterized by elevated salinity, concerns have been raised whether the high bromide and iodide in HFW may promote the formation of disinfection byproducts (DBPs) and alter their speciation to more toxic brominated and iodinated analogues. This study evaluated the minimum volume percentage of two Marcellus Shale and one Fayetteville Shale HFWs diluted by fresh water collected from the Ohio and Allegheny Rivers that would generate and/or alter the formation and speciation of DBPs following chlorination, chloramination, and ozonation treatments of the blended solutions. During chlorination, dilutions as low as 0.01% HFW altered the speciation toward formation of brominated and iodinated trihalomethanes (THMs) and brominated haloacetonitriles (HANs), and dilutions as low as 0.03% increased the overall formation of both compound classes. The increase in bromide concentration associated with 0.01–0.03% contribution of Marcellus HFW (a range of 70–200 µg/L for HFW with bromide = 600 mg/L) mimics the increased bromide levels observed in western Pennsylvanian surface waters following the Marcellus Shale gas production boom. Chloramination reduced HAN and regulated THM formation; however, iodinated trihalomethane formation was observed at lower pH. For municipal wastewater-impacted river water, the presence of 0.1% HFW increased the formation of *N*-nitrosodimethylamine (NDMA) during chloramination, particularly for the high iodide (54 ppm) Fayetteville Shale HFW. Finally, ozonation of 0.01–0.03% HFW-impacted river water resulted in significant increases in bromate formation. The results suggest that total elimination of HFW discharge and/or installation of halide-specific removal techniques in centralized brine treatment facilities may be a better strategy to mitigate impacts on downstream drinking water treatment plants than altering disinfection strategies. The potential formation of multiple DBPs in drinking water utilities in areas of shale gas development requires comprehensive monitoring plans beyond the common regulated DBPs.

# Impacts of Shale Gas Wastewater Disposal on Water Quality in Western Pennsylvania

Nathaniel R. Warner \*, Cidney A. Christie , Robert B. Jackson , and Avner Vengosh \*

Division of Earth and Ocean Sciences, Nicholas School of the Environment, Duke University, Durham, North Carolina 27708, United States

*Environ. Sci. Technol.*, 2013, 47 (20), pp 11849–11857

DOI: 10.1021/es402165b

Publication Date (Web): October 2, 2013

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<http://pubs.acs.org/doi/abs/10.1021/es402165b>

## Abstract:

The safe disposal of liquid wastes associated with oil and gas production in the United States is a major challenge given their large volumes and typically high levels of contaminants. In Pennsylvania, oil and gas wastewater is sometimes treated at brine treatment facilities and discharged to local streams. This study examined the water quality and isotopic compositions of discharged effluents, surface waters, and stream sediments associated with a treatment facility site in western Pennsylvania. The elevated levels of chloride and bromide, combined with the strontium, radium, oxygen, and hydrogen isotopic compositions of the effluents reflect the composition of Marcellus Shale produced waters. The discharge of the effluent from the treatment facility increased downstream concentrations of chloride and bromide above background levels. Barium and radium were substantially (>90%) reduced in the treated effluents compared to concentrations in Marcellus Shale produced waters. Nonetheless, <sup>226</sup>Ra levels in stream sediments (544–8759 Bq/kg) at the point of discharge were ~200 times greater than upstream and background sediments (22–44 Bq/kg) and above radioactive waste disposal threshold regulations, posing potential environmental risks of radium bioaccumulation in localized areas of shale gas wastewater disposal.

Wednesday, January 14, 2015

the Chronicle, Willimantic, Conn.



Al Malpa

Demonstrators against using fossil fuel braved 26-degree weather Tuesday afternoon. Local activists gathered at the intersection of South Eagleville Road and Route 195 from 4 to 5 p.m. From the left are Miriam Kurland, demonstration leader, Gloria Bent of Mansfield, Don Hoyle of Mansfield, Marg Mollar of Mansfield, Andy Ames from Eagleville, Dindy Moeckle from Ashford and Jean de Smet from Willimantic. They were rehearsing an anti fossil fuel song at this moment.

## Local protestors oppose oil pipeline

By CHRIS DEHNEL  
Chronicle Staff Writer

STORRS — A small group gathered in the center of town Tuesday to protest the latest proposal to extend an oil pipeline from Canada into the United States.

Those in the group described themselves as environmental activists.

The rally took place at the southern edge of Storrs Center, near the Audrey P. Beck Municipal Building and just down the road from the University of Connecticut.

The target was Phase IV of the Keystone XL distribution system and the rally was part of a nationwide day of action calling on President Obama to reject the pipeline, along with a local action to stop all tar sand oil and fracked gas pipeline expansion.

The activists called on Obama to reject the Keystone XL project "immediately."

The Keystone XL pipeline would be a huge source of carbon pollution, and clearly fails the climate test set by President Obama by threatening to seriously exacerbate climate change, the activists said in distributed literature. "Our local action will be aimed to stop all tar sand oil and fracked gas pipeline

expansion projects. Most citizens are unaware of the dangers of the large fracked gas pipeline projects that are quietly being planned in our state and throughout New England.

The rally was part of a national campaign sanctioned by organizations like the Rainforest Action Network, the Sierra Club and 350.org.

The keystone pipeline system begins in Alberta and taps into the Western Canadian Sedimentary Basin and its route stretches to refineries in Illinois, Texas and Oklahoma, according to a project description.

The proposed Phase IV project would run from Hardisty, Alberta, through Montana, to Steele City, Neb.

The use of fossil fuels was a primary topic of protest. "We are convinced that any serious attempt to address climate change means that a large portion of the natural gas, oil and coal currently locked underground remain unexploited," protesters said in distributed literature.

"Unfortunately, rather than aggressively deploying renewable energy resources, the Obama administration has opted to allow polluters to continue burning these dirty, polluting fossil fuels."

PAGE  
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## Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name MEG REICH  
Address 343 BASSETTS BRIDGE RD 06250  
Email megr1@earthlink.net  
Phone Number 860-455-0532

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

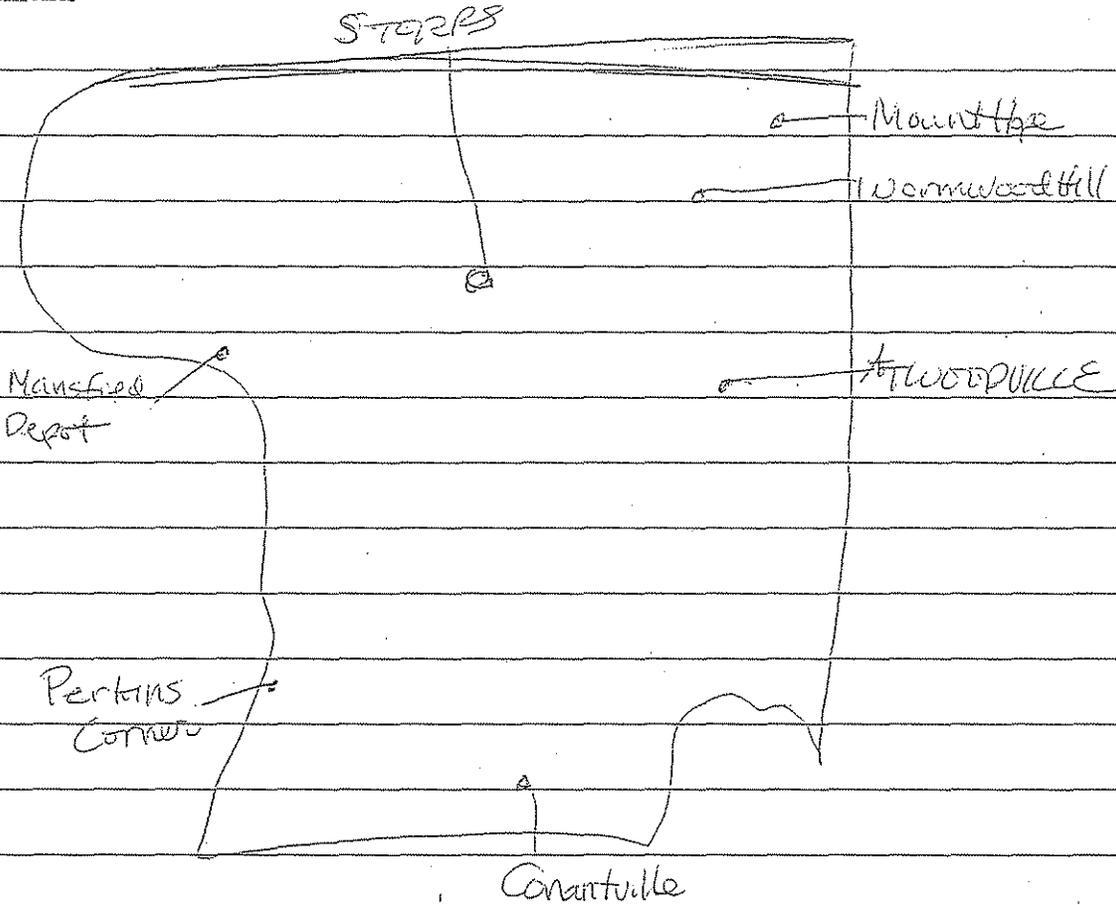
What do you like? Please be specific and indicate page numbers if possible.

- ① Color! Use of color in photos + type + text  
& maps
- ② Lots of illustrations - photos, tables, boxes  
make document readable... a real improvement over  
the 2006 plan... which will make it easier to  
use... but it will need an index

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

- ① DRAFT MAP - Future LAND USE  
The 2006 MAP listed all the major "villages" ...  
(Pertins Corner, Mansfield Depot, Conantville,  
Hartwoodville, STORPS, MANSFIELD CENTER, ETC)  
This draft map does not. I recommend adding  
these geographic markers - although many can  
be placed in the "whitespace" surrounding the map,  
instead of on the base map. (see next page)

Other Comments



② Need a good index since topics are addressed in multiple sections of the plan.

TERM	TEXT	page	PHOTO	MAP
Example: - Rural				

• area	X		X	Z
• character	XX		YY	ZZ
• definition	XX		YY	ZZ

★ Need an index to help make the plan more useable for people to refer to

frequently ★ and therefore to use on a day to day basis.

## Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name JULIA BARSTOW  
Address 139 Woodland Rd  
Email joo barstow.cx  
Phone Number 860-429-7188

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

There is a lot of very good stuff in the plan -  
I hope that much of it can be implemented.  
As for the skating center - the corner of 195 & S. Engleville  
is a terrible idea. If the Conference insists on  
such a facility on campus, then put it truly on campus  
next to the existing rink & not at the Town Centre.  
Please tell everyone what we can do to get this  
message to UConn

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

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## Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name Bettejane Barnes  
Address 353 North Eagleville Rd  
Email bjbarnes@charter.net  
Phone Number 860 429 5279

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development.

What do you like? Please be specific and indicate page numbers if possible.

General: - Ease of maneuvering through info  
- Ideal for ease of copying  
- Sectioning of info organized the thinking  
- Maps

Specific pg. 8.25 Compact residential is important  
for best use of land to serve workers  
at UCT and GCSU.  
Entire chapter on housing was excellent

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

Please include a new Senior Center on a bus line and close to recreational and cultural activities. Looking ahead, the Gen X people will need a bigger and much wider scope of activities than ever imagined before. They will be livelier and more wide spread in interests. It is wise to prepare for that now.

OVER

Other Comments

Seniors are considered to be from 55 to 90's and programs need to be useful to the full age range. This is impossible in the present senior center. I am fearful that prime locations will be used for other structures before a new center is begun.



PAGE  
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## Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name

Miriam Korland

Address

287 Wornword Hill Rd. Mansfield CT

Email

mimbck@yahoo.com

Phone Number

860-477-0165

Please tell us what you think of the Mansfield Tomorrow Draft Plan of Conservation and Development

What do you like? Please be specific and indicate page numbers if possible.

I like the comprehensive plan & how ~~that~~ it has been responsive to the interest of citizens for ~~to~~ conservation, open space, agriculture & only limited development with the env. comment a main concern.

What would you like the Planning and Zoning Commission to consider changing? Please be specific and indicate page numbers if possible.

I would like consideration of municipal energy based from a ~~a~~ municipal solar energy <sup>farm</sup>. I would also like a resolution & plan to stop the Algonquin Pipeline from coming through town with their fracked gas expansion ~~plans~~. A resolution to ~~stop~~ demo our resistance to fracked gas, pipeline expansion & waste. Please, educate yourselves by going

Other Comments

to websites from the following organizations & link to their gas pipeline pages:

- [nofrackedgasinmass.org](http://nofrackedgasinmass.org)
- [Sierraclubet.org](http://Sierraclubet.org)
-

Jo Ann Goodwin, Chair  
Mansfield Planning & Zoning Commission  
4 South Eagleville Rd.  
Mansfield, CT 06268

Dear Ms. Goodwin;

Speaking as a resident of the Town of Mansfield and a member of the senior community, I must voice my opinion that this town is in need of a new senior center.

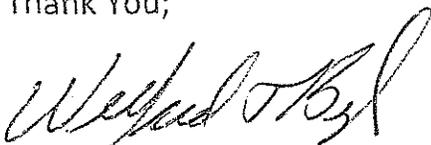
Our present Senior Center was studied in 2008 by a committee from the Commission on Aging, headed by Tim Quinn. At that time, the Senior Center was proven to be lacking in several areas and a report was sent to the Town Council. However, due to a nationwide economic crisis, action on the study was temporarily tabled. A later examination reported and placed on file October 2014 by Mike Nintean, Director of Building and Housing Inspection, detailed all the deficiencies which if not addressed could cause serious hazards to both structure and people using the facility. In other words the building is just about to fall down.

It is painfully apparent that the Senior Center is woefully inadequate to serve the needs and aspirations of present seniors.

There are several locations that would keep the center in a central location that is approximate to the one there now. This will continue to give seniors a place to get to without driving a great distance while continuing to have bus transportation available.

If possible I wish you and your commission would take this matter to heart and find that we indeed need a new center and are willing to support it.

Thank You;



Wilfred T. Bigl  
17 Hill Pond Drive  
Mansfield, CT 06268  
860-429-0180

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Ms. Linda Painter, Town Planner  
Town of Mansfield  
4 South Eagleville Rd.  
Mansfield, CT 06268

Linda

Speaking as a resident of the Town of Mansfield and a member of the senior community, I must voice my opinion that this town is in need of a new senior center.

Our present Senior Center was studied in 2008 by a committee from the Commission on Aging, headed by Tim Quinn. At that time, the Senior Center was proven to be lacking in several areas and a report was sent to the Town Council. However, due to a nationwide economic crisis, action on the study was temporarily tabled. A later examination reported and placed on file October 2014 by Mike Nintean, Director of Building and Housing Inspection, detailed all the deficiencies which if not addressed could cause serious hazards to both structure and people using the facility. In other words the building is just about to fall down.

It is painfully apparent that the Senior Center is woefully inadequate to serve the needs and aspirations of present seniors.

Please consider including a new Senior Center in the final plans for Mansfield Tomorrow.

There are several locations that would keep the center in a location that is approximate to the one there now. This will continue to give seniors a place to get to without driving a great distance while continuing to have bus transportation available.



Wilfred T. Bigl  
17 Hill Pond Drive  
Mansfield, CT 06268  
860-429-0180

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**Linda M. Painter**

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**From:** Jennifer S. Kaufman  
**Sent:** Thursday, February 26, 2015 2:54 PM  
**To:** Linda M. Painter  
**Subject:** FW: Feedback on Mansfield Tomorrow: Plan of Conservation and Development

Jennifer S. Kaufman  
Natural Resources and Sustainability Coordinator  
Inland Wetlands Agent  
Town of Mansfield  
10 South Eagleville Road  
Storrs-Mansfield, CT 06268  
860-429-3015 x6204  
860-429-9773 (Fax)  
[KaufmanJS@MansfieldCT.org](mailto:KaufmanJS@MansfieldCT.org)

---

**From:** [no-reply@joomag.com](mailto:no-reply@joomag.com) [<mailto:no-reply@joomag.com>]  
**Sent:** Monday, December 22, 2014 7:51 AM  
**To:** MansfieldTomorrow  
**Subject:** Feedback on Mansfield Tomorrow: Plan of Conservation and Development



## Magazine Feedback

Hello,

**William Shakalis** has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: [wshakalis@gmail.com](mailto:wshakalis@gmail.com)

Message: Section 2.6, Plan B, no. 6: regulations relating to dark skies: the Model Lighting Ordinance of the International Dark Skies Association has an excellent guide to developing regulations for dark skies and using IDA compliant lighting fixtures. See: <http://darksky.org/guides-to-lighting-and-light-pollution/model-lighting-ordinance>

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Linda M. Painter

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**From:** no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>  
**Sent:** Monday, December 29, 2014 12:54 PM  
**To:** MansfieldTomorrow  
**Subject:** Feedback on Mansfield Tomorrow: Plan of Conservation and Development



## Magazine Feedback

Hello,

**John perch** has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development** " magazine.

E-mail: [jperch@charter.net](mailto:jperch@charter.net)

Message: Open space acquisition: acquire property between Dunhamtown Forest to the Saw Mill Brook Preserve, resulting in unbroken open space between South Eagleville Rd. and Puddin Lane. This area is now undeveloped open space bounding the brook.

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Linda M. Painter

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**From:** no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>  
**Sent:** Friday, January 30, 2015 8:12 PM  
**To:** MansfieldTomorrow  
**Subject:** Feedback on Mansfield Tomorrow: Plan of Conservation and Development



## Magazine Feedback

Hello,

**Mansfield Resident** has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: [mansfield@resident.com](mailto:mansfield@resident.com)

Message: Mansfield needs more retail/commercial establishments in Town. Some examples include a Brew Pub, Restaurants, and a gas station centrally located in Town. Too often Mansfield residents have to leave Town to access retail/commercial establishments; this unfortunately wastes time, consumes gas, and deprives our community of tax revenue. We should promote and encourage more commercial development, particularly in areas such as Storrs Center and the Eastbrook Mall. Thank you.

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## Mansfield Tomorrow Draft Plan Comments C. Galgowski Jan. 2015

To the Ag Committee,

I might not make it to Tuesday's meeting, because I might be accompanying Heidi in St. Francis hospital as she starts recovery from her hip replacement surgery that day. Hence, I have written down my comments regarding the Mansfield Tomorrow Plan. I hope my comments do not come off as overly pessimistic. Along with other engineers and technicians, my duties during my career spanning 38 years with the NRCS have involved turning broad plans into physical realities. The final product hopefully on budget, on time, and providing it's desired function. This was not always the case. What looked fairly simple during the planning phase often became much more arduous while bringing it to physical reality. Complying with the objectives of larger numbers of commissions and review agencies and building projects in a more densely populated place has also made the process considerably more challenging over the years. I have also been involved trying to get projects done on farms with farm operators under severe financial distress. Many of these farms have gone out of business. Some of the farmers have died broke and some are still alive in somewhat perilous financial circumstances. These were for the most part hardworking and intelligent people who's heart's desire was to pursue a farming career. This is a very hard game to win. As we try to encourage young people to start up new farms and farming careers in Mansfield, let's not sugar coat the reality of it. In fact, let's encourage them to consider having at least one member of the family having a good off farm job. If they try to pursue farming as a single person, my recommendation is to steer them to much needed career counseling. This would be the most considerate and humane thing to do.

### Chapter 2 – Natural systems

Goal 2.1, Strategy B, Action 2 – In heavily forested areas, sometimes clear cutting has positive benefits. Converting some woodland to grassland can increase bird habitat. Promoting eastern cottontail habitat often involves clear cutting 10 to 20 acre tracts of wetland. Clear cutting some forest land will enable an increase in agricultural production. Many people see a patchwork mix of forest land and open agricultural land as an aesthetically pleasing viewshed. The question remains what is the appropriate balance of forest land and open hay or cropland.

Goal 2.3, Strategy C – To a certain extent we already do this and should continue to do this. Many of these agencies are already over booked with their existing workload. Hence utilizing private consultants is another available resource. This will cost money.

Goal 2.6, Strategy A – Action 1 could require a large time commitment on the behalf of all these committees. Action 2 could also be extremely expensive depending on what level the testing goes to. Consider if standard well water tests already necessary for certificates of occupancy and perhaps an

UConn soil test for heavy metals are adequate protection. One of the housing goals is to provide economical housing. Excessive testing goes against this.

### Chapter 3 – Open Space, Parks, and Agricultural Land

Pages 3.3 to 3.6, including map 3.1 These 4 pages give a very good description of agricultural land. Still more could be done to help clarify the subtle relationship between agricultural land, forest land, and the overlap between the two. This is important, because from my experience, there is a fairly prevalent viewpoint held by many people that forests are natural and being natural are good and agriculture performed by man is not natural and not as good. To help alleviate some misunderstanding or tension between natural resource preservationist and agriculturists, consider modifying the end of paragraph 1 on page 3.6 as follows:

*When combined with forested areas that do not contain any agricultural soils (change "agricultural" to "farmland", because map 3.1 uses the term Farmland Soil Classification, not Agricultural Soil Classification), approximately 74% of the town's land area could potentially be used for agriculture. Add, "Since forestry areas do provide agricultural products such as timber, firewood, maple syrup, shade and windbreaks for livestock, partial shade to aid growth of cool season grasses, nuts for pigs, medicinal plants, and other crops, they are a valued type of agriculture. Agroforestry is a land use that utilizes a mixture of trees and partially open areas on the same field. The 74 % of the Town's land classified with farmland soils or other forested land with non-farmland soils both provide significant ecosystem services".*

#### Goal 3.1, Strategy A, Actions 1 to 5.

**Given limited resources of time, this should be the highest priority of actions the ag committee works on. Once a piece of land is converted to residential, or other non-farm building use, it is usually no longer useable from a farming or open space perspective.**

The following justifies this course of action whatever the outcome of the economics of farming.

While we as a Town strive to preserve this land, we need to realize there are very significant economic issues regarding making farming on a full time basis or part time basis a significant part of a farmer's income. It is costly to live in Southern New England. There is a high probability many of these small farms will continue to be lifestyle farms and the bulk of the farmer's income will come from off farm income.

As the Town preserves more development rights, and the existing farmers or novice beginning farmers are beset with the reality of farming economics, many might quit. What happens to this land then?

The few bigger hopefully still surviving farms can rent these farmlands. Or the land can revert to forestland with less management input requirements. This will still preserve ecosystem services, and help keep Town tax rates lower. So if a reinvigorated local agricultural economy does not become a reality we desire, we can still show tax payer dollars were prudently and usefully spent.

#### Goal 3.2, Strategy A and B

Both of these strategies strive to put more land into production. A few local farmers have expressed concern to me that they have already experienced significant competition in selling local products. Having more local farmers enter the game will increase this competition. The marketing and sales problems have to be solved as more land is put into production.

The Town staff and committees already struggle with their existing responsibilities. Doing the total actions desired in the Mansfield Tomorrow Plan with quality is a huge job. Build success by doing the easier tasks first. Talk to the Towns of Simsbury and North Hampton about the time, money, and management commitments necessary to sponsor a Community Farm. If this is undertaken, be careful it does not seriously impact the markets of existing farmers.

#### Goal 3.4, All Strategies

These are all admirable strategies and goals. As they are pursued, consider, 1) The devil is in the details. 2) The enemy of the good is the perfect. 3) There is no free lunch. If Mansfield's zoning regulations to do a project become too onerous, developers could be steered to going to other towns. For commercial properties this hurts our already stressed tax base. For residential properties this keeps people out of Town which many people would like and would keep taxes down. It also makes it harder to bring in affordable compact housing desired. Based on past zoning revisions, coming to a consensus on an agreed to zoning code incorporating all these features will be a challenge.

#### Chapter 4 – Community Heritage and Sense of Place

##### pages 4.12 – 4.16. Goal 4.2, Strategies A, B, E, Action 1

These are all vital strategies and goals and need to be pursued.

#### Chapter 5 – Community Life

##### Goal 5.4, strategy A action (see 5.25 to 5.26)

Teaching children to grow fresh food and eat fresh food will help us bend down the health care cost curve down the road. This is absolutely a must do.

Providing fresh food choices in schools and community buildings is also very important. Because all children have transportation access to the schools, hopefully all children can have access to this food. One challenge is many kids really do not care for vegetables. So let them eat locally produced meats, yogurt, and low sugar ice cream.

Having SNAP payments at Storrs Market is necessary to help people on income assistance obtain this food and to give our local farmers an equal competitive advantage to the chain stores. One difficulty is people on a limited income might not have transportation to the Storrs Farmers Market. Or their work schedule at a low paying job might not allow them time on a Saturday to get to the market. Food at Price-Rite in Willimantic in many cases might be lower than Storrs Farmer's market.

## Chapter 6 – Diversifying the Economy

### Goal 6.2 Strategy A, Action 2, Strat B and D

These are all desirable. Challenge will be to find the time, staff, and volunteers to help achieve this.

### Goal 6.3 Strategy A, Action 1 and 3, Strat D, Action 3

Promoting economic vitality through these measures is all vitally important. If these other organizations can help do the bulk of the work, that would be great.

### Goal 6.4 All strategies

These are all wonderful strategies and goals. Big challenge is to find time and resources to do them all. It is hard to decide where to begin. Perhaps the highest priority is Strategy H, Support marketing of agricultural products and agriculture-related businesses.

### Goal 6.5 Strategy B

By all means make the zoning regs as farm friendly as possible. Definitely look to Eastern RC&D, RIDEM, and perhaps other towns as to what might be reasonable regulation. Left to its own devices, Mansfield will have a strong tendency to over regulate.

## Chapter 8 – Future land Use and Community Design

Goal 8.1 strategy D, Action 4 – Town Council and PZC should definitely approach UCONN on this. Dean Weidemann has already stated this is a goal of the College of Ag, Health, and Natural Resources, so a

letter or other support from the Town could help CAHNR keep these lands used for agriculture. Other parts of the University might compete for these lands.

Goal 8.2 strategy B, Action 8 – The Ag Committee is not listed as one of the advisory committees that will review early in the design process. Without Ag Committee input, there will be no voice for ag land either on the proposed development or land adjacent to it. The Ag Committee needs to get more members to handle this workload and to provide this function. Another major potential problem with review by multiple Committees and with rotating committee members is consistency of guidance in the review process. Town staff could probably provide more consistency, but this might require hiring more staff and/or more training which in turn would increase taxes.

#### Chapter 9 – Infrastructure

Goal 9.5, strategy B, Action 2 – Who will pay for the density bonus? Cost of doing this upfront planning and engineering might be substantial as will the permitting and review by the State. On the other hand, reducing numbers of wells, septic systems, and lengths of driveway might reduce construction costs. Annual operation and maintenance costs for landscaping and snow plowing should go down as well. So perhaps, Mansfield pays upfront fees to the State for the permit fees. And then when a unit of the property is sold, the buyer pays a tax to Mansfield to reimburse the Town for the State permitting and review fees. Somebody needs to estimate typical costs of community systems versus individual systems. By the way, since large expanses of land are preserved with this method, can those areas be used to absorb grey water from the development?

#### Chapter 10 - Stewardship and Implementation

##### Goal 10.3, Strategy B, Action 4

This statement is over simplistic and does not necessarily produce the desired reduction in services or taxes. Here is why. The Mansfield Tomorrow Plan strives to reduce single family developments on large lots in outlying rural areas. Meanwhile, it strives to cluster single family homes into smaller lots in rural areas or into compact residential zones. These housing units wherever they are will hold people and some will have children in the public education system which is expensive. Whether the homes are on large lots or in a cluster, they still demand pretty much the same Town services. In addition, if the new housing is built on a smaller square footage per living unit to make housing more affordable, the newer homes property taxes paid will actually be lower than if they were living in a larger home. But the services they demand does not decrease.

Building strategies that actually can help reduce the tax load on existing and future residential owners are:

1. Definitely create more profitable commercial and industrial businesses with high value property.

2. Study if undergrad housing generates more taxes than services required. Most undergrads do not have children in the school system. If undergrad housing provides a positive tax benefit, build more undergraduate student housing off campus, where these units can be taxed. Keep the units near campus, where transportation to campus can be by bike or local bus to reduce traffic congestion.
3. Review the service demand of senior housing. Perhaps this housing pays more in taxes than services required. If so, encourage this housing.

**Linda M. Painter**

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**From:** Joan Buck <buckj3000@gmail.com>  
**Sent:** Tuesday, February 03, 2015 10:12 AM  
**To:** Linda M. Painter  
**Subject:** Mansfield Tomorrow comments from Joan Buck

Dear Linda,

Enclosed are my comments on the material I received from Jennifer:

p. 2.8 line 6 of para 1 should read "mostly west of Route 195".

p.2.11-2.13 I would suggest putting the description of "Eagleville Brook Innovative Watershed Management Plan" in a box, and in larger type to emphasize its importance.

p. 2.19 Is an update needed for the town landfill?

p.2.28 Action 3 is a great idea. Should inspire others to practice environmentally friendly buildings and landscaping.

p. 2.31 All the actions under Strategies A and B are of prime importance.

p.. 2.35 AClimate Action Plan is essential.

p..2.42 Can Strategy C, Action 1 be worded to be clearer? "

p. 3.7 and on. Table is so informative that it should be included in the pamphlet "Discover Mansfield's Parks and Preserves" or be available as a separate pamphlet.

p. 3.24 Strategy B Very important to seek permanent protection of natural resources.

p.3.29 Strategy A,2 A "Parks and Rec Master Plan" will serve as a guide for future acquisitions as well as for current programs.

p. 3.34 Strategy B,3 Very important to mandate open spaces in Mixed Use Centers and Compact Residential Areas.

p.4.15 Discussion of "Natural Resources Protection Zoning" is flexible while guaranteeing optimum use of land and protection of open space.

p.9.43 Strategy B Providing density bonuses as a "reward" for "preserving larger amounts of open space" is a good idea.

p.10.17 Strategy B The town should always stress to skeptics that open space requires less in community services.

PAGE  
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Anthony Gioscia  
1708 Stafford Rd  
Mansfield CT 06268

Giosciaac@cox.net  
860-707-5825

February 9, 2015

I would like to take this opportunity to comment regarding the proposed Mansfield Tomorrow Plan of Conservation and Development. I appreciate the time spent by the council member's, staff, and others, drafting this plan; I understand this was a very difficult and lengthy undertaking.

I own a property at the intersection of route 195 and 32, and agree with and support the designation of Rural Commercial for this area in the proposed PCD. As you are aware, part of this intersection, and a percentage of route 32 in both directions away from the intersection are currently zoned commercial. Clearly this intersection of two highways is far from ideal for a residence. Designating this area as rural commercial would be desirable and beneficial to the community for many reasons.

For one, this designation would allow the home that currently sits on the property to be revitalized as a small scale office location. This intersection is the first intersection encountered traveling to Mansfield from the North on Route 195. It would be esthetically appealing to have a small scale development that is designed to reflect the rural character of Mansfield here, among the other businesses in the area. The quiet nature of our practice would be a more productive use of the property, and blend seamlessly to the surrounding area.

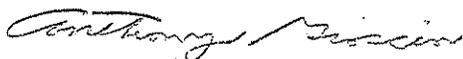
Secondly, the taxes derived from a rural commercial designation would be greater than now derived as a residence.

Last, much of the proposed PCD pertains to economic development. I am an optometrist; I am affiliated with a practice that has been located in Mansfield for over forty years. We provide a valuable service to many of the residence of Mansfield. We provide jobs; our employees utilize goods and services of other local businesses. As an optometric practice we have a small footprint, very limited environmental impact, and utilize no more services from the town than a resident would. We are exactly the kind of business that has been outlined as beneficial to the economic development of Mansfield. Our current leased location is far from ideal, we have had several interruptions to business due to issues with the structure. I have no desire to continue under current conditions, we need a location we can be responsible for maintenance and upkeep so that we can provide services at the level and in the manor we feel is important.

In regard to concern about water usage, I understand and agree with restrictions on water usage that would be placed on any development in this area. There is a 140 foot drilled well on the property. This well is more than sufficient to provide water needed for a residence. The usage of water for office space is dramatically less than residential usage.

Thank you for allowing me this opportunity to express my opinion.

Sincerely,



Anthony Gioscia

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**Linda M. Painter**

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**From:** Emile Poirier <poirieremile@yahoo.com>  
**Sent:** Tuesday, February 10, 2015 2:00 PM  
**To:** PlanZoneDept  
**Cc:** Emile Poirier  
**Subject:** Suspected Spam:Fw: Senior Center  
**Attachments:** Mansfield tomorrow letter.docx

----- Forwarded Message -----

**From:** Emile Poirier <poirieremile@yahoo.com>  
**To:** "PlanZoneDept@mansfield.org" <PlanZoneDept@mansfield.org>  
**Cc:** "bjkarnes@charter.net" <bjkarnes@charter.net>  
**Sent:** Tuesday, February 10, 2015 10:52 AM  
**Subject:** Senior Center

There has been much presented about u-conn but not enough about Seniors

Ms Linda Painter,

I am extremely disappointed in the fact that Mansfield Tomorrow has hardly mentioned the needs of its seniors. Although the median age is 21 in Mansfield, because of U-Conn, the senior population is 25% according to Mansfield tomorrow. An essential part of Mansfield Tomorrow should include the building of a new Senior Center. The present Senior Center has served its purpose and is now antiquated. Its size, usefulness and safety are now in question. With the senior population increasing and older people living longer there should more emphasis being taken to accommodate the people who have made this town what it is. If you look at volunteers in this town I think you'll find most of them are seniors. It's about time we take care of them by taking a more serious look at senior housing, senior center, wellness and activities to keep them healthy.

Emile Poirier

A concerned senior citizen.

Recommended corrections/changes in Public Hearing Draft, Feb. 12, 2015

Notes on maps are at the end.

### About the Plan

- Page vii (in heading and in text)) and page viii -- replace "open spaces" with "open space." Use of the word "spaces" is not compatible with rest of Plan or with general use.

### CHAPTER 2

- Page 2.15 Map 2.3 (see below)
- Page 2.30 Goal 2.1, Strat D should refer reader to Goal 5.1 Strat C, not Strat D
- Page 2.40 Need to add reference to NRPZ zoning to Goal 2.6. See Goal 3.4, Strat A for example.

### CHAPTER 3

- Photo on Overview page is view from Browns Road of Mt. Dairy land
- Replace "open spaces" with "open space" on page 3.2 in first and second bullets
- Page 3.9 – in UConn list, footnote says that all are managed by NRME. Spring Manor Farm is not managed by that dept. Perhaps place \*\*\* beside the other items rather than by UConn at the top.
- Page 3.11 – Map 3.2 (see below)

### CHAPTER 4

Page 4.31 Goal 4.2, Strat D, Action 2 – Add to reduce...

### CHAPTER 5

- Page 5.33 Goal 5.1 Strat E – Need to revise Strategy statement. It is too general to relate to Goal 5.1. Recommend use instead: "Provide improved access to services for senior residents."

### CHAPTER 6

Page 6.17 Remove Towills Tree Farm?

Page 6.44 Goal 6.4 Renumber Action items

Page 6.52 Goal 6.5, Strat A, Action 2 – Refer to Goal 6.1, Strategy B, not Strategy A

### CHAPTER 7

Page 7.23 Goal 7.1, Strat A, Action 1 –Reference to Goal 7.4, Strategy B is not relevant to the topic.

## CHAPTER 8 (many items)

Page 8.1 List of topics in sidebar does not match numbered topics in the chapter

Page 8.3 Map 8.1 (see below)

Page 8.6 in first para -- remove the last word –“classifications”

Page 8.7 in second-to-last para, add page reference for Map 8.3 (page 8.14)

Page 8.14 Map 8.3 (see below)

Page 8.16 Flood zone photo caption -- remove the word “river”

Page 8.17 Definition of Conservation/Recreation needs to be clarified and made consistent with other parts of the Plan. Replace “agricultural land” with “private farm and forest land.”

Page 8.19 Reference to UConn East Campus as being in Rural Res/Ag/Forestry is incorrect. This area has Institutional or Conservation/Rec designation on Map 8.3. (One of the Institutional areas is missing from Map 8.3—see notes below.)

Page 8.32 UConn East Campus area includes some Institutional areas (see Map 8.3), so need to revise text. (see comment about page 8.19)

Page 8.36 Add Rural Commercial to list of growth areas?

Page 8.38 In the Food Production list, revise “Permit the raising of small livestock.” “Small livestock” could include a wide range of life forms. There should not be specific wording (such as small livestock) in the Plan. If you want to include this topic, recommend something general like “Permit raising animals” and then deal with definitions and restrictions in the zoning regulations phase.

Page 8.45 Goal 8.2, Strat A. (three items)

In list of related Goals, 3.3 should be 3.4

In Action 1, reference to section 8.B should be 4.A

In Action 3, reference to section 8.3 should be 4.B

## CHAPTER 10

Page 10.19 Goal 10.4, Strat A, Action 3 Change "school teachers" to schools because other staff can be involved in this action. Also, school teachers are now referred to as educators.

APPENDIX D Need to state that the illustrations are examples of layouts for clustered housing, not for an entire parcel. There also needs to be a reference back to the material in Chapter 4 for information and for an illustration of an entire parcel with NRPZ zoning. Suggest providing a second copy of the NRPZ parcel illustrations here in Appendix D so it is clear how the larger parcel and cluster layout work together, and so all the concepts can be found in one place

## CORRECTIONS TO MAPS

Page 2.15 **Map 2.3** (Forest Land)

Need updated Public and Protected Open Space layer from Map 3.4 (example: southern part of Sawmill Brook Preserve is not included on Map 2.3, but is on Map 3.4)

Page 3.11 **Map 3.2** (three items)

Fix legend title.

UConn farmland at Horsebarn Hill and on North Campus is designated as agricultural conservation land, so should be shown on map. Also, the Red Maple Swamp Preserve in North Campus is not shown.

Some UConn forest tracts are shown as Town land.

Page 8.3 **Map 8.1** (two items)

Add Open Space/Recreation graphic to Attwood property? (land trust)

Prison land should not be shown as University land

Page 8.14 **Map 8.3** (four items)

Add Institutional graphic at southeast corner of Horsebarn Hill Road for barns and biobehavioral buildings

Prison land on Route 44 is not shown.

Add Conservation/Recreation graphic for Merrow Meadow Park and River Park.

In legend, revise text to **Current** Conservation/Recreation to make it clear that these uses are not limited to these areas in the future.

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Linda M. Painter

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**From:** no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>  
**Sent:** Friday, February 20, 2015 8:18 AM  
**To:** MansfieldTomorrow  
**Subject:** Feedback on Mansfield Tomorrow: Plan of Conservation and Development



## Magazine Feedback

Hello,

**john fratiello** has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: [jayfrat1@aol.com](mailto:jayfrat1@aol.com)

Message: Many of the goals involving education, energy conservation, and "reason cost" to taxpayers cannot be achieved with three small elementary schools. One new large school could achieve these goals and provide quality programs with support staff with a significant reduction in operating costs. A new school built with grade level wings around the core facilities can give children and parents a small school feel in a large building. numerous other advantages ca't be listed here for lack of space.

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Linda M. Painter

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**From:** Sara-Ann Bourque  
**Sent:** Tuesday, February 24, 2015 1:00 PM  
**To:** Linda M. Painter  
**Subject:** FW: Mansfield Tomorrow

**From:** tulay luciano [<mailto:tulayluciano@yahoo.com>]  
**Sent:** Monday, February 23, 2015 12:04 AM  
**To:** Town Mngr; Town Council  
**Subject:** Mansfield Tomorrow

February 22, 2015

Dear Mansfield Town Council Members and the Town Manager Matt Hart:

“Support for use of clustered development patterns to help preserve open spaces and natural resources” –p.3 of Mansfield Tomorrow Draft, chapter 2: This goal is one of the underlying concepts of the plan. Unfortunately, it could get out of hand as in the example of Storrs Center. For some of us, it is the exhibition of dangerous greed and how the town management might handle the future “smart growth” projects.

Therefore, I would like to say, “Please no more “smart growth” initiatives.

My objections are as follows:

Environmentally: University’s growth ambitions are forcing Mansfield to grow against its natural resources. Any “smart growth” building” is destined to be large to reflect this demand and bring large population into the town. The presumed planned or promised open space will not be there.

Socially: Any “smart growth” building will be “mixed” to house university’s students and faculty. The town’s elderly will not be able to compete against this population. They will be forced to leave the town in which they have lived and shaped its fine tradition.

Politically: This new population will be largely temporary outsiders who will affect the town’s political decisions.

Financially: The town will have additional burden to serve this population growth.

With warm regards,

Tulay Luciano

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Linda M. Painter

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**From:** no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>  
**Sent:** Tuesday, February 24, 2015 3:10 PM  
**To:** MansfieldTomorrow  
**Subject:** Feedback on Mansfield Tomorrow: Plan of Conservation and Development



## Magazine Feedback

Hello,

**Virginia Walton** has sent feedback on your "**Mansfield Tomorrow: Plan of Conservation and Development**" magazine.

E-mail: [waltonvd@mansfieldct.org](mailto:waltonvd@mansfieldct.org)

Message: Goal 9.5 - Recommend adding a strategy to update Zoning and Subdivision regulations to reflect changes due to climate change.

Example: setbacks in relation to flood zones.

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## POCD – Celeron Square - Comments for Public Hearing

1. **Calculating the Number of Allowable Units for Compact Residential:** Celeron Square requests that the new regulations do not subtract ELURs & Landfill Closure Encroachment areas and public ROWs such as Bicycle Pathways areas when calculating the buildable area, as this will significantly reduce the number of student housing units near campus on the Celeron Square site.
  - The existing Buildable Area Calculation currently allows for 5,000 SF/unit exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more for each proposed dwelling unit.
  - A change to regulations that reduces the buildable area calculation by subtracting the area of ELURs & Landfill Closure Encroachment areas and public ROWs such as Bicycle Pathways may significantly reduce the number of units that are allowed to be built in the Compact Residential district. Such a change would be counter-productive to the Town's goal of locating more student housing opportunities closer to campus within the Compact Residential district at sites such as Celeron Square.
  - Calculating the potential loss of units at Celeron Square: Using the existing DMR zone density of 5,000 SF/unit, eliminating the ELURs & Landfill Closure Encroachment area of 4.52 acres would result in a loss of 39.4 units. Eliminating and the public Bicycle Pathways ROW area of 0.33 acres would lead to a loss of another 2.85 units. – An effective total loss of 43 units.
  - Celeron Square encourages the Town not to penalize it or other properties, simply for being in close proximity to a closed landfill. The Celeron site has always been planned in a manner which envisions the Landfill and ELUR area as a large rear setback area. Like other front and side setback areas, these rear areas should be included in the site density calculations, thereby allowing Celeron Square to build the same number of units as would be permitted on a parcel that doesn't abut a landfill, provided the units can be located appropriately on the site and all other zoning requirements are considered and addressed.
2. **Setbacks for Compact Residential:** Celeron Square requests that the new regulations revise setbacks as follows.
  - Sideline - 25 ft for adjoining Compact Residential properties (existing DMR is 50 ft sideline setback)
  - Rear Lot - 25 ft for adjoining Compact Residential properties (existing DMR is 50 ft rear lot setback)
  - Frontage – Allow parking in frontage area (existing DMR is 100 ft frontage setback) to allow more freedom in site design.
3. **Frontage Requirement for Compact Residential:** Celeron Square requests that the new regulations reduce frontage requirement to 250 ft or less in order to allow back lots with large acreage to be utilized (existing DMR is 300 ft frontage).
4. **Building Height for Compact Residential:** Celeron Square requests that a building height of 48-50 be allowed in the compact residential zone. This additional building height would allow for higher ceilings in a three-story building and more architecturally pleasing roof-line appearance. The existing DMR building height limit is 40 ft. While this height is adequate to construct a

three-story building, it may force a building designer to limit ceiling heights within units to 8' and it will lead to buildings that have shallower roof pitches than would otherwise be recommended and designed. Such buildings may have both aesthetic and functional shortcomings including less market appeal and potential snow build-up.

End Comments

SPECIAL MEETING – MANSFIELD TOWN COUNCIL  
FEBRUARY 23, 2015  
DRAFT

Deputy Mayor Paul Shapiro called the special meeting of the Mansfield Town Council to order at 6:00 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Kochenburger, Moran, Raymond, Ryan, Shapiro, Wassmundt

Linda Painter, Director of Planning and Development, presented an overview of the Mansfield Tomorrow Plan of Conservation and Development

II. PUBLIC HEARING

1. Draft: Mansfield Tomorrow Plan of Conservation and Development

Deputy Mayor Shapiro called the public hearing to order at 6:30 p.m.

Brian Coleman, Centre Street, commented on sections of the plan having to do with housing, including setbacks in rural residential villages, the lack of affordable housing and the increase in multifamily and commercial assessments.

Arthur Smith, Mulberry Road, questioned whether it is typical to include fiscal concerns in a Plan of Conservation and Development; asked about overlays zones; and questioned whether the Town has the expertise to engage in more partnerships.

The hearing was closed at 6:35 p.m.

The Council thanked the Planning and Zoning Commission for accommodating the Town Council's schedule and leaving the PZC hearing open until April 6, 2015.

III. ADJOURNMENT

Ms. Moran moved and Mr. Ryan seconded to adjourn the meeting at 6:45 p.m.

Motion passed unanimously.

Paul M. Shapiro, Deputy Mayor

Mary Stanton, Town Clerk

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Dear Council Members;

Feb.16, 2015

Thank you for scheduling a time for residents to comment on the draft of Mansfield Tomorrow. As detailed as it is, I feel the needs of Senior Citizens have not been adequately addressed. There is no mention of a new and larger Senior Center in future plans. A study was put before the Council in 2008 by the Commission on Aging specifying the needs apparent at that time. Although the Council seemed to understand the shortcomings, the country was suffering from an economic crisis and the money was not available to pursue this project.

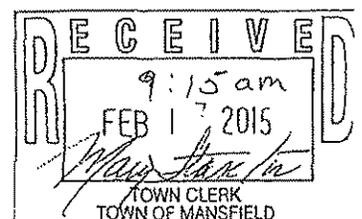
I realize there is great competition for finite resources. Given the predicted population figures due to the tsunami of growth factors affecting this ever changing town, the present Senior Center is too small and too awkward in design to fit the challenge of the future.

I ask the Council to direct the town planner to select and reserve a site on the projected map for a new and larger Senior Center so that when a verified study is made and the town is ready to build it, there will be a place central to other town buildings for Seniors to congregate for greater enhancement of life in Mansfield.

Please do not leave citizens 55 and over out of the final plan. You will be there soon, if not already. We lend much strength to this town.

Sincerely,

*Bettejane Karnes*  
353 North Eagleville Rd.  
Bettejane Karnes



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March 2, 2015  
Public Hearing  
Mansfield Tomorrow

Although the focus of the Planning and Zoning Commission has been the future development of Mansfield proper, I want to encourage the Commission to take into account the larger context in which Mansfield exists.

There are several utilities whose transmission routes pass through the town of Mansfield and while their regulation and management are not immediately accessible to either citizens or the government of Mansfield, nevertheless the decisions about them have a significant impact on land use as well as the lives of Mansfield citizens.

I am most concerned about the proposed expansion of the natural gas pipeline that bisects the town. The Algonquin pipeline is a major conveyor of natural gas through Connecticut and the plans to double its size have serious consequences for everyone adjacent to its route.

There are two significant problems connected with the expansion: the increased level of emissions (associated with "normal" operation) as well as increased risk of leakage or pipeline failure. Both these hazards pose a threat to the health of the citizens of Mansfield as well as potential degradation of the environment generally.

According to the Subra company, an environmental consulting firm, compressor stations like the one just outside town boundaries in Chaplin, emit at least two dozen toxic chemicals into the air, including formaldehyde, benzene, nitrogen oxide, butane and propane. The health risks associated with these emissions are visual impairment, respiratory impacts, severe headaches, decreased motor skills, irregular heartbeat, skin rashes, dizziness and allergic reactions.

In order to protect the attractive character of Mansfield, due attention must be paid to the impact of environmental issues, issues that involve more than what is simply contained within the town limits. The proposed expansion of the natural gas pipeline is detrimental to the health and well-being of the town and its citizens, a significant concern that will affect choices on the part of individuals and businesses who otherwise might find Mansfield attractive.

I urge the Commission to oppose the expansion of the pipeline, voicing that opposition to our state representatives, our governor, as well as the Federal Energy Regulatory Commission. The quality of the future of Mansfield depends on it.

*Lois K. Happe*

Lois K. Happe  
56 Olsen Drive, Mansfield  
860-429-2165

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## Kevin F. Filchak

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**From:** Linda M. Painter  
**Sent:** Sunday, March 29, 2015 1:36 PM  
**To:** Kevin F. Filchak  
**Subject:** FW: POCD: Overlay zones  
**Attachments:** cwcoverlay.bmp

PZC basket for April 6<sup>th</sup> and copy to POCD comment file.

**From:** tulay luciano [mailto:tulayluciano@yahoo.com]  
**Sent:** Saturday, March 28, 2015 8:06 PM  
**To:** Linda M. Painter; MansfieldTomorrow  
**Subject:** Fw: POCD: Overlay zones

----- Forwarded Message -----

**From:** tulay luciano <tulayluciano@yahoo.com>  
**To:** "PlanZoneDept@mansfieldct.org" <PlanZoneDept@mansfieldct.org>  
**Sent:** Saturday, March 28, 2015 7:50 PM  
**Subject:** POCD: Overlay zones

March 28, 2015

Re: The Draft Plan of Conservation and Development (POCD): Overlay zones

Dear Chairwoman Goodwin and Members of Mansfield PZC:

Thank you very much for the opportunity to comment on Mansfield's POCD. I greatly appreciate the creation of this important document by Director of Planning and Development Linda Painter and Natural Resources and Sustainability Coordinator Jennifer Kaufman.

Unfortunately, in POCD, there is no mention of overlay zones. Please include it in the POCD as promised in the EIE (Please see below), and included in the Diversion Permit Application (please see the attachment). This would guarantee that Mansfield's environment and environmental justice will be preserved.

Please read:

EIE for University of Connecticut Additional Sources of Water Supply, Executive Summary pp. ES 9-10:  
OPPORTUNITIES FOR MITIGATION

Numerous opportunities for mitigation of adverse impacts have been identified. These have been described throughout the document. Table ES-6 provides a summary. The two primary areas for University of Connecticut - Potential Sources of Water Supply CEPA Environmental Impact Evaluation November 2012 ES-10 mitigation are for land uses and associated secondary growth and streamflow mitigation associated with increased water withdrawals. As indicated above, the Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed an overlay zone to restrict development in areas of public water supply such that local development is consistent with the state plan. The proposed overlay

zone will restrict development within potential pipeline areas for the purpose of controlling unwanted or unanticipated secondary growth.

Best regards,  
Tulay Luciano  
808 Warrenville Road  
Mansfield Ctr. Ct 06250

Table 2-5  
Projected Demands

Year	Tech Park	Off-Campus	NextGenCT	Adjusted Demand <sup>1/4</sup>	15% Margin of Safety (MOS)	Adjusted Demand plus MOS	Existing Supply <sup>1</sup>	Required Additional Supply <sup>2</sup>
Projected Average Day Demand (gpd)								
2015	0	0	24,125	1,564,133	234,620	1,798,753	1,830,000	0
2030	126,480	242,000	138,500	2,353,855	353,078	2,706,933	1,830,000	876,933
2039 <sup>3</sup>	250,932	318,200	138,500	2,619,082	392,862	3,011,944	1,830,000	1,181,944
2045	333,900	369,000	138,500	2,795,900	419,385	3,215,285	1,830,000	1,385,285
2060	333,900	453,500	138,500	2,928,274	439,241	3,367,515	1,830,000	1,537,515
Projected Peak Day Demand (gpd) <sup>4</sup>								
2015	0	0	43,425	2,116,623	317,493	2,434,116	1,970,000	464,116
2030	168,219	321,860	239,700	3,051,082	457,662	3,508,744	1,970,000	1,538,744
2039 <sup>3</sup>	333,740	423,206	239,700	3,317,949	497,692	3,815,641	1,970,000	1,845,641
2045	444,087	490,770	239,700	3,495,860	524,379	4,020,239	1,970,000	2,050,239
2060	444,087	603,155	239,700	3,626,942	544,041	4,170,983	1,970,000	2,200,983

Notes:

1. "Adjusted Demand" includes estimated existing demands plus "committed" demands, plus Tech Park, Off-Campus (including the Four Corners service area, the proposed managed care facility, and other additional demands in the EIE), Next Generation CT (including residential, STEM, and other academic demands) and a water demand deduction applied for recycling reclaimed wastewater at the UConn Central Utility Plant. Additional water deductions through the use of reclaimed water in other applications are expected to materialize over the planning period; however, these have not been quantified and have not been included in the adjusted demands. Therefore the adjusted demands presented herein are assumed to be conservatively high.
2. Reflects Willimantic Wellfield supply pumped at safe yield (1.48 mgd) and Fenton Wellfield Well "D" at 0.35 mgd per 2011 UConn Water Supply Plan.
3. Peak Day Existing Supply reflects Fenton Wellfield offline, no Well "D" supply, and Willimantic Wellfield is producing at peak available water capacity (1.97 mgd) per the 2011 UConn Water Supply Plan.
4. The "Required Additional Supply" figures are the volumes for the requested action. Potential water demands along the preferred pipeline in Tolland and Coventry were developed in the EIE and will be on the order of 33,000 gpd in addition to the above figures. Water demands in Mansfield between the Coventry town line and Mansfield Four Corners will be nominal, as the overlay zones will restrict withdrawals from the pipeline.
5. The year 2039 has been added to the original table in the ROD to represent the end of the proposed permit duration. Projected demands have been linearly interpolated from the values in the 2030 row and the 2045 row for each category.
6. Table 1-1 of the ROD incorrectly reversed the adjusted demands under projected average day demand conditions for 2045 and 2060. Values in the table (MOS, Adjusted Demand plus MOS, and Required Additional Supply) have been revised as appropriate to account for the correction.

Original Source: ROD Table 1-1

2.2 CWC Northern Operations Western System

CWC provides public water service to parts of East Granby, East Windsor, Ellington, Enfield, Manchester, Somers, South Windsor, Suffield, Tolland, Vernon, Windsor, and

THE CONNECTICUT WATER COMPANY & THE UNIVERSITY OF CONNECTICUT  
TOLLAND-MANSFIELD REGIONAL PIPELINE AND INTERCONNECTION  
ENVIRONMENTAL IMPACT REPORT  
APRIL 2014

- Q. This exhibit, Plaintiff's Exhibit #1, was it made under the procedures you have just described?
- A. Yes.

The foundation for admission is now complete, without using the soiled language of FRE 803(6). The exhibit can now be offered in evidence. If, however, the judge still wants to hear the foundation litany of FRE 803(6), this can easily be done.

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**Linda M. Painter**

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**From:** externalaffairs@usg.uconn.edu  
**Sent:** Thursday, April 02, 2015 4:04 PM  
**To:** Linda M. Painter  
**Cc:** John Armstrong  
**Subject:** External Affairs Mansfield Tomorrow Recommendation  
**Attachments:** External Affairs Mansfield Tomorrow Recommendation.docx

Dear Linda,

Attached is a recommendation about Mansfield Tomorrow, which has been endorsed by the External Affairs Committee of USG. Thank you very much for soliciting our input.

Sincerely,

Adam Kuegler  
USG External Affairs Committee Chairman  
UNIT 3008SG  
2110 HILLSIDE RD  
STORRS, CONNECTICUT 06269-3008

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External Affairs Committee  
*Recommendation Regarding Mansfield Tomorrow*  
Undergraduate Student Government, University of Connecticut

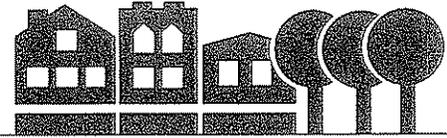
The UConn Undergraduate Student Government External Affairs Committee would first like to thank Town Planner, Linda Painter, Mayor Paterson, and other community planners and officials for recognizing the value that UConn brings to the Storrs/Mansfield community. The following is a list of areas of focus that the External Affairs Committee has voted to endorse as a recommendation to the town.

1. We would like to see a loosening of zoning restrictions pertaining to unrelated residents, including:
  - a. The development of new properties that can accommodate more than 3 unrelated residents
  - b. Adopting inclusionary zoning regulations to require a minimum number of affordable units as part of new developments
  - c. Looking into the possibility of having less restricted zoning areas close to UConn
2. We support increased sustainability, including:
  - a. Efforts to increase recycling, as well as other general measures that can be taken
  - b. Non-Auto Transport, including new walkways on Route 195
3. We are interested in maintaining an open dialogue and working with the town regarding shared interests in the hockey rink and moss sanctuary related issues.
4. As both the Town and University continue to grow, we would like to continue building a positive relationship between off-campus students, town residents, and town law enforcement.
5. We are interested in knowing the results of the traffic study this spring, especially due to planned changes in road usage on campus and an increased pedestrian focus in the UConn Master Plan.
6. We are interested in reducing confusion regarding bus departures from both on-campus locations and the new Nash-Zimmer Transportation Center.
7. We appreciate the tech growth that is taking place in the community, as it enhances the educational experience for many of our students.

Respectfully submitted,

External Affairs Committee  
Undergraduate Student Government  
University of Connecticut, Storrs  
Adam Kuegler, Chairman  
[externalaffairs@usg.uconn.edu](mailto:externalaffairs@usg.uconn.edu)

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**Mansfield Downtown Partnership**  
*Helping to Build Mansfield's Future*

April 14, 2015

Ms. JoAnn Goodwin  
Chair  
Mansfield Planning and Zoning Commission  
Audrey P. Beck Building  
4 South Eagleville Road  
Mansfield, CT 06268

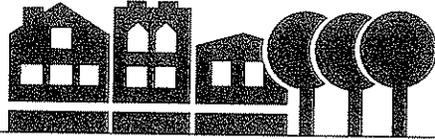
Dear Chair Goodwin:

On behalf of the Mansfield Downtown Partnership Board of Directors, I congratulate the Commission on the draft of Mansfield Tomorrow: Plan of Conservation and Development ("Plan"). We were pleased to see the great amount of public input the Planning and Zoning Commission received on the Plan, and look forward to its adoption.

We noted that the proposed draft Plan recognizes Mixed-Use Centers as a land use designation for Storrs Center, Four Corners, the King Hill Road area, and East Brook Mall. These are certainly core areas of focused development that lend themselves to higher density residential uses, commercial and office uses, and small-scale research and light industry uses.

The Mansfield Downtown Partnership Board of Directors proposes a Mixed-Use Center land use designation be added where the Mansfield Apartments are located in lieu of the current proposed new land use designation of Compact Residential. The current Mansfield Plan of Conservation and Development identifies the Mansfield Apartments area with land use designations of Medium to High-Density Institutional/Mixed-Use and Planned Business/Mixed Use which would be consistent with our proposal. Our proposal is also consistent with the joint recommendation of the Commission, Town Council, and Mansfield Economic Development Commission as part of their comments on the UConn DRAFT Campus Master Plan in early 2015, which suggested that the area be designed to be compatible with Storrs Center (see attached).

Because of its proximity to Storrs Center, a Mixed-Use Center designation at the Mansfield Apartments area would give this area flexibility to develop with the possibility of some commercial development along with the residential uses. With downtown Storrs prospering and providing access to hiking, playing fields, tennis courts, a community center, and civic uses, there could be increased interest in further developing the adjacent Mansfield Apartments site to accommodate additional amenities that would benefit the entire community.

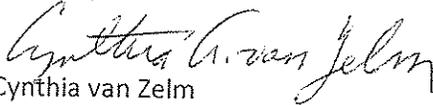


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**Mansfield Downtown Partnership**  
*Helping to Build Mansfield's Future*

We hope that you will consider a land use designation of Mixed-Use Center for the area where the current Mansfield Apartments are situated. Thank you so much for your consideration. Please contact me if you would like to discuss this matter further.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cynthia van Zelm".

Cynthia van Zelm  
Executive Director

Enclosures

# TOWN OF MANSFIELD



Elizabeth C. Paterson, Mayor

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3330  
Fax: (860) 429-6863

February 3, 2015

Ms. Laura Cruickshank  
University Master Planner and Chief Architect  
31 Ledoyt Road U-3038  
Storrs, Connecticut 06269-3038

**Subject: University of Connecticut Draft Campus Master Plan**

Dear Ms. Cruickshank:

Thank you for providing the Town the opportunity to review the draft master plan for the Storrs Campus. As the state continues to invest in its flagship university, the preparation of this plan represents a significant step in managing and mitigating the impacts of growth on the surrounding community. The master plan provides a framework for future expansion and contains several positive elements for which the University should be commended, including:

- The focus on infill development as opposed to continuing past trends of expanding outward into the community;
- The preservation of open spaces and agricultural lands and the introduction of "woodland corridors" through campus to connect to open spaces on the eastern and western edges of the main campus;
- The commitment to housing 70% of undergraduate students on-campus;
- The strong emphasis on sustainability as the campus grows and changes;
- The focus on multi-modal transportation to reduce vehicle congestion on-campus and in the immediate vicinity;
- The identification of opportunities for additional housing and commercial development at the Depot Campus through a public-private partnership; and
- The potential for business growth in Mansfield as the campus expands and the technology park develops; and improvements to campus gateways on the edges of campus.

Since the release of the draft master plan in December, town advisory committees have held several meetings to discuss the proposed plan and the potential impacts on our community. UCONN staff's participation in these meetings has been incredibly helpful, and serves as a demonstration of the collaborative relationship that the Town and University continue to build and strengthen. The Mansfield Town Council and Planning and Zoning Commission (PZC) hereby endorse the comments offered by those committees, which are attached to this letter. Our Director of Planning and Development has also reviewed the draft plan and provided suggestions regarding technical corrections to the plan documents which will be submitted under separate cover.

The following comments identify the key concerns and issues for the Town Council and Planning and Zoning Commission, in addition to those identified by our advisory committees

- *Traffic and Transportation.* One of the primary concerns related to future university growth is the impact on local and regional transportation networks. The potential addition of 5,000 students over the next ten years and associated growth in staff and faculty will put further strain on already congested roadway networks and impact quality of life on local roads as motorists seek alternatives. While the master plan identifies some strategies such as additional park and ride lots and disincentives for parking on-campus, a stronger commitment is needed to improving alternative modes of transportation for students and faculty commuting to campus. Examples include incentives for staff and students using remote parking and/or alternate transportation; relocating administrative uses to the Depot Campus; partnering with local and regional transit service providers to expand connections between campus and other regional centers; investment in off-campus bicycle and pedestrian improvements; and continued participation in local and regional transportation planning initiatives.

It is also important to note that while we understand that changes in the on-campus roadway network have been proposed to improve pedestrian, bicycle and bus access, it is impossible for the Town to analyze or endorse those changes prior to the completion of a comprehensive traffic study that identifies the impacts of those changes on local roads.

In summary, Town support for campus growth will be contingent upon transportation impacts being resolved to the satisfaction of both the University and the Town. For more details on recommendations related to transportation, please refer to the January 15, 2015 memo of the Transportation Advisory Committee.

- *Parking.* The master plan takes an aggressive approach with regard to limiting parking on-campus as a catalyst for increasing reliance on alternate modes of transportation. While we agree that such an approach is necessary if we are to change behaviors in the long-term, we are also concerned that the Town could be impacted in the short-term if staff and students seek alternative parking off-campus. We will look to the University to support the Town in any efforts needed to address off-campus parking problems if they arise, including financial support for enforcement if needed.

Additionally, the plan identifies Storrs Center as a potential source for additional student parking. The Storrs Center garage is fully committed; there are no excess spaces available at this time for university use.

- *Conservation of Open Space.* The plan provides great detail for the future development of specific areas of the campus; however, there is very little discussion regarding UCONN's significant land holdings (such as Spring Manor Farm, the Fenton Forest tract, Agonomy Farm and Spring Hill) outside of the Main, North, East and Depot Campus areas. These outlying parcels provide significant ecological, agricultural and scenic value to both the university and the community, and should be acknowledged as a significant element of the overall sustainability framework of the plan. More specificity on future plans for the use and conservation of these parcels is needed. Examples include preparation of management plans and preservation and replacement of trees. For more details on recommendations and specific changes related to conservation and open space, please refer to the January 15, 2015 memo of the Conservation Commission and the January 14, 2015 memo of the Open Space Preservation Committee.

- *Agriculture.* While the plan recognizes the role agriculture has played in the development of the campus, the emphasis is on the past and not the future. Given the importance of agriculture to the state, regional and local economies, the plan should reflect a forward-thinking approach that strongly addresses the role agriculture will play in the future. In particular, the restoration of prime farmland lost to development should be a near-term goal. The potential impacts of proposed projects on agricultural activities should also be evaluated prior to moving forward with a specific project. For more details on suggested changes related to agriculture and conservation, please refer to the January 14, 2015 memo prepared by the Agriculture Committee.
- *Sustainability.* As noted above, the creation of a broad-based sustainability framework as part of the campus master plan is strongly supported by the Town. As the Town is also working toward improving its sustainability through the adoption of the Mansfield Tomorrow Plan of Conservation and Development, collaboration between our two organizations will be essential if we are to achieve our goals. This master plan also provides an opportunity to strengthen connections between the campus and the Town. For more details on how the Town and UCONN can work together to advance sustainability initiatives and specific changes to the plan, please refer to the January 16, 2015 memo of the Sustainability Committee.
- *Economic Development.* The university's expansion over the next ten to twenty years presents opportunities for business growth within the community. To support that growth, we recommend that UCONN continue to support the development of new businesses within commercial areas adjacent to campus rather than introducing new businesses internal to campus. Additionally, we strongly encourage UCONN to expand their local purchasing programs, including local and regional farms. For more detailed comments on how the plan can be improved with regard to economic development initiatives, please refer to the January 15, 2015 memo from the Economic Development Commission.
- *Design Guidelines.* The Town's primary concern with regard to design of new campus buildings is how those buildings relate to the adjacent community. The design guidelines include general statements regarding stepping down in mass/scale close to campus edges and considering overall community context; these statements should be referenced in the more detailed district sections where campus abuts community.
- *Stormwater.* While tremendous emphasis is placed on the use of Low Impact Development practices in the Eagleville Brook watershed, these practices should be used campus-wide.
- *Specific Project Proposals.*

  - *Multi-purpose/Hockey Arena.* While we understand the need and demand for year-round ice arena, the Town objects to the proposed location of a 4,500 seat hockey/multi-purpose arena on the site of Mansfield Apartments. The opposition to this location was universal among the advisory committees that reviewed the draft master plan. The siting of such a facility in this location would have significant impact on the adjacent Moss Sanctuary and is inconsistent with both the commitment to sustainability expressed in the plan and the lower scale and density of uses contemplated in this area. Such a high-traffic facility should be located closer to the center of campus and not on an outlying parcel. The site adjacent to the current ice arena provides an opportunity for the facilities to share ice-making and refrigeration systems. Suggested alternate sites include the two sites referenced in the Executive Summary, as well as the area off Bolton Road near the Fine Arts building, the Depot Campus and the north campus.

- *Roadway Connection between Bolton Road and South Eagleville Road.* This proposed road is a significant concern for residents in the adjacent Hillside Circle/Eastwood Road neighborhoods. Relocation of the hockey arena to another site may eliminate the need for this road altogether. If the proposed roadway were determined to be necessary as part of a comprehensive traffic analysis, its alignment would need to be revised to provide extensive landscape buffer between the roadway and adjacent single-family homes. Additionally, the alignment should be coordinated with the Town to minimize impacts on the Community Center and proposed community playground. Consideration should also be given to limiting access to the road to minimize noise and air pollution impacts.
- *Residence Hall Locations.* While most of the proposed residence hall sites are located on the core campus, there are two locations identified in the plan (Oak Hill Road and Horsebarn Hill Road) that are inappropriate locations for new housing given the impacts such a building would have on the adjacent neighborhood in the case of Oak Hill Road and on the agricultural and scenic value of Horsebarn Hill. The views and vistas of Horsebarn Hill are iconic, representing the natural history of Mansfield as well as the agricultural beginnings of the university. As such, protection of these vistas is paramount. Furthermore, the proposed Horsebarn Hill site is not consistent with the 2004 East Campus Master Plan, which established conservation and preservation areas for this portion of the campus. References to these two locations as potential future sites should be removed from both the narrative and maps.
- *West Campus District – Expansion of existing athletic facilities.* While the plan identifies potential expansions of baseball, softball, soccer and lacrosse stadiums, no specific details are provided. Expansion of these facilities should include plans for event parking to minimize impacts on adjacent residential neighborhoods.
- *South Gateway District.* The South Gateway District (Mansfield Apartments) should be detailed in the same manner as the North Eagleville Science, Hillside Road and South Campus Districts given that it is surrounded by non-university properties and the impacts its development could have on the surrounding area and adjacent Moss Sanctuary. Detailed design studies should address access to the sanctuary as well as mass and scale of proposed buildings. Preferred uses for this site include multi-family housing or mixed commercial/residential development that is designed to be compatible with both the natural setting and Storrs Center.
- *Depot Campus.* As plans are developed for the Depot campus, the following areas will be of significant interest to the Town:
  - Evaluating the type and amount of commercial business to ensure that new development does not negatively impact the Town's existing commercial centers such as Four Corners and Storrs Center.
  - Protecting agricultural and open space resources.
  - Relocation of administrative uses and other facilities with a significant number of off-campus staff and visitors to the Depot campus to reduce traffic to the main campus.
- *North Eagleville Land Bridge.* Additional clarification and explanation of this concept should be included in both the master plan and supporting documents.
- *Bone Mill Road.* Appendix C identifies Bone Mill Road as a campus gateway and connection to the Depot Campus. The Town currently discourages motorists from using this as a route to the main campus due to narrow conditions and gravel surfacing. Changes that would be

needed to expand roadway capacity to serve as a 'campus gateway' would change the rural character of this road and would not be supported by the Town.

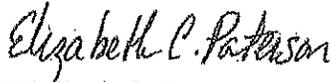
- o *Gateways*. More information is needed on how the University plans to distinguish gateways, particularly those that are located in the community away from the main campus.

It is important to note that these comments are being provided prior to completion of the NextGenCT impact study jointly commissioned by the Town and University and the Gateways to UConn corridor study commissioned by the Capitol Region Council of Governments. The results of these studies could raise additional issues that need to be addressed in the master plan.

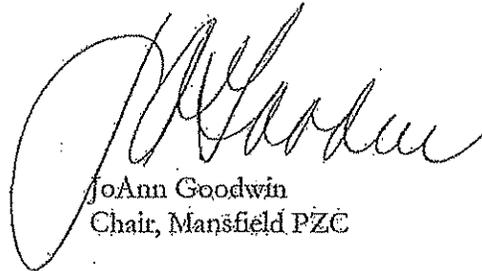
In summary, we strongly encourage UCONN to revise the draft master plan to address these concerns as they are needed to address the impacts of the University's continued growth on Mansfield. We also believe that the changes identified in this letter and its attachments will benefit both the Town and University and provide a strong framework for future growth.

If you have any questions regarding these comments, please contact Linda Painter, Director of Planning and Development.

Sincerely,



Elizabeth C. Paterson  
Mayor



JoAnn Goodwin  
Chair, Mansfield PZC

Cc: Town Council  
Planning and Zoning Commission  
Conservation Commission  
Open Space Preservation Committee  
Agriculture Committee  
Sustainability Committee  
Transportation Advisory Committee

Comments on UConn Master Plan by Agriculture Committee, January 14, 2015

The committee reviewed the Plan at their January 6, 2015 meeting. The committee supports the overall plan for the main campus and the University's intent to avoid expanding development beyond built-up areas. The committee would like to see a stronger commitment to conserving land resources beyond the main campus.

In the new Mansfield Tomorrow Plan (currently under review), agriculture plays a large part in its recommendations and action plans to promote the town's sustainability and economic development. The UConn farm includes 23% of the farmland in Mansfield, and it has one of the top dairy herds in the country. Thus, it is an important part of agricultural enterprise in our town. If the University's land base is developed, that source of production and environmental services would be lost forever.

According to page 11 in Volume 1 of the Master Plan, it "should align with and support the recommendations in Mansfield Tomorrow..." Thus, the committee recommends that the Master Plan become more compatible with the Town Plan by showing a more definite commitment to conservation of its farm and forest lands. We recommend a strong statement about conservation of natural resources, such as forest and farmland, as being important to the University's sustainability commitment on page 21 of Appendix A. The contribution of farmland to carbon neutrality should be included here and on page 6 of Appendix A. The land also serves as an irreplaceable base for agricultural research and education of both students and the public, and it should be cited as such on page 21 of Appendix A.

The committee supports the previous designation of agricultural conservation areas in East Campus and North Campus, and they recommend that the Sustainability Framework Plan (Appendix A) include a Goal on page 11 to expand conservation status to other University farmland, such as Spring Manor Farm, Spring Hill field and the Agronomy Farm.

The Plan's statements about agriculture places too much emphasis on the past (see pages 11 and 21 in Appendix A). A 2010 report by UConn's own College of Agriculture and Natural Resources reports that the total impact of Connecticut's agricultural industry on the state economy (\$212 billion Gross State Product) is \$3.5 billion, (<http://www.are.uconn.edu/documents/economicimpacts.pdf>). The people of Connecticut need the University's Plan to look forward, not backward. Thus, the committee recommends that the text on pages 11 and 21 in Appendix A be revised as follows: In the text, omit reference to deficits of prime farmland (see below) and replace the text with the following or similar language: "The University began as an agricultural school and continues to provide education, as well as promotion and development of new agricultural practices and technologies, including sustainable farming and scalable food production."

The committee also recommends changing the Goal on page 11 of Appendix A, from "Restore prime farmland deficits," to "Replace prime farmland lost to development." This Goal should be moved to the Current and Near Term column since it involves 34 acres of prime farmland, much of which was destroyed by the Charter Oak Apartment development many years ago.

Replacing this productive crop acreage for the farm's operation is overdue. The proposed mitigation area for replacing this lost land should be shown on a Spring Manor Farm map.

The committee supports the expansion of the student farm (Spring Valley Farm), and recommends that it be cited as a source of education and innovation, not just as a source of food production for farm-to-table dining services (page 21 of Appendix A).

To ensure the agricultural use of farmland, the Plan's proposals need to be considered as to how they impact agriculture. The proposed trails and new trees in Valentine Meadow would be detrimental to its use as a pasture. A trail in existing woods to the west would be more appropriate.

The committee appreciates the opportunity to comment on the Master Plan and is hopeful that its recommendations will ensure a sustainable farm and forest land base to support the University's mission as a land grant institution to research and promote agricultural innovations. These lands are also a valuable resource for the Mansfield community and the people of Connecticut.

TO: The Mansfield Town Council  
FROM: The Mansfield Conservation Commission  
RE: University of Connecticut Campus Master Plan  
DATE: January 15, 2015

The University of Connecticut Campus Master Plan "looks to the buildings, land, open space and infrastructure...." (Appendix E). The Mansfield Conservation Commission (CC) applauds the broad goals stated in the Plan and appreciates the directive to emphasize the Core Campus, but this is a document purported to plan for climate neutrality by the year 2050. For this reason the non-core-campus outlying land holdings must not be neglected in the plan. The CC would like to see more specificity and planning details for these important University properties. For example, if management plans do not exist for properties such as the adjoining UConn Forest (the Fenton River Tract), Spring Manor Farm, Lee Farm, and the Spring Hill Farm, the University should be encouraged to develop management plans for them. The Moss/Cary Tract does have such a management plan, including long-term research projects, and is protected from development until about 2050.

The CC appreciates the concept of "Partnering with the Town of Mansfield." In the early years of the School/College/University, the Storrs portion of the Town and the University functioned very much as a single unit. Today, with the amazing growth of the University, collaborative planning is a must if Mansfield and the University are to accomplish the goals of the University Master Plan and the Town's Plan of Conservation and Development. These goals include not only appropriate economic development, but preservation of Mansfield's natural, rural and historic character.

Four members of the Mansfield Conservation Commission (Joan Buck, Quentin Kessel, Scott Lehman, Michael Soares) attended the UConn Master Planners meeting with the Mansfield Open Space Preservation Committee December 16, 2014. Also in attendance were members of the Agriculture Committee and the Parks Advisory Committee. It is the consensus of the Mansfield Conservation Commission that the presentation and follow-up discussions with UConn's Laura Cruickshank and Beverly Wood indicate that a thoughtful and open planning process is taking place. The supervision of this effort by talented and experienced members of the University community, as opposed to the hiring of outside consultants as was done in the past, gives the Commission confidence in the process.

A number of issues were discussed and acknowledged to be important at the December 17, 2014 Conservation Commission meeting, and commission members would like to see the Town's statement to the planners recognize the importance of these issues:

1. The plan includes a number of generic references to "sustainability." The Commission feels these generic references do not do full justice to the University's conservation and preservation efforts, either past or present. We suggest that an early UConn Board of Trustees statement be given a central role in the planning document: From the January 14, 1977 BOT minutes, **"THAT the Board of Trustees commits the University to a general policy of preservation that would to the maximum extent possible preserve the institutional inheritance of**

**significant architecture, historic sites, and scenic open space, including views and vistas, natural stone outcroppings, stone walls and other amenities that distinguish the campuses of this land grant institution.**" Supporting information, including examples of the Town working with the University toward these preservation efforts was forwarded to the Council by the Commission on May 21, 2014. The Master Plan proposes many of the same preservation efforts to which the BOT committed the University to in 1977.

2. The University controls a significant portion of the Town's farm and forest land. The Agriculture Committee made clear (at the December 16, 2014 meeting) the importance of this farm and forest land. The reasons for this include the role of this Land Grant University and the necessity of educating future farmers and foresters to feed our people and provide for ecosystem services such as clean water, air, etc. (i.e., "sustainability").

3. The University campus includes a wide variety of newly planted and specimen trees; in essence, the campus is an arboretum. However, the consensus of the meeting was that more trees are being lost than replaced. Over the last two decades, tree loss has been considerable in spite of the efforts by the University community and the establishment of a University arboretum committee. It is important to note that mature trees usually cannot be moved or replaced, at least within human lifetime. Trees larger than a specified diameter (say, 18 inches DBH) or of an unusual nature should enjoy special consideration, and this should be specified and recommended as part of the Plan. Construction projects outlined in the Plan are sometimes at odds with its stated preservation goals. For example, extending Whitney Road along its original route may sacrifice a number of mature trees; also, the sweet gum specimens and other large trees along Mansfield Road appear to be threatened by South Campus development.

4. Along the same lines as 3), the University Historic District includes both Gilbert and Whitney Roads (p. 3, Appendix E) and the removal of the "Faculty Row" structures seems at odds with the Plan's goal to preserve historic structures. (In spite of the implication [p.22, Appendix E] that beginning in the early 1930s most of these houses were given over to fraternities, most of them continued to be occupied by faculty into the 1950s). The CC is pleased to see that the barn currently utilized by the landscape department on the agricultural campus is to be retained.

5. The possibility of locating a new hockey rink at the corner of Routes 195 and 275 was met with universal disappointment. Its placement between the Town office building and the Moss Sanctuary seems to be inappropriate for many reasons, including the surrounding activities, parking, traffic, etc. The efficiencies of placing a new rink next to the existing rink were pointed out to the planners; these included the possibility of overlapping refrigeration systems and the utilization of the proximate covered areas for summer camps, such as soccer and field hockey camps. At Connecticut College, as soon as the hockey season is over, the ice is removed and artificial turf is put down so that intramural games, including soccer, can use the arena.

6. The goal of making the campus increasingly bike- and pedestrian-friendly is a worthy one.

7. An editorial map comment: the map on p. 3 of Appendix E does not reflect the private ownership of 2.1 acres at 4 Moulton Road (at the junction of Route 195 and Moulton Road).



# Town of Mansfield

## Economic Development Commission

**Date:** January 15, 2015  
**To:** Town Council  
**From:** Steven Ferrigno, Chair  
**Copy:** Matthew Hart, Town Manager  
Planning and Zoning Commission  
**Subject:** Draft UConn Campus Master Plan

---

On Thursday, January 8, 2015, the Economic Development Commission voted to submit the following comments on the draft UConn Campus Master Plan to the Town Council and Planning and Zoning Commission for review and consideration.

The Commission noted that the draft master plan includes many positive elements for which the University should be commended, including:

- The focus on infill development as opposed to continuing past trends of expanding outward into the community;
- The preservation of open spaces and agricultural lands and the introduction of “woodland corridors” through campus to connect to open spaces on the eastern and western edges of the main campus;
- Changes to the circulation system including improved pedestrian, bicycle and bus transportation linkages to reduce vehicle congestion on-campus;
- The identification of opportunities for additional housing and commercial development at the Depot Campus through a public-private partnership;
- The potential for business growth in Mansfield as the campus expands and the technology park develops; and
- Improvements to campus gateways on the edges of campus.

The Commission also noted the following areas/issues that should be addressed in the final plan:

- *Business Growth.* The University should be encouraged to continue to support development of commercial businesses in the downtown, King Hill Road and Four Corners areas rather than locating new retail and service businesses internal to campus. The type and amount of commercial development contemplated for the Depot Campus redevelopment must be carefully evaluated and coordinated to ensure that it does not negatively impact the Town’s existing commercial districts.
- *Local First Procurement.* While the plan includes statements referencing use of local sources when possible, the University should be encouraged to expand procurement measures that provide preference to local vendors and contractors within proximity to the campus for provision of goods and services, including local and regional farms. The “Local Routes” program sponsored by

UConn Dining Services provides an example of a successful buy-local initiative that can serve as model for other university procurement needs.

- *Housing Incentives.* The University should be encouraged to provide incentives for staff and faculty to live in Mansfield, such as a home ownership program. Such an initiative could provide various recruitment and economic benefits for both the University and the Town, while reducing carbon emissions produced by longer commutes to campus. The HOMEConnecticut program sponsored by the Partnership for Strong Communities could be a potential resource for this effort.
- *Proposed Hockey/Multi-Purpose Arena Location.* While the Commission understands and appreciates the concept of siting the new multi-purpose arena close to downtown and the benefits such a location could provide to local businesses, it shares the concerns expressed by many residents regarding the impact the proposed site would have on Moss Sanctuary and the scale of such a facility at the southern edge of downtown, where buildings have been reduced in scale to transition into adjacent neighborhoods. The University should be encouraged to find an alternate location for this facility, with a preference for infill development on the main campus that is accessible to the student body. A preferred use for the Mansfield Apartments site would include multi-family housing or mixed-use development that is designed to be compatible with both the natural setting and the Storrs Center commercial area.
- *New Road Connection between Bolton Road and South Eagleville Road.* The Commission understands the concerns expressed by residents of Hillside Circle and Eastwood Road with regard to the impact the proposed roadway would have on abutting homes. Based on previous conversations with UCONN involving the most recent alignment of Bolton Road, some area residents understood that the University would not develop this connection and may perceive the roadway as a significant threat to the quality of life in the neighborhood. Consequently, the University should be encouraged to explore alternate transportation improvements to eliminate the need for this connection. Relocation of the multi-purpose arena to another site combined with expanded pedestrian, bicycle and transit connections off-campus could significantly reduce the need for this additional roadway connection into campus.

Thank you for allowing us the opportunity to comment. The long-term growth of the university offers tremendous opportunity for growing and strengthening businesses in Mansfield and we look forward to working with university representatives to achieve our shared objectives.

**To:** Town Council  
**From:** Open Space Preservation Committee  
**Date:** January 14, 2015  
**Re:** UConn Master Plan Review

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The Open Space Preservation Committee (OSPC) appreciates the opportunity to review the UConn Master Plan and offer comments to the Town Council. The committee reviewed the Plan on January 5, 2015, particularly as it relates to Mansfield's proposed Plan of Conservation and Development (POCD). The chair of the Parks Advisory Committee (PAC) attended this meeting and was supportive of the comments.

One of the priorities in Mansfield's POCD is to focus new development in existing or planned development areas. OSPC supports a similar interest in UConn's Master Plan, and also the proposed addition of green spaces in the core campus, which will encourage UConn staff and students to experience and appreciate the natural world.

Another Mansfield POCD priority is conservation and stewardship of forest and farmland. UConn owns approximately 23% of the farmland and 5% of forest land in Mansfield. Thus, OSPC encourages a similar commitment by the University to their land as part of its ongoing role as a land grant institution and as a sustainable enterprise.

Specific recommendations to strengthen this commitment in the Master Plan:

1. The University's extensive land holdings provide environmental benefits not available to many other universities that are hemmed in by urban settings. While the OSPC applauds the University for concentrating growth in the core of the campus, we feel that a statement in Volume 1, p.11, should be strengthened. Development is definitely (not "probably") inappropriate at the Spring Manor Farm, North Eagleville and Spring Hill Forest Tracts and is inconsistent with the Town of Mansfield's Plan of Conservation and Development. These parcels in their natural state are highly valuable to the University by providing ecosystem services such as clean water, clean air, and other services that are essential to UConn's sustainability commitments. The farmland and forests will contribute to UConn's goal to be carbon neutral by 2050. These parcels also provide research and teaching opportunities that are essential for the State's Flagship University, as well as areas for recreation and food production. A definite statement in the Master Plan recommending designation of outlying parcels for agriculture and forestry uses would indicate specific intentions for these parcels rather than merely saying that development is inappropriate in these areas.

2. Currently the Area of Focus concerning "Land" in the Sustainability Framework Plan (Appendix A, pp. 11 and 20-1) addresses human activities on the land, not the land resource itself. OSPC recommends adding an explicit statement on these pages supporting conservation and stewardship of farmland and forest land as part of the University's sustainability commitment. These green spaces provide many environmental services to the University and the region. For example, both farmland and forest land store carbon and will contribute to the University's carbon neutral commitment by providing a carbon offset for proposed new development.
3. OSPC supports the preservation/conservation designations in the 2004 East Campus POCD and the designations of the North Campus Agricultural Conservation Area, the Red Maple Swamp Preserve, and the HEEP Park. OSPC recommends listing all of these areas in the Conservation Districts text in Appendix E, page 2.

OSPC recommends that Appendix A, page 11, include a specific Goal to increase the University's sustainable resources through conservation and stewardship of specific outlying forest properties, including North Campus Forest Tract and Spring Hill Forest Tract. Both are part of large forest tracts identified by CLEAR, and they abut forest land owned by the Town, CT DEEP or Joshua's Trust.

OSPC also recommends including a specific Goal on page 11 of conservation and stewardship of the University's farmland, including the Spring Hill field, the Agronomy Farm, and Spring Manor Farm (which is currently recommended for conservation only as an historical site in Appendix E. p. 28).

4. OSPC recommends that Appendix A, page 11, include a Goal to create a preservation area in the Level A aquifer area for the Willimantic River wellfield, similar to the one already established for the Fenton River wellfield. The Willimantic River wellfield is the largest water supply on campus, and it should have the most protection possible.
5. OSPC is pleased to see proposals for new trails that will encourage the UConn community to explore beyond the main campus. We appreciate the proposal to improve access to the Spring Manor Farm Trail. This trail is part of a 9-mile long trail through Mansfield, Coventry, and Tolland in the Willimantic River Greenway. OSPC supports the proposal to improve portions of the Spring Manor Farm Trail and to establish a forest preservation and recreation district along the river, as long as it does not interfere with the agricultural use of the farm. The committee also has a few concerns and recommendations about proposed trails:

- *Valentine Meadow*— Allowing public access in a working horse pasture is unsafe. Developing a trail around the perimeter would reduce the amount of pasture area and, because this area is a wet meadow, improvements may have significant negative wetland impacts. OSPC recommends against planting the proposed trees in the Roberts Brook area because they would block scenic and wildlife views from Horsebarn Hill Road valued by the town and campus community and obstruct a popular sledding area.
  - *Nipmuck Trail*- Currently the CT Forest and Parks Association (CFPA) holds a permanent conservation easement on the portion of the Nipmuck Trail in the Fenton Forest Tract. The OSPC recommends that the University work with CFPA to permanently protect all portions of the Nipmuck Trail on UConn property.
6. OSPC opposes the proposed location of an arena and multi-story garage next to the Moss Sanctuary. It would be adjacent to the Sanctuary's entrance and proposed environmental education center. Faculty and students at the University and the high school use the Sanctuary for education and research purposes. The Sanctuary offers a "village woods" experience for residents and the campus community in the high density area around it. The arena would be available year-round for large events, and the resulting traffic would impact access to the Sanctuary. These concerns extend to the traffic impact on access to the Town's "hub" at the Town Hall and Community Center, and it would increase congestion in Storrs Center. OSPC recommends placing the arena next to the existing hockey rink so that ice-making equipment can serve both facilities. The committee noted that residences would be the best use of the parcel on Rt. 275 in order to take advantage of the nearby stores and services in Storrs Center. Low-rise buildings would be more compatible with the surrounding structures and the Sanctuary's woods.

We hope that these recommendations will be helpful in realizing the University's full potential as a leader in sustainable conservation and development.

**Overarching comment: The plan should look beyond UConn borders to the context of the Mansfield community and region and seek to integrate and connect with the greater community. The bullets below provide greater detail on integration and connectivity.**

1. UConn planners should work collaboratively with Town of Mansfield, its committees and Storrs Center planners to plan for the greater community.
2. Use the town-owned land behind EO Smith to integrate and create connectivity between the campus and town/community land uses (school, town hall, community center).
3. Similarly, consider ways to integrate the northern campus with town land uses and create greater connection with community.
4. In developing micro-grids, ensure that they will serve the broader community.
5. Integrate UConn bicycle network into town and regional bike networks and collaborate on bike/pedestrian planning with the Mansfield bike advocacy group.
6. Enhance UConn's leadership as an agricultural school by filling in the gaps of agricultural infrastructure and making them accessible to local farms (e.g., perhaps UConn can play a role in providing a commercial kitchen and slaughtering facilities).
7. Work with Mansfield in the development and integration of a climate change action plan that complements UConn's climate plan.

The Mansfield Sustainability Committee strongly endorses the following elements of the draft master plan:

1. We strongly support accelerated action to achieve UConn's carbon reduction goals.
2. We strongly support the creation of woodland and natural landscape corridors within the campus that will connect to the community.
3. We strongly support the expansion of multi-use districts, based on smart growth/mixed use principles.
4. We support the development of the Depot Campus, through public/private partnerships and coordination with town planning efforts.
5. We support the use of solar and other renewable resources.

Noted in the materials section of the sustainability framework:

1. UConn should not promote the use of bio-based containers, unless there is a mechanism to compost them and keep them out of the recycle stream. Otherwise, bio-based containers mixed with recyclables interfere in the recycling process.
2. Add expansion of reuse and capture of materials as a goal. UConn currently operates an office surplus store, provides food recovery to community shelters and offers the spring Give and Go program. Expand these efforts to capture more material.

MEMO (sent via email)

Date: January 15, 2015  
To: Matt Hart, Town Manager  
From: Transportation Advisory Committee, Lon Hultgren Chair  
Re: TAC Comments on the Mansfield Tomorrow Plan of Conservation and Development

Copies to: TAC members, Director of Public Works, Director of Planning, File

In accordance with the recent referral, at its January 8, 2015 meeting, the Mansfield Transportation Advisory Committee discussed and compiled comments from its members regarding the draft Mansfield Tomorrow POCD.

Here is the compilation of the comments on the Transportation section of the Infrastructure chapter (Chapter 9) which were endorsed by a consensus of the committee members:

Sustainability and "infill" goals make transportation sense, and the committee supports these principles.

We support expanded public transportation, expanded transportation alternatives (including rail access in the future), expanded bicycle and pedestrian facilities and the complete streets concept. We think the plan should mention and support the Town's efforts to become a designated "Bicycle Friendly Community" by the League of American Bicyclists.

Since the TAC has recently reviewed and endorsed the request that additional sections of local and state roads be added to the Town's existing bike routes, we would like to see the bicycle section of the plan at least mention that the Town's bike route system may be modified in the future as needs dictate (this refers to bike routes, not bike lanes or bike paths which are already discussed in the plan).

In the paragraph about Traffic Calming (page 9.8), emergency services approval of traffic calming improvements should be added to the criteria listing.

At the beginning of the section on Public Transportation (page 9.12), we would like to see the statement "as there is insufficient density to support public transportation in other parts of the town" modified so that innovative new ways of public or quasi-public transportation in rural/suburban areas are allowed for. Given the growing popularity of social media, transportation alternatives like ride share boards and Uber may be feasible in Mansfield's less-dense areas in the not-too-distant future. Additionally, since all forms of public transportation are supported in one form or another, it is more a question of how much support a community (or region) is willing to pay for when it comes to choosing which areas should be served by public transportation. The committee would like to see some mention of the transportation needs for seniors (and possibly the volunteer driver program) as well.

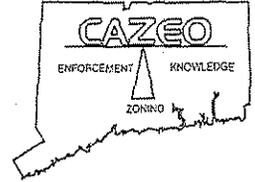
In the roadway improvements section, we believe roundabouts should be considered (in place of signals) at intersections that will require upgrading, in particular Rte 275 at Separatist Rd, Rte 275 at Rte 195 (the Town has already purchased the right-of-way for this intersection), Rte 195 at N. Eagleville Road, and Hunting Lodge Rd at N. Eagleville Rd (as is already noted in the Roadway Improvements section). Also in this section, possibly on pages 9.6 and 9.7, the need to coordinate the signals on Route 195 to alleviate traffic congestion from North Eagleville Road to South

Eagleville Road should be mentioned. Finally, the pavement condition paragraph at the top of page 9.8 could be strengthened – for example, ending the last sentence with “in the interim the miles of roadway resurfaced each year should be increased” would help highlight this growing problem.

Thank you for referring this important document to the Transportation Advisory Committee. Please let us know if you need more detail on any of the above comments.



# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

To: Planning & Zoning Commission  
From: Curt B. Hirsch, Zoning Agent  
Date: May 14, 2015

**Re: Storrs Center – Request for extension of construction hours**

Lou Marquet of Storrs Center Alliance has verbally asked me about approving a request to extend the hours of the workday until 10:00 p.m. daily, Mon. – Fri. on the Storrs Center, Phase 2 site. After conferring with the PZC Chairman, we decided this should be discussed and determined by the full Commission. To clarify the request, in preparation of this memo, I asked what the time period would be that would be applicable to the request. Mr. Marquet replied that the extension of the hours of construction is being requested for the duration of the Phase 2 project currently under way. This would be until approximately August 5<sup>th</sup>. The activity would be limited to interior work. I understand that the request is being made because the project is behind schedule. The General Contractor, CenterPlan, would like to run two full, eight-hour shifts to meet their obligation to have the project completed by mid-August, when tenants are scheduled to start moving into the 204 apartment units.

Article XI.C.4.e limits construction activity to 9:00 p.m. Sunday through Saturday. The time restrictions may be modified by the Commission on a case-by-case basis *based on site and neighborhood characteristics and the nature of the planned construction activity*. There are a significant number of apartment units leased by students, many of whom have departed for the summer. A substantial number of the residences will be vacant until late August when students return for UConn's fall semester.

This is purely a Commission decision based on the simple criteria in the previous paragraph. I am not offering any specific recommendation for action because I can find support for both sides of the matter. I expect that CenterPlan will have a representative present at the 5/18 meeting if there are any questions on this request.

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May 6, 2015

Jo Ann Goodwin  
Chairman, Planning & Zoning Committee  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

RE: Kay Holt Resignation

Dear Ms. Goodwin;

As Kay Holt is resigning her full time position on the Planning & Zoning Committee, I would like the name of Vera Ward be put in to consideration for Ms. Holt's position on the board. Ms. Holt would be willing to be the alternate which would become vacate with Ms. Ward joining the board. This would take effect immediately. Thank you for your consideration.

Sincerely yours,

*Tony Lent*

Tony Lent   
Chairman, Mansfield Republican Committee  
28 Daleville Rd  
Storrs, CT 06268  
860-429-9692

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**Linda M. Painter**

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**From:** Kay Holt <kholt63@sbcglobal.net>  
**Sent:** Wednesday, May 13, 2015 4:26 PM  
**To:** Linda M. Painter; Joann Goodwin  
**Cc:** Jennifer S. Kaufman  
**Subject:** My resignation as full member & wish to become alternate member, PZC, IWA

To Linda Painter and JoAnn Goodwin and members of the PZC,IWA,

It is with regret that I find myself in a position that I do not have the time nor the energy to be a full time member of the PZC & IWA. I do wish, however, that I could become an alternate member, as I will be able to make most of the meetings and will be able to prep by studying the packets and other materials at home. Vera Stearns Ward and I have worked out an arrangement that is agreeable to both of us: we would just switch places! We hope this arrangement is agreeable to our fellow commissioners.

Sincerely,  
Kay Holt

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## Linda M. Painter

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**From:** tulay luciano <tulayluciano@yahoo.com>  
**Sent:** Thursday, May 07, 2015 1:08 PM  
**To:** PlanZoneDept; Matthew W. Hart; Linda M. Painter  
**Subject:** Suspected Spam:Fw: Please videotape your meetings

Dear Mrs Goodwin:

I am sending you my third request to broadcast PZC meetings. Let's get this project accepted in PZC's next meeting.

Best regards,  
tulay luciano

----- Forwarded Message -----

**From:** tulay luciano <tulayluciano@yahoo.com>  
**To:** "PlanZoneDept@mansfieldct.org" <PlanZoneDept@mansfieldct.org>; Matt Hart <hartmw@mansfieldct.org>; Linda Painter <painterlm@mansfieldct.org>  
**Sent:** Sunday, March 15, 2015 11:53 PM  
**Subject:** Please videotape your meetings

Dear Ms. Goodwin and the Members of the PZC Commission:

On Dec. 21, 2014, I requested that PZC meetings be broadcasted. As reported, at its 12.15.2014 meeting, PZC refused this request narrowly.

I listened with interest the audio tape of the said meeting provided with me by Ms. Shea , the assistant to the department. It was difficult to guess who is speaking because the speakers did not identify themselves, and towards the end, the taping was not good or the speakers were away from the recorder.

The commission's refusal to broadcast its meetings prevents more residents' access to your meetings is undemocratic. Therefore I would like PZC reconsider my request. My reasons:

1. "PZC meetings are participatory", a voice which I would think was Ms. Goodwin.

What I understood by this sentence and the following statements that one must be there during the meetings to participate. If no question asked or no oral statement is given, I fail to see any difference being present at the meetings and watching them at home. In addition, at home, I have the option of rolling the tape to watch the same thing again and again.

I am an avid watcher of the town council meetings. They are highly informative; even if I am against some decisions, I have an idea of their reasons behind it. We, the Mansfield residents lost so much info about the meetings and the town issues when there was not such an option available to us in the past. Today, we, the Mansfield residents, are missing so much without the access to your meetings. Not everyone, especially the elderly and handicapped, are capable to attend the meetings.

1. I forgot the whole sentence, but the voice I thinks Ms. Goodwin's was saying something like that "...then I get the mails.", meaning that watching the meetings triggers more input from me or from others. Our reaction to the issues makes us "participatory" as it was intended. I believe, our mails, which take your and our time, are the pulse of the community

2. Some members expressed on the tape that they were camera shy. I am also camera shy so I understand the feeling. But I would like to tell gladly that all of you were very comfortable and professional during the LWW's Candidates' Night while it was being taped.
3. I want to believe that all of you want and know the importance of conducting meetings open and transparent. Your meetings are open only to the few who are able to attend. Broadcasting the meetings would make your meetings more understandable, transparent and more residents to participate in town issues therefore more democratic.
4. Your meetings are held at the council chambers, which has all the equipment to tape the meetings excellently.
5. The audio tapes must be requested after every meeting: a hardship.
6. The audio tapes do not provide the visual presentations.

With the hope that you take my request at the commission's next meeting and vote favorable for your meetings be broadcasted,

Tulay Luciano

808 Warrenville Road

Mansfield Ctr. Ct. 06250

860.429.6612

P.S. The link for the said tape recording is below.

<http://fmdata.mansfieldct.org:8080/audio/iwapzc/IWA-PZC-2014-12-15.mp3>

On May 13, 2015 the Mansfield Zoning Board of Appeals took the following action:

Approved the application of Anthony Gioscia for a Special Exception of Art IX, Sec C.2.c. to construct a 24' x 36' addition onto an existing non-conforming structure, reducing the front yard setback from 40' to 34' at 1708 Stafford Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Brosseau, Katz, Stearns, Welch

Reasons for voting in favor of application:

- Existing structure is non-conforming
- Does not adversely affect character of neighborhood
- Will not negatively affect the health, wealth and safety of town
- Neighborhood approval
- Small exception requested

Application was approved.

Additional information is available in the Town Clerk's Office.

Dated May 14, 2015

*Sarah Accorsi*  
*Chairman*

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April 28, 2015

TO: WILLINGTON PLANNING AND ZONING COMMISSION

**REPORT ON ZONING REFERRAL Z-2015-26: Proposed amendments to the Zoning Regulations to modify Section 5.02.01 to add Section 20 allow by special permit the keeping of pleasure horses as an accessory use. The proposed amendment would allow the construction related equestrian buildings and riding areas on parcels of at least 4 acres.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 5/5/2015.

**DISTRIBUTION:** Planner: Tolland, Ellington, Stafford, Mansfield, Coventry, Ashford, Union, Northeastern COG

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission



Lynne Pike DiSanto, AICP  
Senior Planner and Policy Analyst

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