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January 24, 2012

VIA HAND DELIVERY

Ms. Jo Ann Goodwin, Chair
Planning and Zoning Commission/Inland Wetlands Agency
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

RE: Wetlands and Zoning Applications by Cumberland Farms, Inc. to
Construct Convenience Store and Gas Filling Station at
643 Middle Turnpike and 1660 Storrs Road, Mansfield, CT

Dear Ms. Goodwin:

On behalf of Cumberland Farms, I am pleased to submit to you the enclosed set of revised site plans and architectural elevations for this proposed redevelopment at the Four Corners intersection. Based on feedback and suggestions we received from Linda Painter, other Town staff and the Health District, we have made several modifications and improvements to the plans. As with our initial applications, we are submitting herewith four full size copies of the plans along with 15 reduced size (11" x 17") sets.

While we will elaborate further on the plan improvements at the public hearing, I thought it might be helpful to summarize the changes for you. As you can see, none of them materially change our proposal. The modifications are as follows:

- Plantings have been added to the front landscape buffer adjacent to US 44 and CT 195, and the buffer along Route 44 has been made one foot wider
- A construction detail for existing tree protection has been added

Ms. Jo Ann Goodwin, Chair

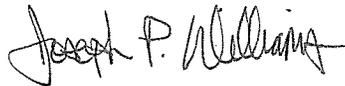
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- Sidewalks along US 44 and CT 195 rights-of-way have been widened from 5' to 8' wide
- Sidewalk along US 44 ROW has been extended north to abutting property line
- Sidewalk along CT 195 ROW has been extended west to intersection with CT 320
- The primary exterior building material has been changed from vinyl siding to wood clapboard siding
- Bike racks have been added to the northeast corner of the building adjacent to parking spaces #17 and #18 as indicated on Site Layout Plan (sheet C-101)
- Parking spaces previously identified as #4 and #5 on Site Layout Plan (sheet C-101) in front of the proposed dumpster area have been eliminated
- Two freestanding price signs have been identified on the site plan in accordance with the Proposed Sign Plan. One is located along US 44 just south of the proposed driveway and the second is located along CT 195 just west of the intersection with US 44
- Dumpster enclosure has moved 13.5 feet closer to CT 195 in order to accommodate 75' protective well radius
- Stamped asphalt pattern matching proposed driveway crosswalks has been added to pedestrian path from US 44 sidewalk to east side of building
- Parking spaces at the pumps has been included in the parking calculations

We look forward to presenting these applications to the Commission at the February 8, 2012 public hearing. Please let me know if there is anything further that you need from us in the interim. Thank you for your consideration.

Very Truly Yours,



Joseph P. Williams

Enclosures

Cc: Ms. Kathleen Sousa
Mr. John Marth
Kevin Thatcher, P.E.

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