



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Linda Painter, Director of Planning and Development; Jennifer Kaufman, Parks Coordinator
Date: March 26, 2012
Re: License Request, Common Fields at Bassetts Bridge Road

Subject Matter/Background

Mr. Michael Healey of Healey & Associates, LLC, has submitted a request to license the portion of the property known as the Common Fields at Bassetts Bridge Road for use as occasional overflow parking associated with a proposed banquet/conference facility at 476 Storrs Road. If the license request is approved, Mr. Healey would re-grade the property and connect the existing gravel drive to the parking lot on his property. The parking area would be maintained as a grass lawn; no paving is proposed. A site plan depicting the license area and proposed improvements is attached.

As part of any license approval, Mr. Healey would be required to maintain the property. Since the entire property known as the Common Fields is currently leased to Thomas Wells for agricultural purposes, a modification to the existing lease would be needed even though the area requested by Mr. Healey is not actively cultivated. As staff is currently in the processing of negotiating a one-year extension to the existing lease, the modification of the leased area could be addressed in that extension.

Pursuant to Section D(2) of the Planning, Acquisition and Management Guidelines for Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements, a public hearing is required for any proposed lease of town land. While the guidelines technically do not refer to licenses, staff recommends that the policy for leases be followed:

In instances where an individual requests to lease Town-owned property, this request shall be referred to the Open Space Preservation Committee and any other relevant committee to review. In general, it is the Town's policy to lease only Town-owned agricultural lands. In the rare instance when the Town agrees to lease other Town-owned land to a private party, clear benefit to the Town must be demonstrated. In these instances, the Town Council shall refer the property to PZC pursuant to Section 8-24 of the Connecticut General Statutes, and hold a

public hearing to receive public comment regarding the proposed lease. In addition, staff shall notify neighboring property owners of the proposed lease.

As part of the public hearing process, neighboring property owners will be notified and the proposed license request will be referred to the Planning and Zoning Commission in accordance with Connecticut General Statutes Section 8-24. Additionally, as the site is located on a Town-owned park and is adjacent to an active agricultural operation on Town property, the request will also be referred to the Open Space Preservation, Agriculture and Parks Advisory Committees for their review.

Financial Impact

The subject property is currently revenue neutral; there are no revenues or expenses associated with the current lease of the property. No change is expected if the proposed license is approved as maintenance of the property would transfer from the current agricultural lease to the proposed licensee.

Legal Review

No legal review is required at this time. If the license request is approved, Mr. Healey will be required to draft a license for review and approval by the Town Attorney.

Recommendation

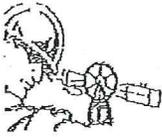
In accordance with the Planning, Acquisition and Management Guidelines, staff recommends that the Council refer the proposed license to the Agriculture Committee, the Open Space Preservation Committee, the Parks Advisory Committee and the Planning and Zoning Commission, and schedule a Public Hearing for May 14, 2012 to receive public comment regarding the proposed license. Notice of the public hearing will be provided to neighboring property owners.

If the Town Council concurs with this recommendation, the following motion is in order:

Move, to refer Mr. Healey's proposed license request to use a portion of the Common Fields at Bassetts Bridge Road, to the Agriculture Committee, the Open Space Preservation Committee, the Parks Advisory Committee and the Planning and Zoning Commission, and to schedule a Public Hearing for 7:30 PM at the Town Council's regular meeting on May 14, 2012 to receive public comment regarding the proposed license.

Attachments

- 1) License Request
 - 2) Proposed site/grading plan
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HEALEY & ASSOCIATES, LLC

P.O. Box 557, Mansfield Center, CT 06250 Ph: 860-456-4500 Fax: 860-456-4501

February 23, 2012

Mr. Matthew W. Hart
Town Manager – Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268

Re: Healey Property at 476 Storrs Road, Mansfield Center, Connecticut
The Common Fields

Dear Mr. Hart:

This letter is to serve as a request for license to use a small portion of the Town owned property adjacent to the referenced 476 Storrs Road property (hereinafter "Healey Property") in accordance with the enclosed plan for your review. The use would be to provide overflow parking in conjunction with the development of the barn as a banquet facility. The proposed license and use is contingent upon Town approvals from both the Inland Wetland Commission and the Planning and Zoning Commission.

The area of overflow parking is consistent with the area traversed in our site walk last year that was attended by yourself, Greg Padick, Linda Painter, Lon Hultgren, Mark Kiefer and Jennifer Kaufman. The proposed parking area would be used occasionally in conjunction with banquets that exceeds our proposed parking capacity.

The proposed application includes a request to construct and maintain a manicured lawn parking area in which minor site grading would be required. The license would include provisions that the Healey's would be responsible for maintenance of the licensed area and that the license is revocable by the Town.

At this time we seek your support and recommendation of this plan. If you have any questions or require further documentation please do not hesitate to contact Michael C. Healey @ (860) 456-4500 or (860) 377-9901. Thank you for your consideration of this matter.

Respectfully submitted,

Michael C. Healey

PROVIDED FOR THE USE OF THE ENGINEER AND ARCHITECT ONLY. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.

Lot/Parcel Boundaries

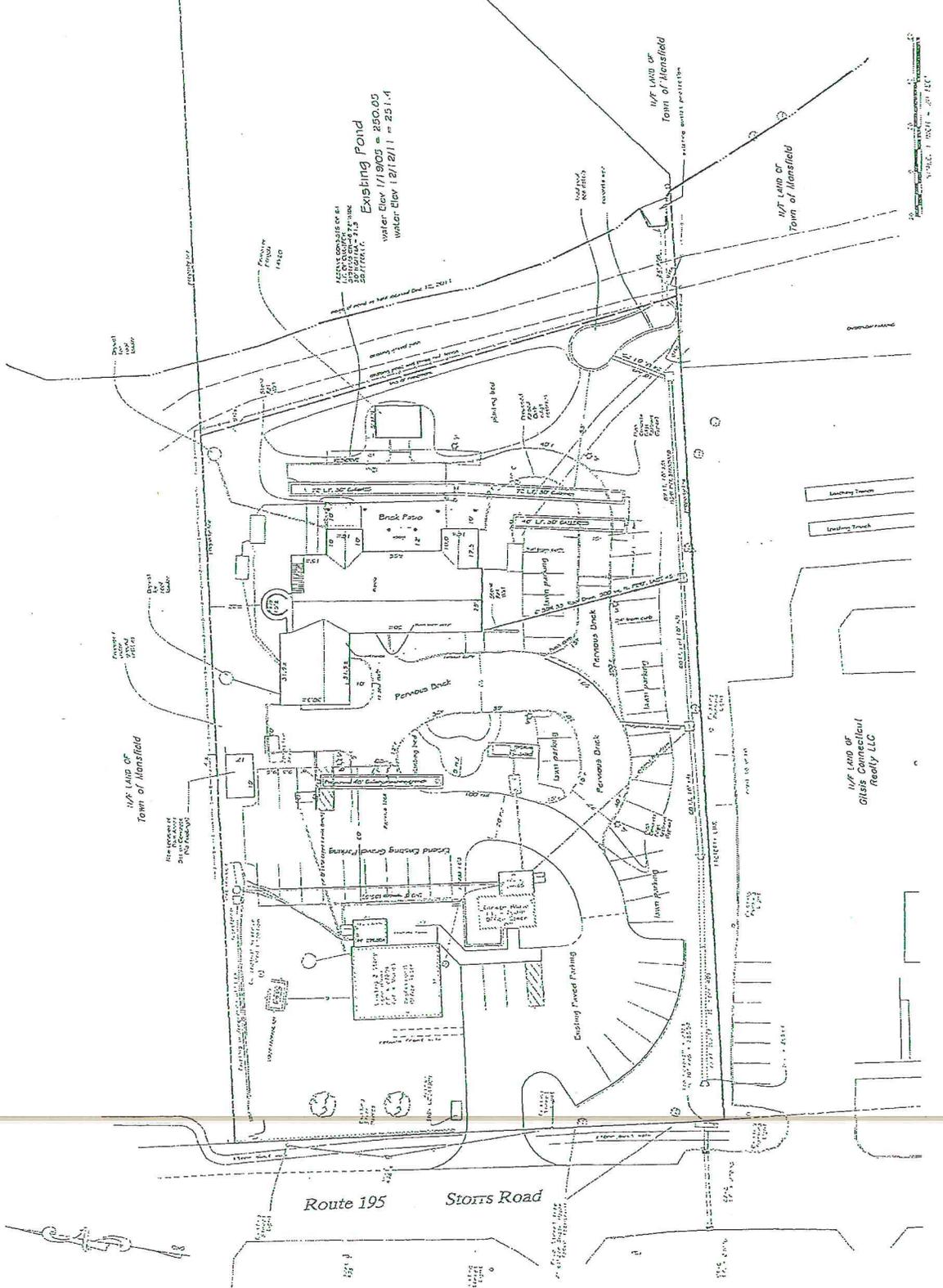
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DATE	1/17/2012
BY	1/17/2012
SCALE	AS SHOWN

FOR THE USE OF THE ENGINEER AND ARCHITECT ONLY. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.

Site Layout
CommonFields
476 Storrs Road
MANFIELD CT, CT

3



The Town of Mansfield, Connecticut
 Planning and Zoning Commission
 111-000-05-0000
 11/17/2012

Version: 10/25

The Commission has reviewed the application for a Special Use Permit for the proposed site grading and commonfields project. The Commission has determined that the project is in the public interest and has approved the application.

No.	Date	By	Comments
1	11/17/2012	[Signature]	Approved

111-000-05-0000
 11/17/2012

**Site Grading
 Commonfields**
 476 Storrs Road
 MANSFIELD CT, CT

COMMITTEE	4
DATE	11/17/2012
TIME	1:30



CONTRACT NO. 100-100-100-100
 PROJECT NO. 100-100-100-100
 SHEET NO. 100-100-100-100

DATE: 10/1/2012

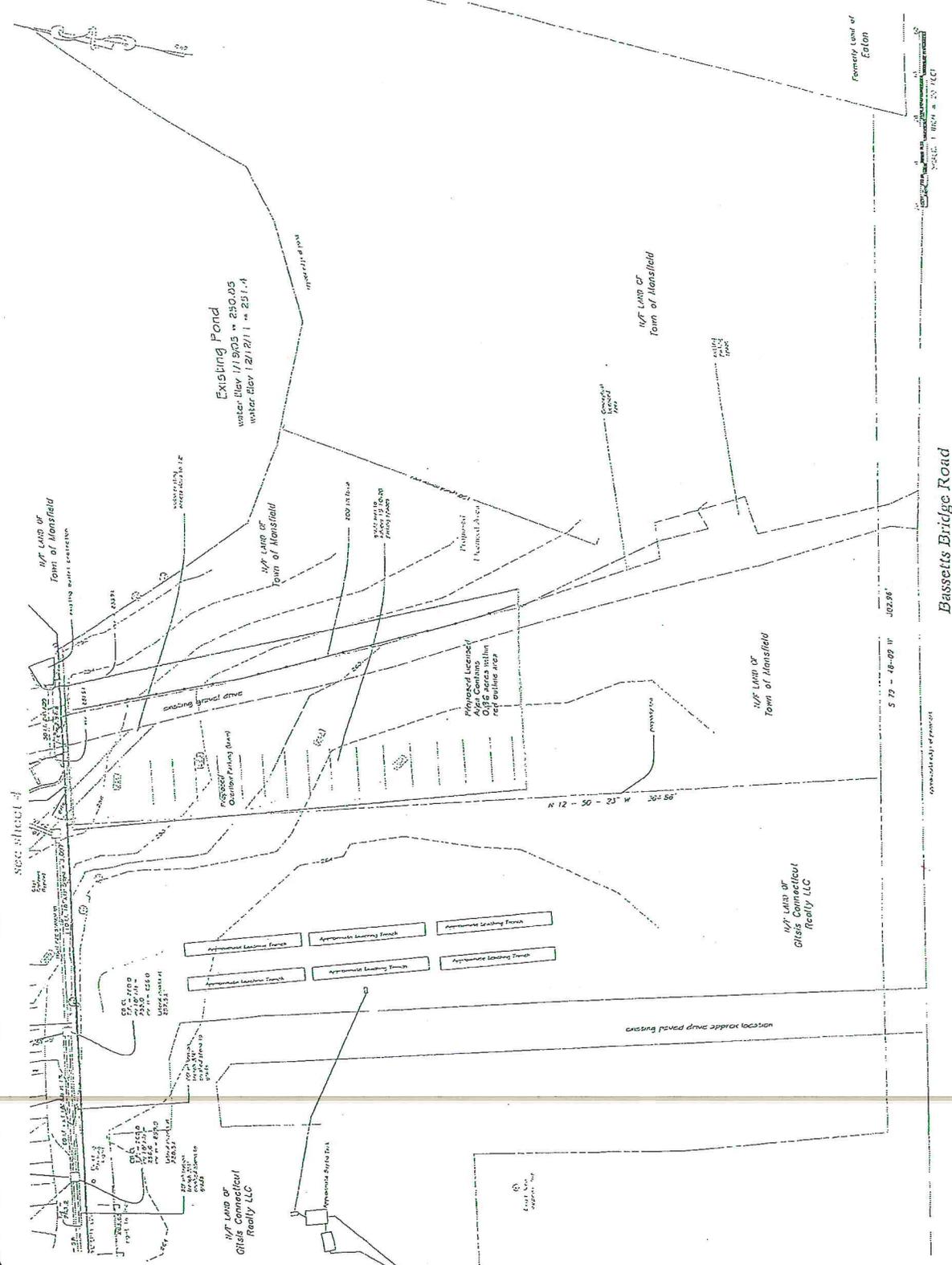
THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.

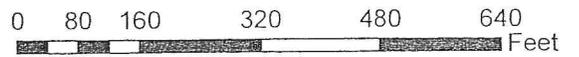
NO.	DATE	DESCRIPTION
1	10/1/2012	ISSUED FOR PERMIT
2	10/1/2012	ISSUED FOR PERMIT
3	10/1/2012	ISSUED FOR PERMIT

100-100-100-100
 100-100-100-100
 100-100-100-100

Site Grading
 Commonfields
 476 Stearns Road
 MANSFIELD CT, CT

DATE	10/1/2012
BY	10/1/2012
SCALE	1" = 20'





-  Healey Property (476 Storrs Road)
-  Proposed License Area (Approximate)

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