

TOWN OF MANSFIELD  
SPECIAL TOWN COUNCIL MEETING

Thursday, April 9, 2015

Program Room  
Mansfield Public Library

6:00 p.m.

**AGENDA**

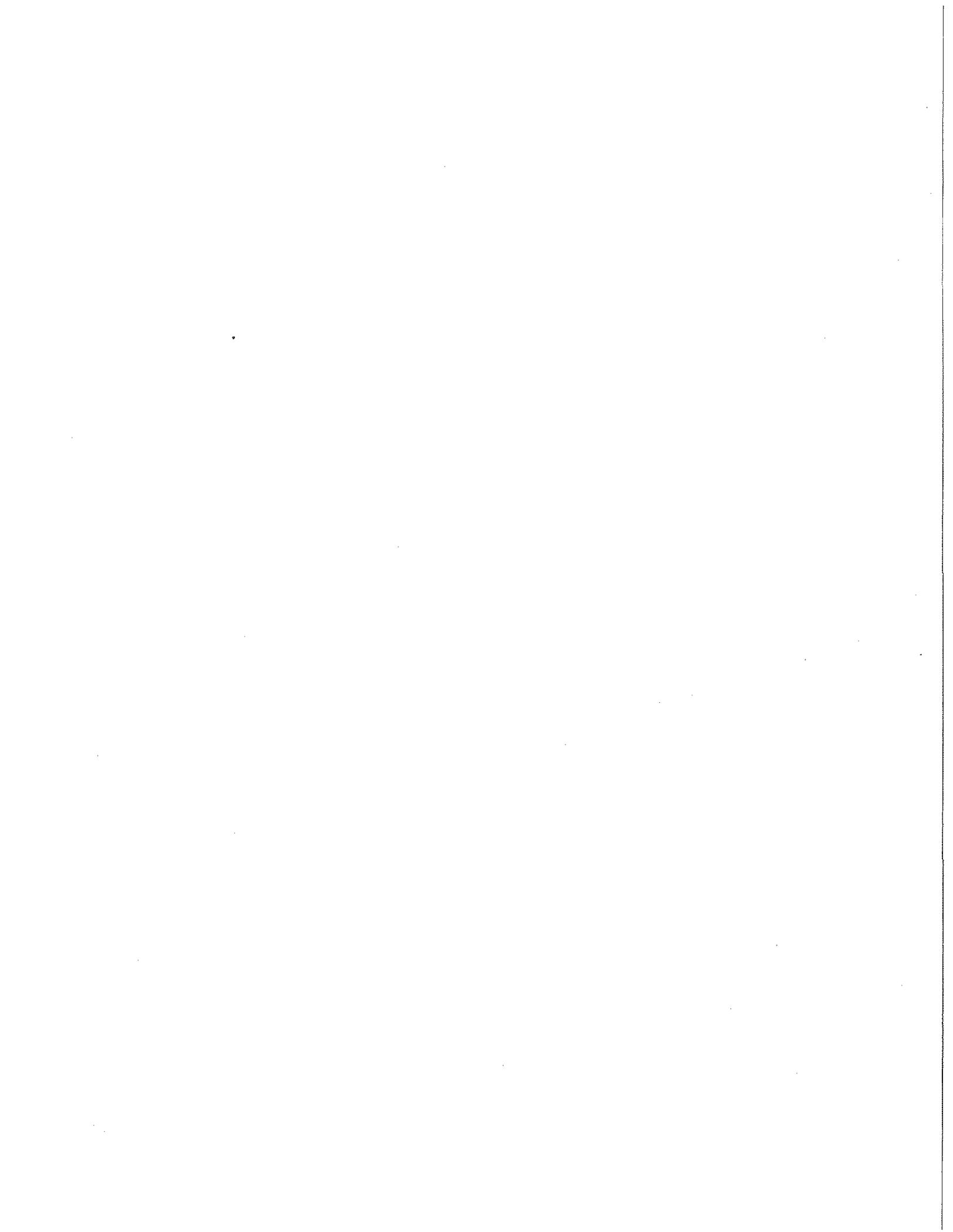
CALL TO ORDER

ROLL CALL

OLD BUSINESS

1. Draft: Mansfield Tomorrow Plan of Conservation and Development (Item #4, 03-23-15 Agenda)

ADJOURNMENT





**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Jennifer Kaufman, Sustainability and Natural Resources Coordinator  
**Date:** April 2, 2015  
**Re:** Draft: Mansfield Tomorrow Plan of Conservation and Development

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**Subject Matter/Background**

On Monday, December 15, 2014, the Mansfield Planning and Zoning Commission (PZC) referred the Mansfield Tomorrow draft Plan of Conservation and Development (PoCD) to the Town Council for review and comment. Since its release of the PoCD in December, the PZC has received extensive comments on the plan through informal community information meetings, written correspondence and public hearings held by both the Council and the Commission. Copies of written correspondence and minutes for the public hearings are attached for the Council's information. Comments and questions received during a series of community information meetings are summarized in the February 26, 2015 and April 2, 2015 memos from Director of Planning and Development Linda Painter to the Commission.

Additionally, it should be noted that the comment period is being extended due to a notice issue described in the Planning Director's April 2, 2015 memo. As such, the Council will have additional time to complete its review if needed.

**Town Council Review**

In accordance with the provisions of C.G.S. Sec. 8-23(g), the Town Council may endorse or reject the entire PoCD or a portion thereof and may submit comments and recommended changes to the Commission. Any portion or recommendation of the plan that is not endorsed by the Council may only be adopted by the PZC by a vote of not less than 2/3 of the members.

In my January 12, 2015 memo, I noted that staff would recommend that the PZC refer any comments received on topics that are within the jurisdiction of the Town Council or Board of Education to those elected bodies for guidance on how they should be addressed. For example, comments related to financial goals, strategies and actions would be referred to the Town Council and comments related to educational objectives would be referred to the Board(s) of Education.

The following is a summary of comments received to date that fall primarily under the jurisdiction of the Town Council; as such, the Council's action on the plan should identify whether it would like to see any changes in response to these comments. As many of the Town Council's advisory committees have provided comments on the plan, I would also suggest that the Council review those memos in detail to determine if there are any comments with which it disagrees.

- Requests that the PoCD be amended to recommend construction of a new senior center
- Requests that the Town adopt a resolution to oppose the expansion of natural gas pipelines and facilities and the development of any facilities for disposal of fracking waste
- Questions regarding the inclusion of fiscal goals and recommendations and on the identification of potential financing tools such as lease/purchase agreements and tax increment financing, and public private partnerships
- Use of tax abatements for open space acquisition
- Concern with potential for future public private partnerships and transparency of those partnerships
- Need for third party involvement to protect open space in perpetuity
- Concern with impact of climate change and the need for Town to develop a specific plan to address this issue (resident comments)
- Suggestions from the Sustainability Committee that the action calling for a Climate Action Plan be changed to focus on implementation of actions in the PoCD related to climate
- Concern that adoption of regulations and ordinances on lifestyle issues such as smoking and dog waste are contrary to the desire to preserve rural character
- Concern with impacts of growth on community services and state revenues
- Suggestion that the Bergin Correctional Facility could be of use to the Town for an emergency operations center or other uses
- Suggestion for tolls at town boundaries on local roads as a way to address traffic congestion
- Concern with future utility infrastructure expansions such as the electric transmission and gas lines and potential impact on rural character
- Interest in developing a municipal energy system such as a solar farm
- Awareness of state and regional issues and coordination with area communities and state agencies
- Need for back-up generators at critical facilities and those serving the elderly and special needs populations (See CRCOG comments)
- Impact of open space and agricultural land preservation on economic development (see OSPC comments)
- Process for amending conservation easements (see Conservation Commission comments)

- Concern with statements identifying a potential conflict between scenic road designations and walking, bicycling and electric reliability objectives (see Conservation Commission comments)
- Use of community septic systems – would require change in Town/WPCA policy
- Suggestion for one new elementary school
- Call for partnerships with UCONN on development of specific properties at campus edges such as the Depot Campus and Mansfield apartments site (see Sustainability Advisory Committee comments)

Staff has compiled a summary of comments received in a matrix format with comments identified by the relevant chapter to help guide your discussion. This draft matrix also includes staff recommendations as to how the comments could be addressed by the Council and Commission. Please note that this matrix is an initial draft that will be updated as additional comments are received. Comments that were editorial in nature such as typos, correcting labels/captions, numbering etc. are not included in the matrix.

**Recommendation**

Based on the Town Council’s review of the PoCD to date, staff recommends that the Council either: 1) endorse the draft plan in its entirety; or 2) endorse the plan with any recommended changes.

In accordance with the provisions of C.G.S. Sec. 8-23(g), the following motions have been prepared for the Council’s consideration:

*Move, effective April 9, 2015, to endorse the December 2014 Public Hearing Draft of the Mansfield Tomorrow Plan of Conservation and Development in its entirety.*

*Move, effective April 9, 2015, to endorse the December 2014 Public Hearing Draft of the Mansfield Tomorrow Plan of Conservation and Development, with the following recommended changes:*

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**Attachments**

- 1) Director of Planning Memos to PZC (2/26/2015 and 4/2/2015)
- 2) Correspondence on Plan
- 3) February 23, 2015 Public Hearing Minutes (Town Council)
- 4) March 2, 2015 Public Hearing Minutes (PZC)
- 5) Matrix Summarizing Citizen Comments



# Department of Planning and Development

Date: April 2, 2015  
To: Planning and Zoning Commission  
From: Linda M. Painter, AICP, Director *LM*  
Subject: Draft Mansfield Tomorrow Plan of Conservation and Development

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This memo serves as a supplement to my February 26, 2015 report.

## Written Correspondence

Since the public hearing was opened on March 2, 2015, we have received the following correspondence regarding the draft Plan of Conservation and Development (POCD), copies of which are attached to this memo:

- o February 16, 2015 Letter from Bettejane Karnes to Town Council
- o March 2, 2015 Letter from Lois K. Happe, 56 Olsen Drive
- o March 10, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee
- o March 12, 2015 Memo from the Sustainability Committee
- o April 1, 2015 Email from Jennifer Kaufman noting minor changes requested by the Parks Advisory Committee
- o March 20, 2015 Email from Celeste Griffin with the Mansfield Board of Education (with attachments)
- o March 28, 2015 Email from Tulay Luciano

## Public Hearing Notice

While the public hearing was noticed in accordance with the requirements of Section 8-23 of Connecticut General Statutes, *Preparation, amendment or adoption of plan of conservation and development*, I discovered another notice provision in a completely separate section of the statutes that was not referenced in Section 8-23 immediately prior to preparation of this memo. Section 8-7d(g) requires that notice of proposed changes or adoption of a Plan of Conservation and Development also be provided to individuals and organizations who have signed up as part of the public notice registry established under that section. It is important to note that this list is separate and distinct from any Q-Notify email listing that people may subscribe to on the town website. Inclusion on the public notice registry requires that individuals complete a form indicating how they are eligible under the statutes (landowner, elector, or non-profit organization), whether they want to be notified by mail or email, and noting that their registration is only valid for three years. This notice is to be provided at least seven days prior to commencement of the hearing, where feasible. No notice of the March 2, 2015 hearing was sent to the individuals on the public notice registry list.

After consulting with the Town Attorney, it has been determined that the most appropriate way to remedy the notice defect with regard to the individuals/organizations on the public notice registry is to close the current public hearing and schedule a new public hearing, notice of which would be provided to individuals on the registry as well as re-advertised in The Chronicle. Given the timing for the required newspaper advertisements and the fact that there is already a public hearing scheduled for May 4, 2015, staff recommends that the new hearing be scheduled for May 18, 2015. A transcript of the March 2<sup>nd</sup> hearing will be 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.

Accordingly, the following motion would be in order:

\_\_\_\_\_ MOVES, \_\_\_\_\_ seconds to close the hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development and to schedule a new hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development for May 18, 2015 at 7:00 p.m.



## Department of Planning and Development

o: February 26, 2015  
Planning and Zoning Commission  
n: Linda M. Painter, AICP, Director *LMP*  
ject: Draft Mansfield Tomorrow Plan of Conservation and Development

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December 15, 2014, the Planning and Zoning Commission scheduled a March 2, 2015 public hearing on December 2014 Draft of the Mansfield Tomorrow Plan of Conservation and Development. Since that time, staff has conducted four community information sessions and met with several advisory committees to assist in their review of the plan. Included in your packet are copies of written correspondence received since the release of the plan. On February 17, 2015, the PZC voted to extend the comment period until April 6, 2015. Given the extension of the comment period, staff anticipates receiving additional correspondence from the Town Council, other committees and residents.

As part of your packet for the April 6<sup>th</sup> meeting, staff is preparing a matrix of all comments received and organized by chapter to assist the Commission in their deliberation of suggested changes. Staff will also summarize the list of technical/editorial changes that have been identified at that time and identify potential changes to Maps based on comments received as well as errors identified by staff, such as the designation of Bergin Correctional Facility as Rural Residential/Agriculture/Forestry when the Commission had previously discussed having the frontage along Route 44 designated as Institutional consistent with the current POCD but not including the entire parcel, which is significantly larger.

### Written Correspondence

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

### Committee and Agency Referrals

- o January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- o Undated Letter from Mansfield Commission on Aging
- o January 15, 2015 Memo from the Transportation Advisory Committee
- o February 3, 2015 Memo from the Agriculture Committee
- o February 22, 2015 Memo from the Mansfield Parks Advisory Committee
- o February 17, 2015 Memo from the Open Space Preservation Committee
- o February 18, 2015 Memo from the Conservation Commission
- o January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee

#### 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

Should additional correspondence be received prior to the start of the March 2, 2015 meeting, a supplemental list will be generated and copies will be distributed to the Commission at the meeting.

#### Community Information Meetings

Attendees at the community information meetings were encouraged to submit written comments or provide testimony at the public hearing. The following is a summary of the major issues and concerns that were raised at the information meetings. This summary is not intended to be a comprehensive list of every question. I have categorized them by relevant chapters of the plan.

#### General Comments

- *Population Growth.* Question as to whether the Town had identified a target or ideal population.

#### Chapter 2 – Natural Systems

- *Common Driveway.* Need for changes to common driveway regulations to prevent forest fragmentation.
- *Dam Inspections.* Need for Town and Windham to coordinate with US Army Corps of Engineers on dam inspections for Mansfield Hollow.

#### Chapter 5 – Community Life

- *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.

#### Chapter 7 – Housing

- *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.

#### Chapter 8 – Future Land Use and Community Design

- *Future Land Use Map.* 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.
- *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.

#### Chapter 9- Infrastructure

- *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.
- *Walkway/Bikeway/Trail Network.* Need to identify how the trail network integrates with and becomes a part of the walkway/bikeway network.
- *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.
- *Impact of Utility Expansions.* Concern with impact of the Northeast Utilities transmission line extension on 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 and surrounding properties, such as potential natural gas pipeline expansions due to fracking in other states.
- *Municipal Energy System.* Interest in development of a municipal energy system such as a solar energy farm to mitigate rising energy costs.

#### Chapter 10 – Stewardship and Implementation

- *Awareness of Regional Issues.* Need for Town to be aware of various state and regional initiatives and coordinate with applicable agencies and other communities.

- *Financing Tools.* Questions were raised with regard the proposed use of certain financing tools such as tax increment financing and lease-purchase agreements.
- *Communications.* Suggestion that the Town improve the way in which it communicates the status of various projects such as the Route 195 sidewalk project.

### Next Steps

Once all testimony has been taken on March 2, 2015, the Commission needs to continue the hearing to April 6, 2015. The following motion would be in order:

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~~MOVES, \_\_\_\_\_ seconds to continue the public hearing on the December 2015 draft of the Mansfield Tomorrow Plan of Conservation and Development to the Monday, April 6, 2015 Planning and Zoning Commission meeting.~~



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.

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A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region

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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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.

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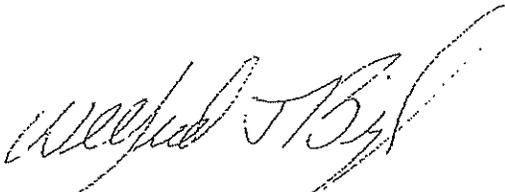
We notice, however, that although there is mention of increased senior housing and human services, there is no mention of a new Senior Center to accommodate the huge influx of those over 55 which will occur in the next ten years. The 2010 census estimated there will be 2971 senior citizens in 2020. Recognizing 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.



Wilfred T. Bigl, Chairman

Mansfield Commission on Aging

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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.

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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.

TO: Mansfield PZC

RE: Mansfield Tomorrow: Plan of Conservation and Development T

FROM: The Mansfield Parks Advisory Committee

DATE: February 22, 2015

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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.

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.

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### 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.

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:

"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.

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:

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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.

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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 – 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.

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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).

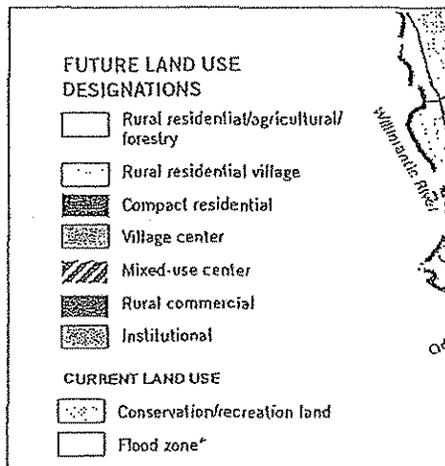
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### Chapter 8

- 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.”

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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.

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, Dila

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. Colte 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

## 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 listed 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 building <sup>against</sup> or ~~cost~~ for the ~~slow~~ 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 reason for a healthy future is to develop our hydroelectric and sun powered volta photosee (solar farms) as our neighbors in Lebanon / <sup>Franklin</sup> ~~Cheshire~~ are doing. Clean energy is the hope of our future so we don't poison and destroy our scenic and rural area for modern <sup>32-</sup> high Tech.

Other Comments

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

New town lights do not seem appropriate in quiet  
New England village. It takes away some of the charm.

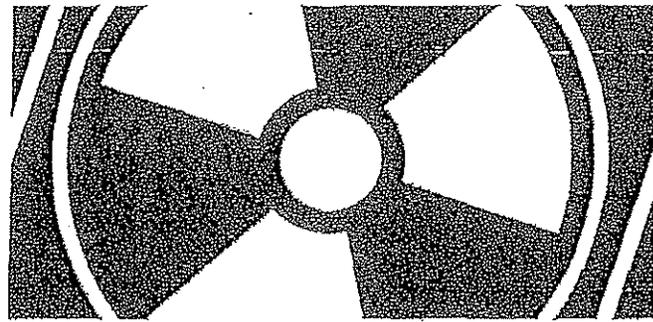
# WASTE: The Soft & Dirty Underbelly of Fracking

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.
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- 3 National Petroleum Council. September 2011 at 192.
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- 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.
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- 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.
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- 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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## Analytical Test Could Underestimate Radioactivity in Fracking Wastewater

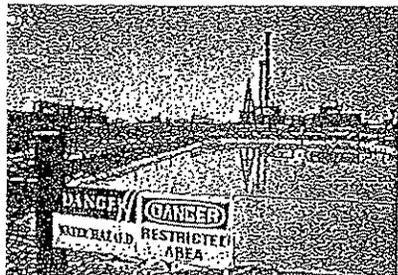
Water Quality: Study shows that a test commonly used to analyze drinking water is inappropriate for monitoring radium in the wastewater from hydraulic fracturing

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). 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.

The team used several methods to measure amounts of radium isotopes in a sample of flowback water from the Marcellus Shale, a gas formation being exploited for shale gas in the northeastern U.S. Besides the coprecipitation technique, they also tested high-purity thulium 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. Peter 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 flowback wastewater in drilling operations or inject it in deep wells instead of sending it to treatment plants, Schultz and Vengosh say.

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

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<sup>‡</sup> University of Iowa State Hygienic Laboratory, Research Park, Coralville, Iowa 52242, United States

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*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 <sup>†</sup>, Teng Zeng <sup>†</sup>, Jennifer Harkness <sup>‡</sup>, Avner Vengosh <sup>‡</sup>, and William A. Mitch <sup>†\*</sup>

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<sup>‡</sup>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 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  $\mu\text{g/L}$  for HFW with bromide = 600  $\text{mg/L}$ ) 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 bromination 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 \*, Sidney 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

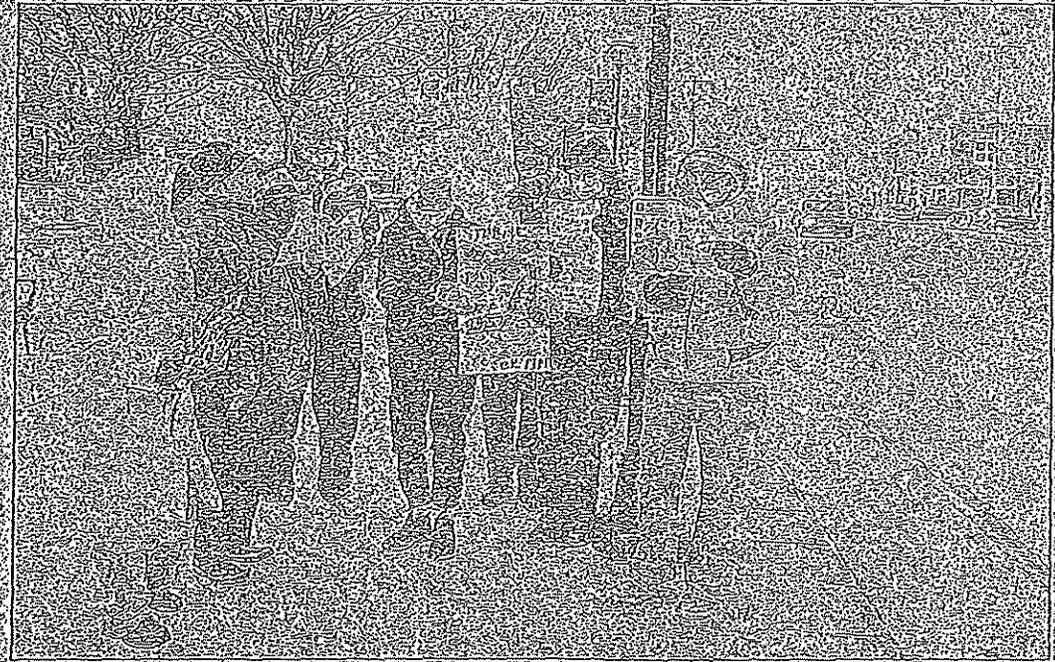
Publication Date (Web): October 2, 2013

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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,  $^{226}\text{Ra}$  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.



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; Cindy 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 also be 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.

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

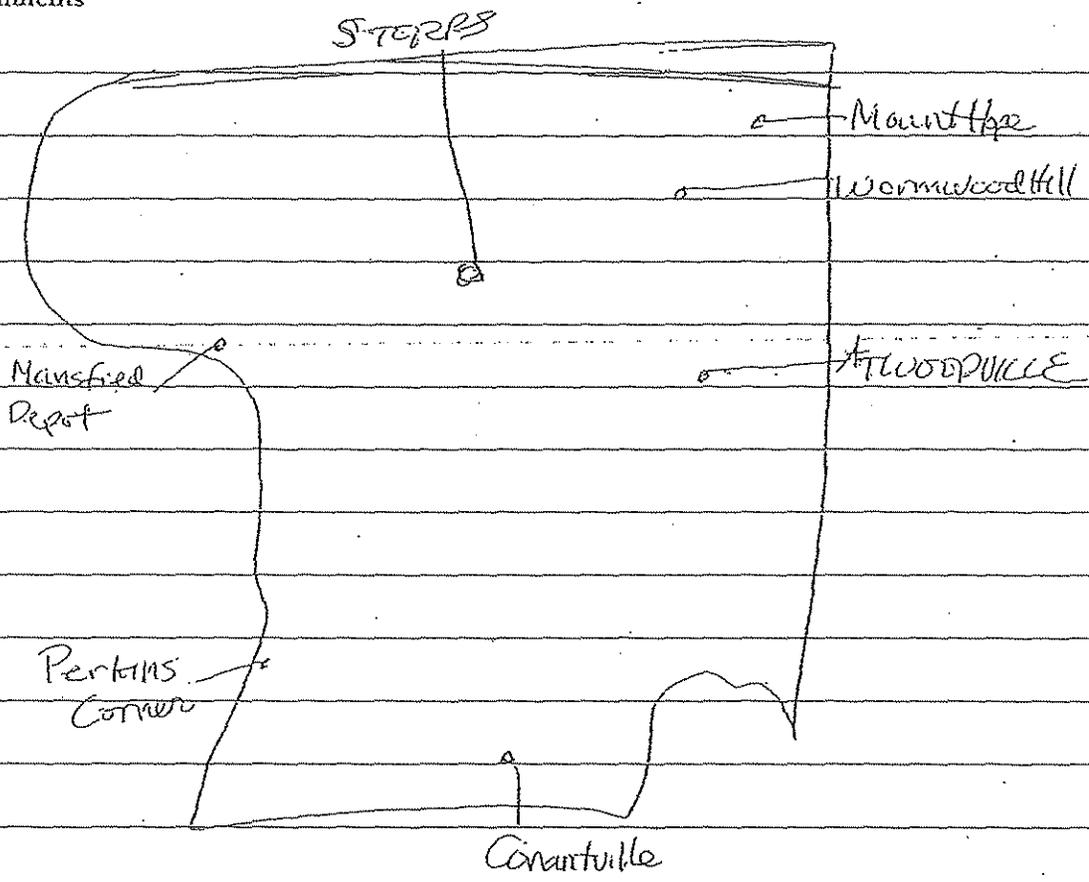
What do you like? Please be specific and indicate page numbers if possible.

- 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,  
Harrowville, STORRS, 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



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

	<u>TERM</u>	<u>TEXT</u> page	<u>PHOTO</u>	<u>MAP</u>
Example:	- Rural			
	• area	X	X	Z
	• character	XX	YY	ZZ
	• definition	XXY	YYY	ZZZ

Use an index to  
 • 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 jcb@barstow.cx  
Phone Number 860-429-7183

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. 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 & 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.

Draft Mansfield Tomorrow Plan of Conservation and Development  
Comments

Name Bettejane Karnes  
Address 353 North Eagleville Rd  
Email bjkarnes@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  
- Looseleaf 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 G.S.U.  
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 widespread 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.

1/21

## Draft Mansfield Tomorrow Plan of Conservation and Development Comments

Name Pat Hemphill  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone Number \_\_\_\_\_

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.

You mention 3 variables related to health issues in Mansfield - liver, alcohol, air quality. There is a great deal of pollution from the high pressure gas line. I was told over 1 ton a day which flows toward the Wintham Water Works. We need to monitor this, especially enlargement of this facility is always being anticipated.

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

Staff Note - original does not copy well. Comment reads:  
"You mention that there were 3 variables related to health issues in Mansfield - liver, alcohol, air quality. There is a great deal of pollution from the high pressure gas line. I was told over 1 ton a day which flows toward the Wintham Water Works. We need to monitor this, especially enlargement of this facility is always being anticipated."

1/21

Draft Mansfield Tomorrow Plan of Conservation and Development  
Comments

Name Miriam Korland  
Address 287 Wormwood Hill Rd. Mansfield Ctr.  
Email mimbck@yahoo.com  
Phone Number 860-487-0165

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 conservation, open space, agriculture & only limited development with the environment 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 our town with their fracked gas expansion ~~plans~~. A resolution to ~~stop~~ demo our resistance to fracked gas, pipeline expansion & waste. Please educate ~~yourself~~ <sup>ourselves</sup> by going

Other Comments

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

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

[SierraClub.net](http://SierraClub.net)

Food and Water Watch, ~~CT.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.

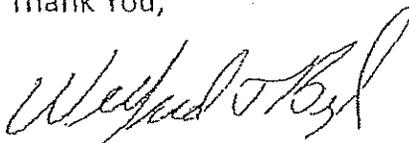
Our present Senior Center was studied in 2008 by a committee from the Commission on Aging, headed by Tim Quinn. At that time, the Senior Center was proven to be lacking in several areas and a report was sent to the Town Council. However, due to a nationwide economic crisis, action on the study was temporarily 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

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 Ninteau, 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

Linda M. Painter

---

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

---

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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---

nda M. Painter

---

om: no-reply@joomag.com on behalf of Joomag <no-reply@joomag.com>  
nt: Friday, January 30, 2015 8:12 PM  
: MansfieldTomorrow  
bje: 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/commerical 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 communiyt of tax renvenue. 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

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

Linda,

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

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

11-2.13 I would suggest putting the description of "Eagleville Brook Innovative Water-Management Plan" in a box, and in larger type to emphasize its importance.

19 Is an update needed for the town landfill?

28 Action 3 is a great idea. Should inspire others to practice environmentally friendly things and landscaping.

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

35 A Climate Action Plan is essential.

42 Can Strategy C, Action 1 be worded to be clearer? "

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

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

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

34 Strategy B,3 Very important to mandate open spaces in Mixed Use Centers and Compact Residential areas.

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

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

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

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.

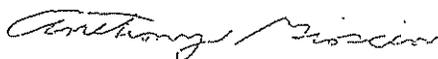
Secondly, the taxes derived from a rural commercial designation would be greater than now derived as a residence.

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

nda M. Painter

---

om: Emile Poirier <poirieremile@yahoo.com>  
nt: Tuesday, February 10, 2015 2:00 PM  
: PlanZoneDept  
: Emile Poirier  
bje: Suspected Spam:Fw: Senior Center  
achments: Mansfield tomorrow letter.docx

-- Forwarded Message -----

om: Emile Poirier <poirieremile@yahoo.com>  
: "PlanZoneDept@mansfield.org" <PlanZoneDept@mansfield.org>  
: "bjkarnes@charter.net" <bjkarnes@charter.net>  
nt: Tuesday, February 10, 2015 10:52 AM  
bje: Senior Center

ere 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.

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

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## 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

Linda M. Painter

---

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

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## 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

**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 is 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

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

structure, 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)."

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

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

2.6 (pages 2.40-2.43) – Develop clear requirements for protecting natural resources, as appropriate, while 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 could 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."]

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

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 if 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."

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.

3.2 (page 3.27) – Broaden the language from "agricultural land" and "farmers" to include gardening, hobby farming 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.

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.

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

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

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

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

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

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

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

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

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.

9.3 A2 (page 9.37) – Revise to "Strive for zero net energy buildings for renovation and new construction in municipal and school buildings."

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

9.5 (page 9.42) – Even though there is a parks and open space chapter, the networks of green space and open 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.

PAGE  
BREAK

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

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.

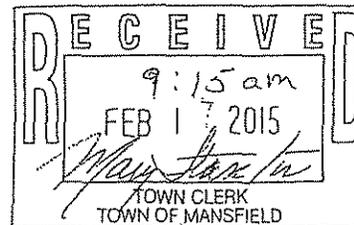
I realize there is great competition for finite resources. Given the predicted population figures due to the tsunami of growth factors affecting this ever changing town, the present Senior Center is too small and too awkward in design to fit the challenge of the future.

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 Eagle Hill Rd.  
Bettejane Karnes



**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

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>

## 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](http://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 CMT 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>1. Improve school readiness.</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 Library</p> <p>UConn Work/Life Oversight Committee</p>	Ongoing	<p>Staff Time</p> <p>Volunteer Time</p>
<p>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.</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>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 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 and financial constraints.

<p>1. Initiate a new school facilities planning process. 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>2.. Coordinate with other Region 19 school systems. 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>3. 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.</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
<p>4. 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. 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>

ACTIONS	WHO	WHEN	RESOURCES
<p>5. Participate in discussions regarding creation of a regional K-8 school district. 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>

<p>6. 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.</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>			

## 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>2</sup>	Required Additional Supply <sup>3</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>5</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	2,793,900	419,385	3,213,285	1,830,000	1,383,285
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>2</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>5</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	3,493,860	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 6.35 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 23,000 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 subbed language of FRE 803(6). The exhibit can now be offered in evidence. If however, the judge still wants to hear the foundation language of FRE 803(6), this can easily be done.

**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:

- 3.8-Add Torrey Preserve to table 3.1
- 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  
Wetlands Agent  
Town of Mansfield  
100 South Eagleville Road  
Mansfield, CT 06268  
508-429-3015 x6204  
508-429-9773 (Fax)  
jkaufmanJS@MansfieldCT.org

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

February 23, 2015

PAGE  
BREAK

DRAFT MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
March 2, 2015  
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, J. Goodwin (Chair) R. Hall K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan,  
Members absent: P. Plante  
Alternates present: V. Ward, S. Westa  
Alternates absent: P. Aho  
Staff Present: Linda Painter, Director of Planning and Development; Jennifer Kaufman, Natural Resources and Sustainability Coordinator; Mary Stanton, Town Clerk

Chair Goodwin called the meeting to order at 7:00 p.m., appointing alternate S. Westa to act in the absence of P. Plante.

**Minutes:**

- a. 2-17-15 Meeting Minutes –B. Chandy MOVED, B. Ryan seconded, to approve the 2-17-2015 meeting minutes as presented. The Chair noted for the record that she listened to the audio recording of the meeting. MOTION PASSED UNANIMOUSLY.

**Zoning Agents Report:**

There were no questions or comments on the Zoning Agent's report.

**Public Hearing:**

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

Chair Goodwin convened the public hearing at 7:01 p.m. Director of Planning and Development Linda Painter read the public hearing notice, noted the following correspondence and read the January 20, 2015 letter from the Capitol Region Council of Governments Regional Planning Commission into the record:

**Committee and Agency Referrals**

- o January 20, 2015 Letter from the Capitol Region Council of Governments Regional Planning Commission
- o Undated Letter from Mansfield Commission on Aging
- o January 15, 2015 Memo from the Transportation Advisory Committee
- o February 3, 2015 Memo from the Agriculture Committee
- o February 22, 2015 Memo from the Mansfield Parks Advisory Committee
- o February 17, 2015 Memo from the Open Space Preservation Committee
- o February 18, 2015 Memo from the Conservation Commission
- o January 6, 2015 Minutes of the Four Corners Sewer and Water Advisory Committee

**Resident and Property Owner Comments**

- o Comment form from Donald B. Hoyle, 125A Bassetts Bridge Road (with attachments on fracking and oil pipeline extension article)
- o Comment form from Meg Reich, 343 Bassetts Bridge Road
- o Comment form from Julia Barstow, 139 Woodland Road
- o Comment form from Bettejane Karnes, 353 North Eagleville Road
- o Comment form from Pat Hempel
- o Comment form from Miriam Kurland, 287 Wormwood Hill Road

- o Undated Letters from Wilfred T. Bigl, 17 Hill Pond Drive (one addressed to the PZC Chair, one to the Director of Planning and Development)
- o December 22, 2014 Comment from William Shakalis submitted through Joomag on-line portal
- o December 29, 2014 Comment from John Perch submitted through Joomag on-line portal
- o January 30, 2015 Comment from Mansfield Resident submitted through Joomag on-line portal
- o January 2015 Letter from Charles Galgowski
- o February 3, 2015 Email from Joan Buck
- o February 9, 2015 Letter from Anthony Gioscia, 1708 Stafford Road
- o February 10, 2015 Email from Emile Poirier
- o February 12, 2015 Email from Vicky Wetherell
- o February 20, 2015 Comment from John Fratiello submitted through Joomag on-line portal
- o February 22, 2015 Email from Tulay Luciano to the Town Council and Town Manager
- o February 24, 2015 Comment from Virginia Walton (Mansfield Recycling Coordinator) submitted through Joomag on-line portal
- o February 25, 2015 Comments from Celeron Square (received in an email from John Sobanik)
- o Draft Minutes of February 23, 2015 Town Council Public Hearing

ainter made a brief power point presentation summarizing the main objectives of the Plan. Copies of the sentation were distributed to members and made available to the public in attendance.

ueline Gryphon, Cedar Swamp Road, asked if an Environmental Impact Evaluation has been or will be eduled for the Four Corners sewer project and commented that she is concerned about impacts on the a's natural resources and wildlife. She also asked if the identified compact residential areas could include dominiums.

y Bent, Mansfield Hollow Road and representing the Eastern Connecticut Green Action Committee, spoke his concerns about global warming and the expansion of the Algonquin natural gas pipeline in Town. He ed that natural gas also emits carbon dioxide and urged the Town to request of its legislators that they ose the expansion.

Happe, Olsen Drive, thanked the PZC and staff for their work and urged everyone to view Mansfield in a larger context. She commented that the expansion of the natural gas pipeline will be felt locally since rger pipe line will result in more leakage, breaks and emissions.

rge Rawitscher, Codfish Falls Road, commented that he is pleased that the Mansfield Tomorrow Plan looks h forward and backward and asked the Commission to focus on plan implementation, particularly Goals 2.4 2.5 regarding climate change.

iam Kurland, Wormwood Hill Road, complimented the PZC on its efforts on the Plan and urged the ammission to closely review the forthcoming comments of the Sustainability Committee. She also imented on the need to repair existing infrastructure and not build more gas lines and asked that the Town pt a declaration against pipe line expansion.

id Nelson, Fort Griswold, expressed support for the previous statements adding that the Town should have mmittee to address the inevitable changes that will happen as a result of climate change.

Morrow, Chair of the Open Space Committee, thanked the Commission and staff for their work and noted Open Space Committee comments reinforce the role open space plays in the Town's finances and nomic growth.

Pat Suprenant, Gurleyville Road, thanked the Commission and participants in the process and expressed concern with the following aspects of the plan: future plans for development of Mansfield Depot if passenger rail returns; the lack of references to the CWC water project and associated connection restrictions identified in the draft DEEP permit; lack of reference or detail on overlay zones intended to prevent induced development along the new CWC pipeline route; possible locations of cluster development; lack of reference to specific flora, fauna and wildlife species in Chapter 2; the disconnect between sustainability principles and importing water from another area of the state; 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.

Arthur Smith, Mulberry Road, 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; suggested the Town set up a system of rights of first refusal and should use tax abatements for acquiring open space; urged the Town to work with DEEP to assist in monitoring self-reporting on projects; expressed concern with public-private partnerships and financial transparency of those partnerships; questioned the sewage capacity of the UConn system; identified a lack of commitment from UConn with regard to future biosafety labs; identified the need for more detail on the potential use of formulas to establish the number of dwelling units allowed by right; urged a commitment for making all parks in Town handicap accessible; 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; noted that the WRTD bus program is underfunded resulting in long-term reliability concerns; and 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.

Eva Csejtey, Browns Road, 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.

Anthony Gioscia, Stafford Road, expressed appreciation for the time spent on the Plan and spoke in support of the rural commercial designation for the corner of Rte. 195 and Rte. 32.

M. Hall MOVED and B. Pociask seconded to continue the public hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development to the Monday, April 6, 2015 Planning and Zoning Commission meeting. MOTION PASSED UNANIMOUSLY.

#### Old Business:

- a. Re-Subdivision application, 101 East Road, C. & L. Niarhakos, PZC File #293-2  
Tabled to the 3/16/2015 Public Hearing

#### New 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. Ryan MOVED and K. Holt seconded to receive the Special Permit application File number PZC 432-6, submitted by East Brook F, LLC; East Brook T, LLC; and East Brook W, LLC for a commercial recreation use with restaurant on property located at 95 Storrs Road, owned by the applicants, as shown on plans dated 2/16/15, 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 05/04/15.

#### Mansfield Tomorrow:

- a. Zoning Focus Group Update

Painter updated the Commission on the ongoing work of the Zoning Focus Group and distributed a hard copy of the packet that had been emailed to members prior to the February 23, 2015 meeting. Copies of sections will be provided to the Commission for its review as the staff and focus group complete their edits. The next meeting is scheduled for March 9, 2015.

**Reports from Officers and Committees:**

**Chairman's Report** – No field trip is needed.

**Regional Planning Commission** – The March 19, 2015 meeting will be in Mansfield beginning at 7:00 p.m.; our of Storrs Center will be held at 6:00 p.m.

**Regulatory Review Committee** – The Committee continues to meet as part of the Zoning Focus Group.

**Planning and Development Director's Report** – No additional comments were offered.

**Announcements and Bills:**

**DEEP Water Diversion Permit Public Hearing** will take place in the Council Chamber on March 25, 2015 beginning at 6:00 p.m.

**Adjournment:**

The meeting was adjourned at 8:27 p.m. p.m. by the Chair.

Respectfully submitted,

Christine Holt, Secretary

**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	Add reference to role of Conservation Commission.

**CHAPTER 2: NATURAL SYSTEMS**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
			<p><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></p>	

## CHAPTER 2: NATURAL SYSTEMS

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
2/3/2015	e-mail	JOAN BUCK	p.2.11-2.13 I would suggest putting the description of "Eagleville Brook Innovative Watershed Management Plan" in a box, and in larger type to emphasize its importance.	Explore potential for format/layout change with consultant.
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?	Review language and update if needed.
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.	Dams depicted are based on DEEP listing. Contact DEEP to determine if dams should be added and amend map to either add dams or explanatory text as to which dams are included/excluded.
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.

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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.
		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.
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.

**CHAPTER 2: NATURAL SYSTEMS**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
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.
		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

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**CHAPTER 2: NATURAL SYSTEMS**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
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.

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## 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".	

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## 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 recommended to narrative. If the Council concurs with this recommendation, it should be added as a new action to Goal 3.1, Strategy B.

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### 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."	If the Council is interested in expanding the PA 490 program to include the open space option, the plan will need to be amended to specifically identify open spaces that would be eligible for the program. Such a change could be made in the future after a comprehensive analysis in accordance with Goal 3.1, Strategy D, Action 3. 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
			<p>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.</p>	
			<p>The following justifies this course of action whatever the outcome of the economics of farming.</p>	
			<p>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.</p>	
			<p>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.</p>	
3/12/2015	Memo	SUSTAINABILITY COMMITTEE	<p>Goal 3.1 Strategy A Action 5 (page 3.23) – Add “outreach to agricultural and forestland owners...”</p>	Make suggested change.

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### 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 and Council. 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 and Council consideration.
2/2/2015	e-mail	CHARLES GALGOWSKI	Goal 3.4, All Strategies	No change needed. See Goal 8.2

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### 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
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.

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**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 should be added; 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.
2/2/2015	e-mail	CHARLES GALGOWSKI	pages 4.12 – 4.16, Goal 4.2, Strategies A, B, E, Action 1	No change needed.

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

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
			These are all vital strategies and goals and need to be pursued.	
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

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**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	<p>-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."</p>	Goal 3.4, Strategy A, Action 4.
2/18/2015	Memo	CONSERVATION COMMISSION	<p>-NRPZ be mandatory whenever the land being developed can support it, and deviations are by special permit only.</p>	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. "	This is a policy consideration for the Commission to discuss and determine.
		(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.	

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

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		(continued)	<p>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:</p>	
2/18/2015	Memo	CONSERVATION COMMISSION	<p>-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.</p>	<p>Goal 9.1, Strategy B, Action 4 recommends completion of a bicycle and pedestrian master plan.</p>
2/18/2015	Memo	CONSERVATION COMMISSION	<p>-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.</p>	<p>This is a policy consideration for the Commission and Council to discuss and determine.</p>
2/18/2015	Memo	CONSERVATION COMMISSION	<p>4.29: Goal 4.2-Change the first measure of effectiveness to "At least 75%" or "A minimum of 75% ..."</p>	<p>Make suggested change</p>

**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	4.32: 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.
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.

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**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.)	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). Adding a specific recommendation to construct a new senior center prior to completion of the facilities plan is a policy determination for the Council.
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		

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**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
3/2/2015	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	This is a policy issue for consideration by the Town Council. 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.
		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.

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**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
		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, students and the community."
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."
195 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.

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## 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) 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.
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.

**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."
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.

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## 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

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**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 directly below.
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.

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## 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, 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.
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
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.

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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

**CHAPTER 7: HOUSING**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
		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	<u>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:</u> <a href="http://www.crcog.org/community_dev/sustainable-dev.html">www.crcog.org/community_dev/sustainable-dev.html</a>	No change needed-provide to Sustainability Committee.
1/20/2015	letter	REGIONAL PLANNING COMMISSION OF THE CAPITOL REGION COUNCIL OF GOVERNMENTS	<u>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:</u> <a href="http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use">http://www.sustainableknowledgecorridor.org/site/content/sustainable-land-use</a>	No change needed-provide to Zoning Consultant
1/23/2015	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-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 recommended. Map is based on assessors data; prison is included in larger parcel owned by university.
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.
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.

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 8.7 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.
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.

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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			
2/12/2015	e-mail	VICKY WETHERELL	Page 8.16 Flood zone photo caption -- remove the word "river"	Make suggested change

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

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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: "...	Make first suggested change; ask for clarification on second change.
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.

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

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.
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
-159-		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 needed. (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 encouraging residential or mixed-use development on the Mansfield apartments site and 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
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 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.	Policy issue for consideration of Council.
3/2/2015	PZC Public Hearing	Lois Happe		
3/2/2015	PZC Public Hearing and comment form	Miriam Kurland		
UNKNOWN	comment form	Pat Hemple		
3/2/2015	PZC Public Hearing	Gary Bent (representing the Eastern Connecticut Green Action Committee)		
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.

## CHAPTER 9: INFRASTRUCTURE

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DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
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.
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.

## 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	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.
		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 and Council have 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.	This could be added as an action under Goal 9.3, Strategy C, Action 1 if the Council is interested. Recommend medium to long-term action. If added, would need to address concerns identified by Agriculture Committee with regard to limiting locations to areas without prime farmland soils. See comments on Goal 9.5.
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.

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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	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.
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.
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.

## 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	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.
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.

## 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	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.
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.”	This is a policy issue for the Commission and Council to determine.
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.

## 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.

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## 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

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## 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.	
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.
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.

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## 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, 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.
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.”
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.
173- 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.
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.
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.

## 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
2/24/2015	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.
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.

## 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 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.
2/13/2015	Memo	Agriculture Committee	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.	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.

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**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.

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**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.
-179-		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>

**CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
-181-			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.	Aside from fiscal implications, the Town has historically encouraged the university to house more students on campus to reduce quality of life impacts. Changing that approach is a significant policy issue for the Commission and Council's consideration due to potential impacts on quality of life.
			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.

**CHAPTER 10: STEWARDSHIP AND IMPLEMENTATION**

For more detail, see written comments.

DATE	METHOD	NAME	COMMENT	RECOMMENDED ACTION
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.
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			

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