



# MEETING NOTICE AND AGENDA

## MANSFIELD CONSERVATION COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE RD ■ CONFERENCE ROOM B

WEDNESDAY JULY 20, 2016 ■ 7:30 PM

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. OPPORTUNITY FOR PUBLIC COMMENT

### 4. MINUTES

- JUNE 15, 2016 REGULAR MEETING

### 5. NEW BUSINESS

- W1570 – FUNK AND LITTLE, 30 CENTRE STREET, GEOTHERMAL WELLS AND SITE WORK
- W1571 – C. LOUKAS, 46 JONATHAN LANE, INGROUND POOL
- W1572 – R. BOBB, 840 WORMWOOD HILL ROAD, AQUATICS MANAGEMENT
- PZC REFERRAL: ZONING REGULATIONS: PROPOSED APPROACH TO MULTI-FAMILY HOUSING REGULATION UPDATES
- OAK TREE AT DOG LANE AND STORRS ROAD

### 6. CONTINUING BUSINESS

- W1569 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME
- W1564- STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL I.D. 15.21.3)
- \*\* ALL REPORTS FOR ITEM W1564 ARE AVAILABLE IN THE TOWN PLANNING OFFICE OR ON THE TOWN WEBSITE AT: [HTTP://WWW.MANSFIELDCT.GOV/CONTENT/1904/1932/14344.ASPX](http://www.mansfieldct.gov/content/1904/1932/14344.aspx) \*\*
- MEMBERSHIP
- CONSERVATION EASEMENT MONITORING-UPDATE FROM TOWN ATTORNEY
- TOWN OF COVENTRY/ MANSFIELD CONTROL OF FANWORT IN EAGLEVILLE LAKE
- UCONN AGRONOMY FARM IRRIGATION PROJECT
- STATUS OF UCONN'S HAZARDOUS WASTE TRANSFER STATION
- OTHER

### 7. COMMUNICATIONS

- MINUTES
  - OPEN SPACE: 6/17/16
  - PZC: 6/20/16
  - IWA: 6/20/16
- DEEP NOTICE OF TENTATIVE DETERMINATION STATEWIDE GENERAL PERMIT

### 8. OTHER

### 9. FUTURE AGENDAS

### 10. ADJOURNMENT

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 15 June 2016  
Conference B, Audrey P. Beck Building  
**(draft) MINUTES**

*Members present:* Aline Booth (Alt.), Neil Facchinetti, Quentin Kessel, Mary Harper (Alt.), Scott Lehmann, John Silander, Michael Soares. *Members absent:* Robert Dahn, Grant Meitzler. *Others present:* Jennifer Kaufman (Wetlands Agent), Thomas Ainsworth (W1569), Allison Hilding (W1564).

**1.** The meeting was **called to order** at 7:33p by Chair Quentin Kessel. Mary Harper has been appointed to the Commission as an Alternate Member. She and Booth were designated voting members for this meeting.

**2.** The **draft minutes** of the 18 May 2016 meeting were approved after (a) correction of “July 6th” to “June 6th” in the penultimate sentence of item 5c and (b) addition of item 8, “Conservation Easement Monitoring,” the text of which Kessel distributed.

**3. IWA referrals.**

a. **W1569 (Ainsworth, Woodland Rd).** The applicant proposes to construct a single-family house on a non-conforming 1-acre lot of record on Woodland Rd. This lot slopes down from the road to an extensive wetland (approximately 115 ft from and 20 ft below the elevation of Woodland Rd, judging by the map). All work would be in the regulated area. Approximately 400 cubic yards of fill would be needed near the road to provide a level site for the house and drive; the new contours indicate that the slope to wetlands from the house would steepen. The house would be about 65 ft (and its reserve septic system about 44 ft) from the wetland at its closest point. The house could not be moved significantly farther from the wetland without placing it too close to the road (setback is now only 26 ft). After some discussion, the Commission unanimously agreed (**motion:** Silander, Harper) to advise the IWA that:

There is a potential for a significant negative wetlands impact from this project, given its proximity to wetlands and the large volume of fill proposed. Particular care must be taken during and after construction to stabilize the steeper slope of the fill, utilizing shrubs, walls, or the like. Seeding this slope with lawn grass is not sufficient.

b. **W1568 (Susca, 131 Gurleyville Rd).** The applicant proposes to add a 10x16 ft shed on concrete piers to the back of his garage, on a level site approximately 50 ft up a gentle slope from wetlands. Following speculation about what the shed might be used for, the Commission unanimously agreed (**motion:** Booth, Facchinetti) to comment that:

While no significant impact on wetlands is to be expected from constructing the shed itself, the property owner should be cautioned that storage of fuels or chemicals there in significant amounts could pose such a risk, were they to leak into the environment.

**4. Conservation easement monitoring.** As noted in item 8 of the minutes for last month’s meeting, the Town Attorney has advised that any Commission activity – including monitoring conservation easements – involving more than one member constitutes a meeting requiring public notice. Kaufman suggested that Commission members who aren’t comfortable monitoring easements alone could go with a friend. Soares indicated that he has made similar

site visits by himself and will monitor the conservation easement on the Favretti property solo. Kessel will let Kaufman know when his “meeting” with Faccinetti to monitor the Elise Rd easement will occur. Ditto for Silander’s “meeting” with Lehmann to monitor the Silver Falls easement.

**5. Storrs Lodges.** Allison Hilding, who has formed Mansfield Environmental Trust, LLC, to intervene in IWA deliberations on W1564, distributed materials to the Commission, including (1) Verified Petition to Intervene dated 16 May 2016 and (2) Report dated 6 June 2016 by Michael W. Klemens, LLC, on the proposed Storrs Lodges development. She is concerned that over-development of the site (47 apartment buildings for 692 residents on 45 acres) will (a) compromise water quality in Cedar Swamp and Eagleville Brooks and (b) destroy habitat of wood frogs and other animals that utilize one vernal pool (and possibly others) on the site.

Ms. Hilding urged the Commission to review, in addition to (1) and (2), the following reports: (3) *Best development practices: conserving pool-breeding amphibians in residential and commercial developments in the northeastern United States* (Calhoun & Klemens, 2002), (4) *Ponde Place Residential Apartment Community* (Eastern Connecticut Environmental Review Team, April 2009), and (5) *Willimantic River Watershed Summary: Willimantic River, Eagleville Brook, and Cedar Swamp Brook* (Willimantic River Watershed TMDL, September 2012). These (and other) documents are (or will be) posted on the Town website at

<http://www.mansfieldct.gov/content/1904/1932/14344.aspx>

Kessel suggested that whatever comment the Commission decides to make on W1564 take the general form “The Commission has reviewed the material listed below and finds that ... . Of particular importance are these considerations/issues/points ... .” Commission members should read through the available material before the July meeting with an eye for particulars that should inform – and be cited in support of – its position.

Kaufman expects that the public hearing on W1564 will be opened on 20 June and that the applicants will ask that it be immediately adjourned to 18 July (because the IWA does not yet have all the information it needs to render a decision, which would be grounds for denying the application). If the real hearing begins on 18 July, it will probably be continued to 1 August and perhaps beyond. After some discussion the Commission unanimously agreed (**motion:** Soares, Kessel) to ask that it be given sufficient time to review and comment on the application:

Due to the large amount of information being provided by the applicant, the Town’s consultant, and the intervener, the Commission asks that the IWA request extensions of the public hearing on W1564 to a date beyond the Commission’s meeting of 17 August so that the Commission has sufficient time to review this material and comment on the application.

**6. Adjourned** at 9:07p. Next meeting: 7:30p, Wednesday, 20 July 2016.

Scott Lehmann, Secretary, 17 June 2016.

# **NEW BUSINESS**



# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 11, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 30 Centre Street (File W1570)  
M. Hamill/Funk and Little  
Description of Work: Drilling and connecting geothermal wells and reinstalling a new well line.  
Map Date: 6/30/2015, revised through 6/7/2016

## PROJECT OVERVIEW

The applicant is requesting and after the fact permit to install 3 geothermal wells and to replace the well line between the house and the well house. On May 13, 2016, in response to a complaint, I inspected 30 Centre Street. The property owners are in the process of renovating the existing home on the property. I had signed off on a zoning permit this past fall and no work was proposed within 150 feet of the edge of wetlands. However, as part of the renovation, the owners installed geothermal wells and a new water line from the well to the home, both in the upland review area and both regulated activities by the Inland Wetlands Agency. During inspection, approximately 15 cubic yards of soil was stockpiled approximately 40 feet from the edge of Echo Lake and disturbed soil approximately 20 feet from the edge of the lake. Per my request the owners installed silt fence down gradient of the stock pile and the disturbed area. The area was secured and stabilized and the wetlands were not impacted.

Because these activities are regulated by the Inland Wetlands Agency, the applicants were required to submit an after the fact wetlands permit.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply watershed.

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## APPLICATION FEES AND NOTIFICATIONS

- The applicant has paid the required application fee.
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

## RECEIPT MOTION

\_\_\_\_\_ MOVE to receive the application submitted by Funk and Little (IWA File 1570) under the Wetlands and Watercourses Regulations of the Town of Mansfield for replacement of a well line and installation of 3 geothermal wells on property located at 30 Centre Street as shown on a map dated 6/30/2015, revised through 6/7/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
860-429-3015x6204 (DIRECT) TEL: 860-429-3330 OR  
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # W1571  
W W1571  
Fee Paid \$185  
Official Date of Receipt 6-28-16

*Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.*

Please print or type or use similar format for computer; attach additional pages as necessary.

**Part A - Applicant**

Name Christos Loukas

Mailing Address 46 Jonathan Lane

Mansfield CT 06268 Zip 06268

Phone 860 Email OLAMESA1@hotmail.com

**Title and Brief Description of Project**

install 18' x 36' pool with 6' concrete deck

in ground swimming pool

Location of Project 46 Jonathan Lane

Intended Start Date \_\_\_\_\_

**Part B - Property Owner (if applicant is the owner, just write "same")**

Name SAME

Mailing Address \_\_\_\_\_

\_\_\_\_\_ Zip \_\_\_\_\_

Phone 860 933 3832 Email OLAMESA1@hotmail.com

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature [Signature] date 8-25-15

Applicant's interest in the land: (if other than owner) \_\_\_\_\_

Part C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

A) NONE

B) see attached

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

A) NO disturbance in wetland/watercourse area

B) see attached

3) Describe the type of materials you are using for the project: sand sock pipe, solid pipe, silt fence, steel post walks, geom, concrete, ~~rubber tires~~ concrete pavers, processed, stone dust

a) include type of material used as fill or to be excavated sand for fill

b) include volume of material to be filled or excavated top soil, sand, gravel, and boulders

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

a silt fence to be installed around area also around stock pile of material excavated excess material to be hauled off site area to be seeded

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

hilly well drained

**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

yes any other option would cause more of an impact due to grade changes

**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing existing conditions and the proposed project in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application)

- 2) Applicant's map date and date of last revision 8-25-15
- 3) Zone Classification RAR 90
- 4) Is your property in a flood zone?  Yes  No  Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

- 1) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. Postal receipts of your notice to abutters must accompany your application. To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

**Part I - Additional Notices, if necessary**

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form shall be part of the application and specified parts must be completed and returned with this application.

**Part J - Other Impacts To Adjoining Towns, if applicable**

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? \_\_\_ Yes \_\_\_ No  Don't Know
  
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? \_\_\_ Yes \_\_\_ No  Don't Know
  
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? \_\_\_ Yes \_\_\_ No  Don't Know

**Part K - Additional Information from the Applicant**

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

**Part L - Filing Fee**

Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

*Note: The Agency may require additional information about the upland review area or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.*

**Certification**

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.



Signature

8-25-15

Date

**Authorization to Enter Property**

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.



Signature

8-25-15

Date

Jocelyn & Christopher Loukas  
48 Jonathan Lane  
Mansfield, CT 06268

Dear Members of Upland Review,

The purpose of this application is to install a 18x 36 in ground swimming pool at the bottom of 46 Jonathan Lane for JOCELYN & Christopher Loukas. The pool has steel walls with a verm bottom & a liner. It has a concrete collar around the base of the steel walls. On top of the collar will be a curtain drain which is 5" pipe with a sock to receive water from flow of the land not to disturb pool. Pool will be backfilled with sand & have a ~~concrete~~ pavers deck around it.

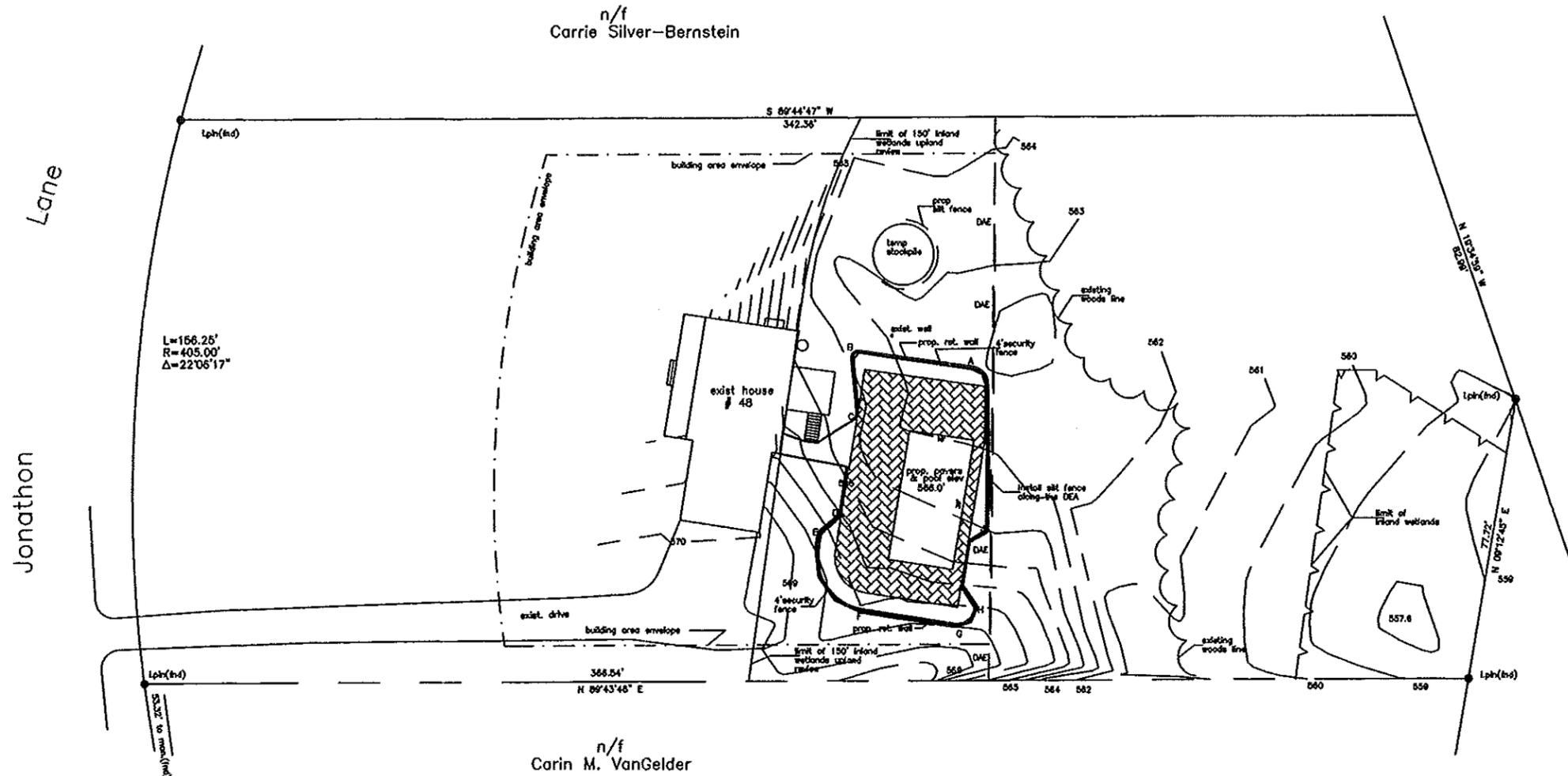
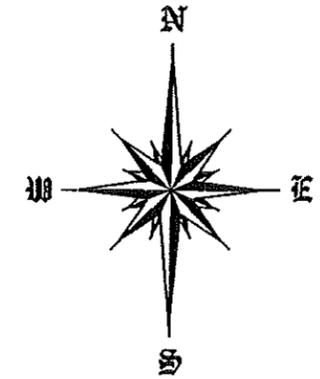
The existing area has boulders, top soil & firm sand, gravel & tree stumps. The tree stumps are going to be removed off site. The location of the pool area is hilly we pushed back pool as far as" possible to stay away from building line. This is the best location for pool as other location would cause more excavation & a bigger disturbance in the upland review area.

The machinery to be used is a excavator & bobcat to move material. Cement truck to stay on driveway & we will wheel barrel around pool. Sand is to be dumped on driveway & bought around pool by bobcat. The pool is 86' from wet lands. The pool deck is 83' from wet lands. The sill fence is 21' from pool & 65' from wet lands. The pool is 648 square ft. the paver deck is 1480 ft. for a total of 2528 squareft. This area will be seeded with grass. The total of area impacted will be 3120 square ft. the 10' around the pool will be 3120 square ft. the. The 10' around the pool will be only used by machinery. Minimal to no impact with proper installation of soil erosion sediment control measures long term effectno long term adverse effect.

Control measures will be installation of sill fence. Top soil to be brought in for disturbed area & reseeded.

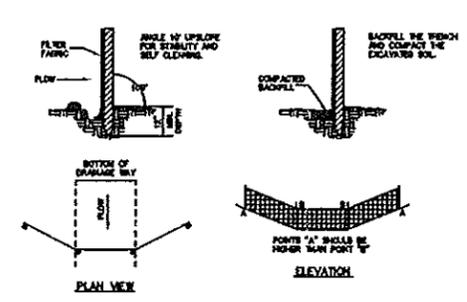
Total excavated material will be 80 cubic yards. Unusable material will be hauled off site. Temporary stockpile shown on plan.

wall section	A	B	C	D	E	F	G	H	J
top/wall	564.5'	564.5'	564.5'	566.0'	567.5'	567.3'	568.0'	567.0'	566.0'
btm/wall	583.0'	564.0'	564.5'	566.0'	566.0'	566.0'	566.0'	566.0'	564.0'



- Notes:
1. The Survey Type is a Limited Property/Boundary and the boundary determination category is Dependent Resurvey.
  2. The Survey is dependent on the referenced maps and the monumentation found in the field and depicted herein.
  3. The wetland location was taken from the first referenced map.
  4. The DAE boundary was revised to accommodate an 18 x 36 Inground swimming pool.
  5. The topography was field determined and base on the elevation given for the top to foundation wall on the second referenced map.
  6. Septic System is located on the street side of the house.
  7. The retaining wall for the proposed pool is of natural field stone.

- Map References:
1. Re-Subdivision Map, Wild Rose Estates Re-Subdivision, property of Byron L. Thompson, 706 Mansfield City Road, Mansfield, Connecticut, February 11, 2004, rev. to July 22, 2004, scale: 1"=40' by Moore & MacBroom, map Vol. 36 Pg 36 of the Mansfield Land Records.
  2. Foundation As-Built Plan, Lot 8 - Wild Rose Estates, Jonathan Lane Mansfield, Connecticut, scale: 1"=20', 04/02/05, by CH2 Solutions, Inc.



Placement & Construction Of A Synthetic Filler Barrier  
R.T.S.

Zoning Location Survey/Dependent Resurvey prepared for:  
 Christos N. Loukas  
 Showing Proposed Pool  
 48 Jonathan Lane  
 Mansfield, Connecticut

**SEDIMENTATION AND EROSION CONTROL NOTES**

1. ALL EROSION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL FOR SOIL AND WATER CONSERVATION.
2. HAYBALES, IF USED, ARE TO BE BUTTED TIGHTLY END TO END AND STAKED IN PLACE USING TWO 2" X 2" X 36" WOODEN STAKES PER BALE.
3. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED, OR REPLACED, DURING CONSTRUCTION AS NECESSARY.
4. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE PROPER TOWN AGENCY.
5. HAYBALES TO BE PLACED SO THAT STRING DOES NOT COME IN CONTACT WITH THE GROUND.
6. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION, WHEREVER POSSIBLE.
7. AREAS TO BE LEFT BARE FOR MORE THAN 15 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION IS TO TAKE PLACE.
8. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY OR ORDERED BY THE PROJECT ENGINEER OR THE PROPER TOWN AGENCY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998 AND CONFORMS TO HORIZONTAL ACCURACY CLASSIFICATION OF A-2 AND VERTICAL CLASSIFICATION OF T-2.

RICHARD P. MARTEL  
 12882  
 L.C. No.

North Star Surveying & Engineering LLC 998 Farmington Avenue West Hartford, CT 06107 860-233-6312		
DRAWN RPM	DATE 02/22/18	
APPROVED	DATE	
SCALE 1" = 20'	SHEET 925	PROJECT NO. 925





# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 11, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 46 Jonathan Lane (File W1571)  
C. Loukas  
Description of Work: installation of an in-ground pool  
Map Date: 2/22/2016

## PROJECT OVERVIEW

The applicants propose to install an 18 by 36 foot in-ground pool surrounded by a 6 foot deck. Approximately 80 cubic yards of native material will be excavated as part of the installation. At its closest point, activity will take place 83 feet from the edge of wetlands. The applicant proposes to install silt fence to prevent erosion and sedimentation of the wetlands and to stabilize the site after construction.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply watershed.

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## APPLICATION FEES AND NOTIFICATIONS

- The applicant has paid the required application fee.
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.

## RECEIPT MOTION

\_\_\_\_\_ MOVE to receive the application submitted by Christopher Loukas (IWA File 1571) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of an in-ground pool on property located at 46 Jonathan Lane as shown on a map dated 6/22/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
860-429-3015x6204 (DIRECT) TEL: 860-429-3330 OR  
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # W1571  
W W1571  
Fee Paid \$185  
Official Date of Receipt 6-28-16

*Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.*

Please print or type or use similar format for computer; attach additional pages as necessary.

**Part A - Applicant**

Name Christos Loukas

Mailing Address 46 Jonathan Lane

Mansfield CT 06268 Zip 06268

Phone 860 Email OLAMESA1@hotmail.com

**Title and Brief Description of Project**

install 18' x 36' pool with 6' concrete deck  
in ground swimming pool

Location of Project 46 Jonathan Lane

Intended Start Date \_\_\_\_\_

**Part B - Property Owner (if applicant is the owner, just write "same")**

Name SAME

Mailing Address \_\_\_\_\_

Zip \_\_\_\_\_

Phone 860 933 3832 Email OLAMESA1@hotmail.com

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature [Signature] date 8-25-15

Applicant's interest in the land: (if other than owner) \_\_\_\_\_

Part C - Project Description (attach extra pages, if necessary)

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

A) NONE

B) see attached

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area adjacent to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is off your property

A) NO disturbance in wetland/watercourse area

B) see attached

3) Describe the type of materials you are using for the project: sand sock pipe, solid pipe, silt fence, steel post walks, geom, concrete, ~~rebar~~ pavers, processed, stone dust

a) include type of material used as fill or to be excavated sand for fill

b) include volume of material to be filled or excavated top soil, sand, gravel, and boulders

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

a silt fence to be installed around area also around stock pile of material excavated excess material to be hauled off site area to be seeded

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

hilly well drained

**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

yes any other option would cause more of an impact due to grade changes

**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing existing conditions and the proposed project in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application)

- 2) Applicant's map date and date of last revision 8-25-15
- 3) Zone Classification RAR 90
- 4) Is your property in a flood zone?  Yes  No  Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

- 1) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. Postal receipts of your notice to abutters must accompany your application. To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

**Part I - Additional Notices, if necessary**

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form shall be part of the application and specified parts must be completed and returned with this application.

**Part J - Other Impacts To Adjoining Towns, if applicable**

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? \_\_\_ Yes \_\_\_ No  Don't Know
  
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? \_\_\_ Yes \_\_\_ No  Don't Know
  
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? \_\_\_ Yes \_\_\_ No  Don't Know

**Part K - Additional Information from the Applicant**

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

**Part L - Filing Fee**

Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

*Note: The Agency may require additional information about the upland review area or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.*

**Certification**

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.



Signature

8-25-15

Date

**Authorization to Enter Property**

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.



Signature

8-25-15

Date

Jocelyn & Christopher Loukas  
48 Jonathan Lane  
Mansfield, CT 06268

Dear Members of Upland Review,

The purpose of this application is to install a 18x 36 in ground swimming pool at the bottom of 46 Jonathan Lane for JOCELYN & Christopher Loukas. The pool has steel walls with a verm bottom & a liner. It has a concrete collar around the base of the steel walls. On top of the collar will be a curtain drain which is 5" pipe with a sock to receive water from flow of the land not to disturb pool. Pool will be backfilled with sand & have a ~~concrete~~ <sup>pavers</sup> deck around it.

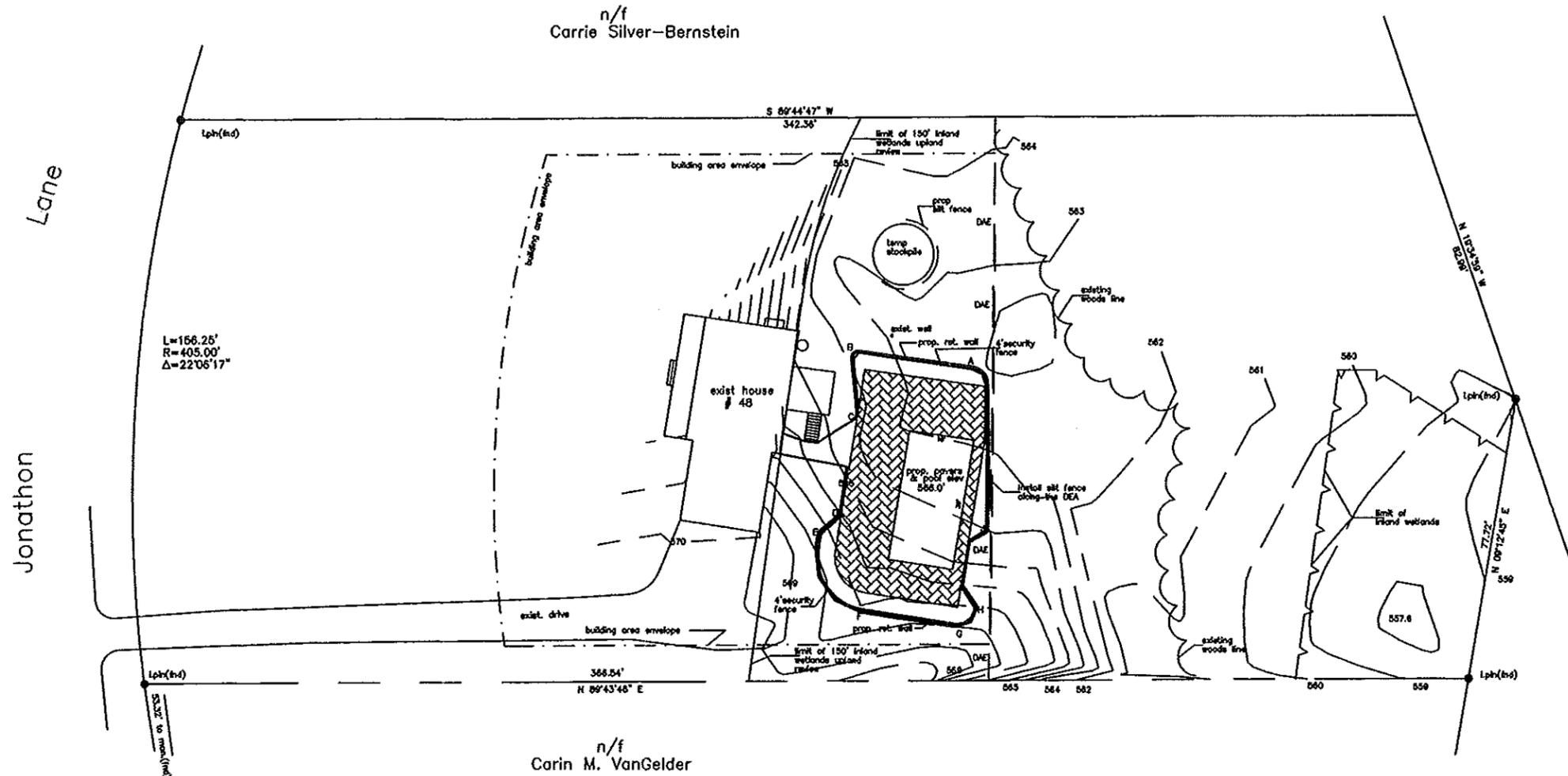
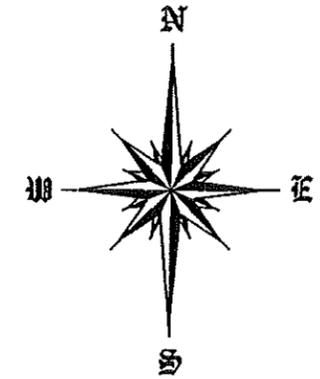
The existing area has boulders, top soil & firm sand, gravel & tree stumps. The tree stumps are going to be removed off site. The location of the pool area is hilly we pushed back pool as far as" possible to stay away from building line. This is the best location for pool as other location would cause more excavation & a bigger disturbance in the upland review area.

The machinery to be used is a excavator & bobcat to move material. Cement truck to stay on driveway & we will wheel barrel around pool. Sand is to be dumped on driveway & bought around pool by bobcat. The pool is 86' from wet lands. The pool deck is 83' from wet lands. The sill fence is 21' from pool & 65' from wet lands. The pool is 648 square ft. the paver deck is 1480 ft. for a total of 2528 squareft. This area will be seeded with grass. The total of area impacted will be 3120 square ft. the 10' around the pool will be 3120 square ft. the. The 10' around the pool will be only used by machinery. Minimal to no impact with proper installation of soil erosion sediment control measures long term effectno long term adverse effect.

Control measures will be installation of sill fence. Top soil to be brought in for disturbed area & reseeded.

Total excavated material will be 80 cubic yards. Unusable material will be hauled off site. Temporary stockpile shown on plan.

wall section	A	B	C	D	E	F	G	H	J
top/wall	564.5'	564.5'	564.5'	566.0'	567.5'	567.3'	568.0'	567.0'	566.0'
btm/wall	583.0'	564.0'	564.5'	566.0'	566.0'	566.0'	566.0'	566.0'	564.0'



n/f  
Carin M. VanGelder

**SEDIMENTATION AND EROSION CONTROL NOTES**

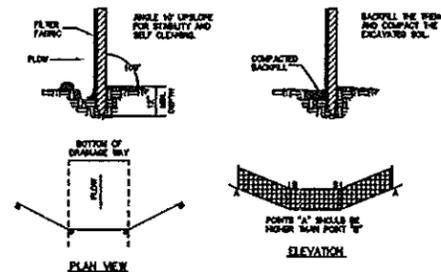
1. ALL EROSION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL FOR SOIL AND WATER CONSERVATION.
2. HAYBALES, IF USED, ARE TO BE BUTTED TIGHTLY END TO END AND STAKED IN PLACE USING TWO 2" X 2" X 36" WOODEN STAKES PER BALE.
3. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED, OR REPLACED, DURING CONSTRUCTION AS NECESSARY.
4. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE PLANS. THIS RESPONSIBILITY INCLUDES IMPLEMENTATION AS WELL AS MAINTENANCE. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR THE PROPER TOWN AGENCY.
5. HAYBALES TO BE PLACED SO THAT STRING DOES NOT COME IN CONTACT WITH THE GROUND.
6. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION, WHEREVER POSSIBLE.
7. AREAS TO BE LEFT BARE FOR MORE THAN 15 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION IS TO TAKE PLACE.
8. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY OR ORDERED BY THE PROJECT ENGINEER OR THE PROPER TOWN AGENCY.

**Notes:**

1. The Survey Type is a Limited Property/Boundary and the boundary determination category is Dependent Resurvey.
2. The Survey is dependent on the referenced maps and the monumentation found in the field and depicted hereon.
3. The wetland location was taken from the first referenced map.
4. The DAE boundary was revised to accommodate an 18 x 36 Inground swimming pool.
5. The topography was field determined and base on the elevation given for the top to foundation wall on the second referenced map.
6. Septic System is located on the street side of the house.
7. The retaining wall for the proposed pool is of natural field stone.

**Map References:**

1. Re-Subdivision Map, Wild Rose Estates Re-Subdivision, property of Byron L. Thompson, 706 Mansfield City Road, Mansfield, Connecticut, February 11, 2004, rev. to July 22, 2004, scale: 1"=40' by Moore & MacBroom, map Vol. 36 Pg 36 of the Mansfield Land Records.
2. Foundation As-Built Plan, Lot 8 - Wild Rose Estates, Jonathan Lane Mansfield, Connecticut, scale: 1"=20', 04/02/05, by CH2 Solutions, Inc.



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORMS, CONNECTICUT

Placement & Construction Of  
A Synthetic Filler Barrier  
N.T.S.

Zoning Location Survey/Dependent Resurvey  
prepared for:  
Christos N. Loukas  
Showing Proposed Pool  
48 Jonathan Lane  
Mansfield, Connecticut



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998 AND CONFORMS TO HORIZONTAL ACCURACY CLASSIFICATION OF A-2 AND VERTICAL CLASSIFICATION OF T-2.

RICHARD P. MARTEL  
12882  
LIC. No.

North Star Surveying & Engineering LLC 998 Farmington Avenue West Hartford, CT 06107 860-233-6312		
<b>DRAWN</b> RPM	<b>DATE</b> 02/22/18	
<b>APPROVED</b>	<b>DATE</b>	
<b>SCALE</b> 1" = 20'	<b>SHBT</b>	<b>PROJECT NO.</b> 925



# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 12, 2016

To: Mansfield Inland Wetlands Agency

From: Jennifer Kaufman, Inland Wetlands Agent

Subject: 840 Wormwood Hill Rd (File W1572)  
R. Bobb  
Description of Work: Water Chestnut Removal  
Map Date: 7/7/2016

## PROJECT OVERVIEW

The applicants are seeking approval to mechanically remove approximately 12 acres of the non-native invasive aquatic plant, water chestnut (*Trapa natans*) in Leander Pond, which is located both in Ashford and in Mansfield. A specialized harvester will be used to cut, collect, and transport the water chestnut to specified off-load areas at the southern end of the pond. Hay or straw bales will be staked at the designated off-loading sites to prevent harvested spoils from reentering the pond while these spoils are being dewatered. A 12-foot permeable turbidity/sequestering curtain will also be installed to prevent sedimentation and plant fragments from moving downstream. After dewatering, the spoils will be moved to a composting area and covered with a black canvas material to promote plant decay. The project will take place annually in late July-early August, until the water chestnut is under control.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply watershed.

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## APPLICATION FEES AND NOTIFICATIONS

- The applicant has paid the required application fee.
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.
- The applicant has submitted copies of notices provided to the Connecticut DPH and Windham Water Works. Certified mail receipts must be submitted prior to action on the application.

## RECEIPT MOTION

\_\_\_\_\_ MOVE to receive the application submitted by R. Bobb (IWA File 1572) under the Wetlands and Watercourses Regulations of the Town of Mansfield for mechanical removal of the non-native aquatic invasive plant, water chestnut on property located at 840 Wormwood Hill Rd as shown on a map dated 7/7/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
860-429-3015x6204 (DIRECT) TEL: 860-429-3330 OR  
FAX: 860-429-6863

FOR OFFICE USE ONLY

File #  
W 1572  
Fee Paid \$185-  
Official Date of Receipt 7-7-16

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

**Part A - Applicant**

Name RAWALL B. BOBB  
Mailing Address 840 WORMWOOD HILL RD  
STORRS, CT Zip 06268  
Phone 860 836 5308 Email RBOBBCT@GMAIL.COM

**Title and Brief Description of Project**

PROPOSED WATER CHEATNOT CONTROL PROJECT  
FOR LEANDER POND

Location of Project 840 WORMWOOD HILL RD. STORRS  
Intended Start Date 1<sup>ST</sup> WEEK IN AUGUST 2016

**Part B - Property Owner (if applicant is the owner, just write "same")**

Name ARLIS S. BOBB  
Mailing Address 840 WORMWOOD HILL RD  
STORRS, CT Zip 06268  
Phone 860 646 6490 Email ARLISBOBB@GMAIL.COM

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature Arli S. Bobb date 7/7/16

Applicant's interest in the land: (if other than owner) HOSPITAL

**Part C - Project Description (attach extra pages, if necessary)**

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

*SEE ENCLOSED SHEETS*

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2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

*See attached*

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3) Describe the type of materials you are using for the project: \_\_\_\_\_

\_\_\_\_\_

a) include **type** of material used as fill or to be excavated \_\_\_\_\_

b) include **volume** of material to be filled or excavated \_\_\_\_\_

\_\_\_\_\_

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

\_\_\_\_\_

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**Part D - Site Description**

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

\_\_\_\_\_

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**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

*See attached*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. **(See guidelines at end of application)**

2) Applicant's map date and date of last revision \_\_\_\_\_

3) Zone Classification                      *RAR 90* \_\_\_\_\_

4) Is your property in a flood zone?  Yes  No  Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

1) Attach list of abutters, name, and address

2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. **Postal receipts of your notice to abutters must accompany your application.** To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

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Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form shall be part of the application and specified parts must be completed and returned with this application.

**Part J - Other Impacts To Adjoining Towns, if applicable**

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? \_\_\_ Yes \_\_\_ No \_\_\_ Don't Know
  
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? \_\_\_ Yes \_\_\_ No \_\_\_ Don't Know
  
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? \_\_\_ Yes \_\_\_ No \_\_\_ Don't Know

**Part K - Additional Information from the Applicant**

Set forth (or attach) any other information which would assist the Agency in evaluating your application. (*Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.*)

**Part L - Filing Fee**

Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

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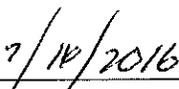
**Certification**

I hereby certify that:

. I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.

. I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

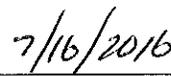
  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

**Authorization to Enter Property**

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



Google earth



7/9/2016

X - OFF LOAD SITES

XX - COMPOST SITE

7/7/2016

## Leander Pond – Proposed Water Chestnut Control Project

### Project Description

The Applicants, Randall B. Bobb and Dennis R. Heffley, are seeking approval to conduct a management program to control the invasive aquatic vegetation species, water chestnut (*Trapa natans*) in Leander Pond located in Ashford and Mansfield, CT. The water chestnut infestation is currently covering approximately 12 acres of the 35-acre waterbody, with continual coverage expected. The primary objective of this management program is to mechanically remove the water chestnut rosettes that produce nutlets (seeds) before maturity and release contributing to the seed bed.

This private water body serves as an important resource to the local environment, in that, it provides fish and wildlife habitat, flood retention, bio-filtration for storm water, and aesthetic and recreational value to the landscape. Therefore, management is proposed to preserve this resource's ability to provide the abovementioned necessary functions.

Water chestnut impacts water bodies in several ways including increasing sedimentation, and reducing available oxygen during decomposition. Water Chestnuts can also form dense mats, outcompeting native fauna growth and limiting the vegetation assemblage for aquatic fauna.



**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



**Water Chestnut (*Trapa natans*) Factoids:**

- Native to Eurasia, it was introduced intentionally to the U.S. in the late 1800's by a gardener at the Cambridge botanical garden, in Fresh Pond in Cambridge, MA.
- True aquatic annual that grows as a rooted floating plant.
- Each water chestnut seed can produce up to 15 floating rosettes of leaves.
- Each rosette can generate up to 20 thorny nutlets (seeds).
- The fruits, which will always land spike-up, are viable for up to 12 years, although most germinate within two years.
- One acre of water chestnut can produce enough seeds to cover 100 acres the following year.



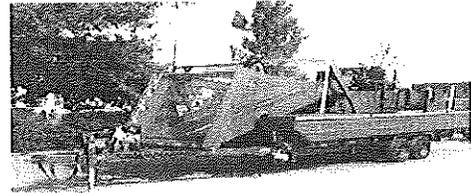
<b>MANAGEMENT OBJECTIVES</b>	<b>BENEFIT DESCRIPTION</b>
<b>Improve Aquatic Plant Bio-Diversity</b>	<ul style="list-style-type: none"> <li>▪ Removal of the invasive water chestnut, will restore the littoral zone for fish habitat and improve Dissolved Oxygen levels through the increased water flow and native plant photosynthesis.</li> </ul>
<b>Maintain Open Water Resource</b>	<ul style="list-style-type: none"> <li>▪ Removal of the water chestnut plant material will prevent filling in of the waterbody, recover open water space, and maintain pond depth.</li> </ul>

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A SOLitude harvester will be used to cut, collect and transport the water chestnut to the designated off-load area. Water chestnut will be removed at a minimum rate of 1-acre per operating day. The density of the water chestnut infestation in the management areas and the distance to the designated off-load area will affect the daily removal rate. Over the period of mechanical removal, the harvester could cover daily between 1 to 2 acres.

The harvester (see inset picture to the right) is essentially a floating lawn mower powered by two hydraulic paddle wheels. SOLitude's H5-130 machine provides a variety of characteristics that make it well suited for this project. These characteristics are outlined below.



- The H5-130 only draws 12 inches of water when loaded to capacity and just 9 inches when empty. The shallow draft of this unit will help with access to the proposed shoreline materials off-loading site which has a relatively shallow depth contour.
- This harvester has a 5.0 ft. wide cutting head, which is comparable to many larger machine and helps maximize productivity.
- The unit has a faster rate of travel speed than larger capacity harvesters, which typically off-sets the production advantages of larger harvesters when traveling a significant distance to the shore-based off-loading area.
- The machine's smaller size and limited weight reduces the complexity and limitations of hauling, transporting, and launching the unit compared to larger machines.

Hay or straw bales would be staked by the onshore material handling contractor along the designated offload shoreline location(s), to prohibit harvested spoils from reentering the pond while dewatering. Solitude Lake Management would also insert 12 feet of permeable turbidity/sequestering curtain around the outlet, to prevent sedimentation and plant fragments from going downstream.

This project would take place annually, late July – early August of 2016, over the life of the permit. The harvester would be launched from the south eastern access point adjacent to Ms. Bobb's home, address, 840 Wormwood Hill Road, Mansfield, CT 06268. The collected material would be stockpiled in two designated areas, one located on the eastern side of the pond abutting his property and one on the western side; the material will then be moved to a compost area and sheeted over winter with black canvas material to promote plant decay. Upon completion of the project, all equipment will be removed from the management area.

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This project is expected to take 6 days, with additional days added upon request. A summary of the possible 2016 harvesting project sequence is provided as follows:

Proposed Work	Proposed Removal Area Description	Size of Proposed Disturbance Area (acres)	Estimate Harvester Time
Year 1	Water Chestnut	6	6 days

Ongoing Watershed Management is recommended for future years in conjunction with the Year 1 Proposed Management Plan. Instituting Best Management Practices (BMPs) should be considered in the watershed. Watershed management alone will not remove the excessive water chestnut buildup in the pond; however, practicing BMPs will limit the amount of nutrients entering the lake, which will in turn reduce vegetation growth that contributes to biomass buildup and subsequent eutrophication (i.e., filling-in).

### **Alternatives Analysis**

#### Do Nothing: Not Recommended

If excessive vegetation growth and detritus accumulation is allowed to continue unabated, eutrophication (i.e., filling-in of the pond) will continue to occur at an accelerated rate due to the annual decomposition of excessive plant material, leaf litter, and nutrient loading. Dense contiguous layers of vegetative litter can promote anoxic (lack of oxygen) conditions, which would degrade water quality and potentially impact fish and other aquatic organisms.

#### Protection of Public and Private Water Supply

To the best of our knowledge there are no direct water supply intakes from the pond or any "dug" wells used for drawing water within 50 ft. of the water's edge or the pond outlet. Nor would the proposed management activities negatively impact wells.

#### Protection of Groundwater Supply

The groundwater supply will not be impacted by the proposed harvesting program.

#### Flood Control and Storm Damage Prevention

Excessive vegetation/detritus buildup can contribute to high water volume and flooding by limiting flood water retention. Most commonly this occurs in the vicinity of waterbody outlets or water conveyance channels or structures. Therefore, the removal of excessive

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vegetation growth will maintain depth and volume capacity, which may improve the ability of the resource area over the long-term, to provide flood protection.

#### Prevention of Pollution

No long-term degradation of water quality or increased pollution is expected by the proposed program. The machinery utilized for this project would be power-washed, decontaminated, and inspected prior to the mobilization on the pond. The harvester hydraulics are also run using a biodegradable vegetable based hydraulic fluid to guard against potential resource area contamination. In addition, the machine operators are experienced and well equipped with absorbent pads and containment booms in the event there is spill or fluid leakage. Some temporary, localized turbidity is expected during this project, however, turbidity levels typically return to normal within 24-hours of harvesting.

#### Protection of Fisheries and Wildlife Habitat

Mechanical removal efforts present some risk to fish and other aquatic wildlife via direct removal of the organisms. Experience shows that the small number of organisms captured in the harvested material escape during transport. As proposed the harvesting operations is staged in the water body; thereby, providing escape for organisms within the management area.

The quality of habitat in the pond is expected to improve from this management program. Excessive vegetation presently impacts the littoral areas; therefore, management of these areas will improve hydrologic and habitat connectivity for fisheries. Water quality may improve by removing vegetation from the pond, which can exacerbate vegetation/algae growth in a water body. Furthermore, reducing water chestnut coverage, will enhance open water habitat in managed areas, and may improve edge habitat by allowing the establishment of a diverse plant assemblage which offers foraging opportunities and escape from predators.

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# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: July 15, 2016  
To: Mansfield Inland Wetlands Agency  
From: Jennifer Kaufman, Inland Wetlands Agent  
Subject: 144 Hillyndale Road (File W1573)  
G. Sotzing  
Description of Work: installation of a hot tub  
Map Date: 7/14/16

## PROJECT OVERVIEW

The applicants propose to install a hot tub on top of an 11' x 11' wooden deck platform. They don't anticipate any fill to be excavated as part of the installation. At its closest point, activity will take place 110 feet from the edge of wetlands. The applicant proposes to install hay bales and silt fence to prevent erosion and sedimentation of the wetlands and to stabilize the site after construction.

- The project includes work in wetlands.
- The project includes work in the 150 foot upland review area.
- The project is located in a Public Water Supply watershed.

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## APPLICATION FEES AND NOTIFICATIONS

- The applicant has paid the required application fee.
- The applicant has submitted copies of the notice mailed to neighbors and a list of abutters to be notified. Certified mail receipts must be submitted prior to action on the application.

## RECEIPT MOTION

\_\_\_\_\_ MOVE to receive the application submitted by Gregory Sotzing (IWA File 1573) under the Wetlands and Watercourses Regulations of the Town of Mansfield for the installation of a hot tub on an 11' x 11' wooden deck platform on property located at 144 Hillyndale Road as shown on a map dated 7/14/16 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments.

APPLICATION FOR PERMIT  
MANSFIELD INLAND WETLANDS AGENCY  
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268  
860-429-3015x6204 (DIRECT) TEL: 860-429-3330 OR  
FAX: 860-429-6863

FOR OFFICE USE ONLY

File #  
W 1573  
Fee Paid 90  
Official Date of Receipt 7-14-16

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact the Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name Eregony A. Solzing  
Mailing Address 177 Hillynedale Rd.  
Storrs, CT Zip 06268  
Phone 860-634-1498 Email erghot@gmail.com

Title and Brief Description of Project

Installation of spa/jacuzzi  
Location of Project west side of house  
Intended Start Date Approx. mid August

Part B - Property Owner (if applicant is the owner, just write "same")

Name ☐ SAME  
Mailing Address \_\_\_\_\_  
Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature [Signature] date 7-13-16

Applicant's interest in the land: (if other than owner) \_\_\_\_\_

**Part C - Project Description (attach extra pages, if necessary)**

1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

Installation of jacuzzi / SPA approx 110' from wetland  
As this is an above ground installation, little ground  
should be regraded. There is a slope, so the area  
of activity will drain toward the wetlands. Installation  
of erosion controls to be done.

2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
- b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

11' x 11'

3) Describe the type of materials you are using for the project: \_\_\_\_\_

concrete jacuzzi

a) include **type** of material used as fill or to be excavated TBD if needed

b) include **volume** of material to be filled or excavated TBD if needed

4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

staked hay bales or silt fence if necessary

**Part D - Site Description**

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

hilly

**Part E - Alternatives**

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

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**Part F - Map/Site Plan (all applications)**

1) Attach to the application a map or site plan showing existing conditions and the proposed project in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application)

- 2) Applicant's map date and date of last revision \_\_\_\_\_
- 3) Zone Classification RAR-90
- 4) Is your property in a flood zone?  Yes  No  Don't Know

**Part G - Major Applications Requiring Full Review and a Public Hearing**

See Section 6 of the Mansfield Regulations for additional requirements.

**Part H - Notice to Abutting Property Owners**

- 1) Attach list of abutters, name, and address
- 2) **Proof of Written Notice to Abutters.** You must notify abutting (neighboring) property owners (any property immediately contiguous with the subject property, including those across the street) by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. Postal receipts of your notice to abutters must accompany your application. To generate an abutters list go to <http://www.mainstreetmaps.com/CT/Mansfield/>

**Part I - Additional Notices, if necessary**

Notice to Windham Water Works and CT Department of Public Health is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW and the Department of Public Health of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.

Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

The Statewide Reporting Form shall be part of the application and specified parts must be completed and returned with this application.

**Part J - Other Impacts To Adjoining Towns, if applicable**

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site?  Yes  No  Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality?  Yes  No  Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality?  Yes  No  Don't Know

**Part K - Additional Information from the Applicant**

Set forth (or attach) any other information which would assist the Agency in evaluating your application. *(Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.)*

**Part L - Filing Fee**

Application fees shall be in accordance with the current Mansfield Code of Ordinance fee Schedule, pursuant to Section 8-1c of the Connecticut General Statutes. The fee schedule includes provisions for applicant-funded consultant studies and reports. The current fee schedule is available in the Planning and Zoning office.

*Note: The Agency may require additional information about the upland review area or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.*

**Certification**

I hereby certify that:

- I am familiar with the information contained in this form and that such information is true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Signature

Date

7-13-16

**Authorization to Enter Property**

The undersigned hereby consent to necessary and proper inspections of the above-mentioned property by members and agents of the Inland Wetlands Agency at reasonable times, both before and after the permit in question has been issued by the Agency.

Signature

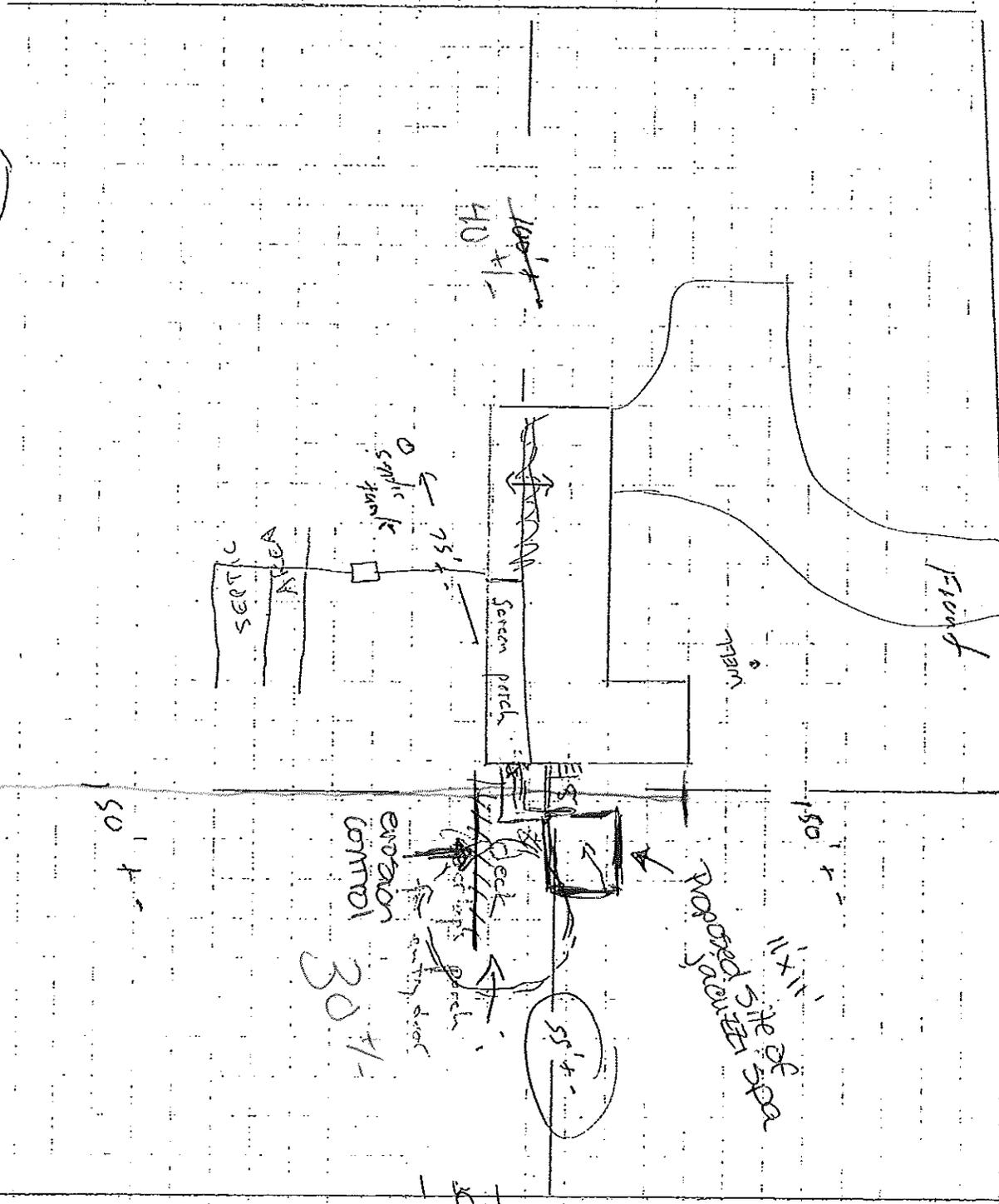
Date

7-13-16

Plot plan  
house

141<sup>st</sup> Hillside Road

Eagleville Brook



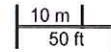
Map  
Revised  
to 7/14/16



### Town of Mansfield, Connecticut

Selected Parcel: 144 HILLYNDALE RD ID: 15.29.33

Printed on 7/14/2016 from <http://www.mainstreetmaps2.com/ct/mansfield/public.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Mansfield, Connecticut and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

# Barbados

91 x 91 x 36 in  
231 x 231 x 91 cm



61 Dual Footblaster | Acrylic: White Pearl



## Specifications

Seating Capacity	5
Dry Weight	908 lbs 412 kg
Filled Weight	4508 lbs 2045 kg
Water Capacity	450 gl 1703 lt

### Jets

Pumps : 1-Speed

63

Two 6.0 BHP

61 Dual Footblaster

Two 6.0 BHP

One 3.0 BHP

## The Double Lounger

The Barbados gives you plenty of reasons to relax alone or with friends and family. With multiple jet arrangements, two loungers and open barrier seating, this spa is designed for you and your guest to lounge back and enjoy a soothing yet powerful hydrotherapy experience.





# TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: June 1, 2016

To: Planning and Zoning Commission

From: Linda M. Painter, AICP

Subject: Zoning Regulations: Proposed Approach to Multi-Family Housing Regulation Updates

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## OVERVIEW

The Regulatory Review Committee met on Friday, May 27<sup>th</sup> to discuss the attached draft approach to updating the multi-family housing regulations. Key points from the discussion included:

- *Challenges/Issues.*
  - Whether changes to the definition of family should be considered together or separately from the changes to multi-family regulations. If included, standards should be developed that link maximum number of unrelated individuals in multi-family developments to the number of bedrooms in a unit.
  - An interest in allowing for limited, small-scale commercial uses as part of a multi-family development to facilitate access to goods and services for residents.
- *Affordable Housing.* Potential for the Mansfield Housing Authority to manage affordable units constructed as part of a development based on their experience in income verification.
- *Comprehensive Stormwater Drainage Study and Plan.* Need to include criteria for determining whether responses to questions on Low Impact Development (LID) site planning and design checklist are sufficient for approval.
- *Sustainability.* Preference for a hybrid approach that would include minimum sustainability requirements in the regulations and require LEED Homes certification for projects that exceed a certain size. Minimum sustainability requirements would include site selection/site design criteria based on the Sustainable Sites model.

The draft approach has been placed on the agenda for review and discussion by the Commission as a whole. If the Commission concurs with the recommended approach, it will be updated to reflect Commission comments and referred to various advisory committees and the Zoning Focus Group for review and comment.

# DRAFT APPROACH: MULTI-FAMILY HOUSING REGULATIONS

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ■ MAY 25, 2016

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## OVERVIEW OF EXISTING REGULATIONS

### ZONES

Multi-family residential uses are allowed in the following zones with special permit approval:

- ARH (Age Restricted Housing) Zone (p. 65)
- DMR (Design Multiple Residence) Zone (p. 66)
- PRD (Planned Residence District) Zone (p. 67)-limited to boarding houses, fraternity/sorority houses and dormitories
- PVRA (Pleasant Valley Residence/Agriculture Zone (p. 68)
- Institutional Zone (p. 94)

### REGULATIONS

The following sections of the Zoning Regulations address multi-family housing/zones:

- Article 8-Schedule of Dimensional Requirements (p. 97)
- Article 10, Section A-Design Development Districts (p. 109)  
This section includes specific standards for the ARH zone (p.113); DMR zone (p. 114); PRD zone (p. 117); and PVRA zones (p. 118).
- Article 10, Section C.5.c – Sign standards (p.131)
- Article 10, Section D – Required off-street parking and loading (p. 139)
- Article 10, Section K – Special Requirements for Multi-Family Housing for the Elderly (p. 169)

In addition to regulations specific to multi-family developments, the regulations also address:

- Article Six, Section B – Performance requirements for all uses (including things such as buffers, landscaping, site development, etc) (p. 42)
- Article 10, Section R - Architectural and design standards for all Design Development Districts (p. 183)

### CHALLENGES/ISSUES

- *Definition of Family:* The current definition limits the number of unrelated individuals to 3 in all unit types. Allowing for a greater number of unrelated individuals to live in units in managed multi-family developments could alleviate some of the demand to convert single-family homes.
- *Districts:* There are three separate multi-family zoning districts enabled in the regulations: general multi-family (Design Multiple Residence Zone); senior housing (Age-Restricted Housing Zone); and student housing (Planned Residence Zone). Each zone has slightly different standards.
- *Affordable Housing:* Affordable housing requirements only address size of units, not income requirements. As a result, units produced through these regulations cannot be counted toward minimum 10% goal established by State.
- *Site and Architectural Design:* While Article 10, Section R includes general guidelines for all projects in design development districts, there is no guidance on what the Town is actually trying to achieve in terms

of neighborhood creation. As a result, projects are often designed in isolation, without consideration as to how they fit into or how they could improve the surrounding neighborhood.

- *Dimensional Requirements:* Current regulations include certain dimensional requirements such as building separation that are not conducive to neighborhood design. However, given current court decisions the Commission does not have the flexibility or authority to alter these standards even if it would result in a better design.
- *Sustainability:* Other than general statements regarding solar orientation, the regulations are fairly light with regard to how projects are designed to promote long-term sustainability.
- *Management:* One of the main concerns regarding existing multi-family developments is how the properties are managed, particularly with regard to tenant behavior.
- *Open Space:* While regulations require a certain amount of open space per unit, there is no guidance provided as to the types of open space or how open space should be integrated into the design.

## POCD RECOMMENDATIONS

The following recommendations were included in the Mansfield Tomorrow POCD action plans. Some relate directly to residential development; others relate to all use/development types.

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### NATURAL SYSTEMS

- Encourage developers to identify natural resource protection goals specific to the subject property as part of the pre-application process.
- Update regulations to require evaluation of potential impacts of proposed development on nearby resources (wells, farmland, forests, aquatic and wildlife habitats)
- Strengthen regulations protecting critical natural resource areas including water recharge areas, wetlands, water bodies, interior forest tracts, soils and steep slopes
- Identify and evaluate options for expanding protection of stratified drift aquifers and other drinking water resources such as community wells from contamination
- Establish green infrastructure standards that maximize infiltration of stormwater and natural drainage
- Strengthen regulations related to prevention of light pollution and preservation of dark skies
- Adopt standards to minimize impacts of heat islands in areas with more intense development and large expanses of surface parking
- Establish shade requirements for large parking and hardscape areas

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### OPEN SPACE, PARKS AND AGRICULTURAL LANDS

- Plan for open space needs in and near areas intended for compact development such as Storrs Center Four Corners and the East Brook Mall/Freedom Green area.
- Identify opportunities for connection within the current trail system and construct as funding allows
- Update Zoning and Subdivision Regulations to promote preservation of natural resources and provision of open space and recreational features
- Protect scenic views by requiring developers to identify scenic resources as part of the subdivision and development review process

- Encourage developers to meet with relevant advisory committees as part of the pre-application process to identify open space priorities and objectives
- Update Zoning and Subdivision regulations to include specific objectives for design of parks and open spaces that are part of development proposals
- Update Zoning Regulations to include requirements for provision of parks and open spaces in areas designated as Mixed Use Centers and Compact Residential Areas
- Provide easy access to information and resources that highlight Town priorities for protection of natural, cultural and scenic resources for use by developers in the beginning stages of project design

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## COMMUNITY HERITAGE AND SENSE OF PLACE

- Update Zoning Regulations to include protections for stone walls similar to those contained in the Subdivision Regulations
- Create zoning regulations for Compact Residential areas that provide for village style, walkable developments and include form-based development standards (standards that focus on the physical form development should take) to ensure desired character and connectivity.

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## COMMUNITY LIFE

- Support creation of additional community gardens
- Encourage owners of multi-family housing developments to adopt smoke-free policies
- Require new age restricted and assisted living communities to include community meeting space for senior programs/services.
- Require new developments to address opportunities for active living
- Encourage creation of community gardens in multi-family and small lot single-family developments
- Consider impacts of proposed regulation changes, policies and significant development projects on community health

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## HOUSING

- Consider expansion of affordable housing at Holinko Estates
- Encourage development of affordable housing by connecting developers with available resources
- Facilitate the development of an independent/assisted living facility in Mansfield
- Support development of senior housing in area where seniors can take the bus or walk to commercial centers, services and activities
- Adopt inclusionary zoning regulations to require that developers provide a minimum number of affordable units as part of new development
- Consider providing incentives such as additional units for development of affordable units in projects that are not subject to inclusionary zoning requirements
- Consider establishing Incentive Housing Zones in areas with access to public utilities and transit, such as areas in Storrs near the UConn Campus, Four Corners, and Route 195/Route 6 areas
- Update Zoning and Subdivision Regulations to encourage provisions of accessible units and features, particularly in residential developments targeted to seniors

- Update Zoning Regulations to provide for various types of senior housing including assisted living and Continuing Care Retirement Communities
- Update Zoning Regulations to allow for co-housing and other alternative housing models
- Update Zoning Regulations to provide design and management standards for multi-family housing
- Revise the definition of Family to allow for more than 3 unrelated individuals to live in apartments
- Update regulations to encourage a variety of housing types in new and redeveloped housing based on the community design objectives identified in the applicable future land use designation.

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## FUTURE LAND USE & COMMUNITY DESIGN ZONING RECOMMENDATIONS

- Compact Residential Future Land Use Designation
  - Design Characteristics: Infill development and redevelopment should be encouraged in the form of compact neighborhoods that include a mix of multi-family, two and three-family houses, and clustered single-family houses that preserve the natural setting. A variety of residential types should be encouraged, such as cottage clusters, garden apartments, mansion apartments, townhouses and clustered farmhouse style settlements.
  - Design Objectives:
    - Create human-scaled, walkable environments based on POCD Community Design Principles
    - Minimize impacts on nearby low-density neighborhoods through use of design standards that include appropriate transitions
    - Balance new residential development with agriculture in the Pleasant Valley area, retaining at least 35% of prime agricultural acreage and providing a buffer for adjacent agricultural land.
  - Use Types:
    - Medium Density Residential, Agriculture/Forestry, Open Space, Recreation, Schools, Municipal Uses
  - Recommends that requests for rezoning or development approvals to allow a higher density of development in Compact Residential area adequately address the following in accordance with the Plan's Sustainability Principles:
    - Minimizing and mitigating impacts to natural systems and resources
    - Minimizing and mitigating impacts to the surrounding neighborhoods, including scale, height, and massing of buildings, buffers, and impacts to community quality of life such as litter, noise, trespass and nuisance behavior
    - Demonstrating the ability of the roadway network to accommodate additional traffic that would be generated by the development and providing alternative means of transportation to reduce traffic impacts on surrounding neighborhoods
    - Identifying improvements to the surrounding transportation network to address capacity issues if the current system is not capable of supporting additional traffic in a manner that is appropriate to the context of the neighborhood

- Identifying techniques that will be used to promote resource conservation and reuse (energy, water, stormwater, waste, etc.) and minimize impacts from climate change (preservation of tree cover, natural infiltration of stormwater, etc.)
  - Clustering of development to preserve open space; and
  - Identifying other sustainable design and green building practices as may be appropriate to the site and development. The Storrs Center Sustainability Design Guidelines provide a resource that could be used to identify additional practices.
- Ensure that appropriate transitions are provided between rural residential areas, villages and higher density Mixed-Use Centers and Compact Residential areas
- Encourage redevelopment of existing multi-family residential properties in Mixed-Use Centers and Compact Residential areas
- Focus efforts to expand off-campus undergraduate student housing in Mixed-Use Centers and locations in Compact Residential areas that are close to UConn’s core campus to reduce impacts on nearby established neighborhoods
- Consider creation of Special Design Districts in mixed-use centers and compact residential areas to encourage collaboration on redevelopment efforts
- Apply form-based and place-based zoning to appropriate locations in Mixed-Use Centers, Compact Residential Areas, Village Centers and Rural Residential Villages
- Incorporate measures to promote energy and resource conservation and general sustainability practices (Table 8.1 on pages 8.40-8.41 contains specific regulatory strategies for sustainability)

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## INFRASTRUCTURE

- Implement traffic calming improvements to reduce vehicular speed and discourage non-local traffic.
- Consider installation of roundabouts in place of traffic signals at major intersections that require upgrades
- Consider the needs of users of all ages and abilities, including pedestrians, bicyclists, motorists, and transit riders, when planning, constructing and maintaining transportation improvements through the adoption of a ‘Complete Streets’ policy.
- Encourage water reclamation and reuse through use of grey water and water harvesting systems for irrigation and explore options for large projects to connect to UConn’s reclaimed water facility.
- Encourage new developments to incorporate renewable energy resources such as geothermal, solar and wind.
- Work with campus organizations, managers of multi-family residential properties and waste contractors to increase recycling rates for multi-family properties
- Focus development in Mixed Use Centers and Compact Residential areas to create densities that support transit
- Update parking regulations to promote alternative transportation
- Strengthen requirements for installation of sidewalks and bikeways as part of new and redevelopment projects.
- Strengthen open space dedication requirements for new developments and redevelopment to encourage the creation of networks of public space for recreation, habitat connectivity, water quality and active transportation.

- Update zoning regulations to incorporate requirements and incentives for water conservation into site design and development
- Update zoning regulations to include requirements for recycling
- Consider use of district energy systems for new subdivisions and compact development projects

## PROPOSED APPROACH

Based on the challenges and issues identified above as well as POCD recommendations that relate to the design and development of large scale projects in general and multi-family developments in particular, staff recommends the following approach for consideration by the Commission:

- *Consolidation of Districts and Standards.* Eliminate the following stand-alone districts and standards related to multi-family housing and integrate standards specific to student and senior housing types in one zone:
  - Article Ten, Section A.5, Age Restricted Housing (ARH) Zone; zone currently not applied to any property
  - Article Ten, Section A.6, Designed Multiple Residence (DMR) Zone
  - Article Ten, Section A.7, Planned Residence District (PRD) Zone; zone currently not applied to any property
  - Article Ten, Section K: Special Requirements for Multi-Family Housing for the Elderly
- *Establish New Compact Residential District.* Establish new Compact Residential (CR) Zone as a special design district where the zoning designation is tied to a specific development plan. This would eliminate the separate special permit process currently required with the DMR zone. The development of design districts would encourage design that effectively reflects and responds to the unique characteristics of a specific neighborhood rather than relying on a one-size fits all approach. Once a CR district is created within a neighborhood, future expansion of that district would be subject to the same design principles and standards to ensure a cohesive neighborhood overall.
- *Amend Definition of Family.* Amend definition to allow for more than 3 unrelated individuals to live in dwelling units located in managed multi-family developments.

The following recommendations serve as initial suggestions for discussion; actual requirements may be modified or expanded as regulations are developed.

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## REQUIREMENTS TO CREATE OR EXPAND A COMPACT RESIDENTIAL DISTRICT

The requirements for establishing or expanding the Storrs Center Special Design District served as a model for the following recommendations. Additional requirements are suggested to address POCD goals and recommendations and the uniqueness of the various areas where this district may be applied.

- STATEMENT OF CONSISTENCY WITH POCD
  - Vision and Goals
  - Sustainability Principles (1.11-1.12)

- Community Design Principles and Concepts (pages 8.12-8.14)
- Applicable Future Land Use Designation
  - Compact Residential (pages 8.27-8.30)
  - Mixed Use Center (pages 8.31-8.34)
  - Institutional (pages 8.35-8.36)
- NEIGHBORHOOD VISION STATEMENT  
A narrative which describes how the proposed district conforms to and advances the neighborhood vision established in the regulations.
- NEIGHBORHOOD AND EXISTING CONDITIONS  
The purpose of this analysis is to identify how the project site relates to the broader community and to inventory its existing state. This should form the foundation for the master plan and development standards proposed for the district.
  - Surrounding land uses and community character
  - Natural resources inventory and analysis
  - Cultural resources inventory and analysis
  - Transportation network (all modes)
  - Site analysis-natural features, topography, viewsheds, solar access, etc.
- PRELIMINARY MASTER PLAN\*
- COMPREHENSIVE PARKING STUDY
- COMPREHENSIVE TRAFFIC STUDY
- COMPREHENSIVE STORMWATER DRAINAGE STUDY AND PLAN
  - Must meet stormwater management plan requirements established in zoning regulations
  - Completed LID Checklist (see attached)
- DOCUMENTATION OF AVAILABLE POTABLE WATER AND SANITARY SEWER SERVICE
- DETAILED DESIGN STANDARDS BASED ON ESTABLISHED DESIGN GUIDELINES\*
- AFFORDABLE HOUSING PLAN
- MANAGEMENT PLAN
- PROPOSED MAXIMUM NUMBER OF UNRELATED INDIVIDUALS THAT CAN LIVE IN ONE UNIT

\*Alternative Option: Submission of detailed Site Plan and building elevations. This would be most appropriate when rezoning is sought for a single project/property.

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## MINIMUM REQUIREMENTS

- LOCATION AND MINIMUM ACREAGE REQUIREMENTS
- MAXIMUM ALLOWABLE DENSITIES
- NEIGHBORHOOD VISION STATEMENTS  
Inclusion of vision statements for the various areas where compact residential zones are possible would provide guidance as to important resources that need to be protected; transitions to established neighborhoods and adjacent properties; redevelopment goals for blighted properties; and overall community character.

- NEIGHBORHOOD DESIGN GUIDELINES  
See page 11 for more information. The goal is to strike a balance between identifying essential design characteristics while still allowing flexibility for standards to be established on a site specific basis that respond to the uniqueness of the site and surrounding community.
- PERMITTED USES
- MINIMUM OPEN SPACE REQUIREMENTS
  - Minimum requirements (amount, distance from units)
  - Public vs. private
  - Types (natural/undisturbed, green, square, plaza, etc.)
  - Active recreation requirements for large projects
    - Explore whether fee-in-lieu would be possible
- AFFORDABLE UNITS
  - Require minimum number of units to be affordable to ensure that the Town continues to meet state and POCD goals.
  - Include a fee-in-lieu option that would allow payment of a fee to a housing trust in place of providing affordable units in the development. The housing trust would need to be established by the Town Council and would then be responsible for developing affordable units. Another option would be a direct contribution to a specific affordable housing project that is planned or under construction.
  - Options: consider density bonus to partially offset cost or to incentivize creation of additional units in desired locations (such as bonus for on-site construction). Applicants would still need to demonstrate that property and infrastructure could support additional units.
- MINIMUM SUSTAINABILITY REQUIREMENTS  
See Page 12 for more details
- PARKING

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## REVIEW PROCESS

- Creation of a CR District would require a Zoning Map Amendment application pursuant to the requirements of Article 13.
- Additional approval criteria should be considered to address the site specific nature of the plans being approved.
- Depending on the level of detail included in the zoning amendment application, a subsequent review process could be required.
  - In cases where the application includes a preliminary master plan that does not include the level of detail normally required for a site plan approval, Site Plan approval by the Commission would be required prior to issuance of a zoning permit to ensure that the detailed site plan and building designs conform to the adopted master plan and design standards. A public hearing could be required as part of the Site Plan approval process.
  - In cases where the application includes a detailed site plan and building designs pursuant to the requirements of Article 5.A, no additional review process would be required prior to issuance of zoning permits.

- Modifications to site plan/building designs would be subject to the same review process as current site plan applications (minor changes can be approved by PZC Chair; major changes require Commission approval).
- Once a CR District is established, any expansion of that specific district to additional properties would be subject to the same development standards established for the initial district unless modifications would improve neighborhood compatibility or protection of natural/cultural resources.

#### OTHER ITEMS THAT NEED TO BE ADDRESSED

- How to handle existing properties zoned DMR.
- Amendments to fee schedule? Current fee for MF special permit/site plan application is \$1,000 plus \$50 per unit plus \$500 fee for zone change. If a rezoning to CR incorporates approval of a detailed site plan through one consolidated hearing, it would be appropriate to clarify that both the rezoning and site plan review fees apply at that time. We will need to see if this clarification has to be made within the Code of Ordinances or if it can be wrapped into the zoning amendment.
- Modifications to Pleasant Valley/Residence Agriculture Zone to be consistent with new approach

# POTENTIAL REQUIREMENTS: EXAMPLES

## EXAMPLE: NEIGHBORHOOD VISION STATEMENTS

The following is an example of what a neighborhood vision statement could include. Vision statements could be prepared for each area designated Compact Residential in the POCD to guide future development.

### MANSFIELD APARTMENTS SITE

Located at the southwest corner of Routes 275 and 195, this area serves as a transition from the heart of downtown Storrs to adjacent rural neighborhoods. As such, the scale and massing of buildings should be lower than the four to five stories that characterize the bulk of Storrs Center. Redevelopment must also address protection of sensitive natural systems due to its location in the Willimantic Reservoir public drinking water watershed and the adjacent Moss Sanctuary, a 135-acre nature preserve. In addition to standard design guidelines for Compact Residential development, the following design principles should guide redevelopment of this property:

- Maintaining and promoting clear public access to Moss Sanctuary from Route 275.
- Managing stormwater runoff through clustering of buildings and use of Low Impact Development (LID) practices to reduce impacts of runoff on Moss Sanctuary and minimize effective impervious cover.
- Treating Moss Sanctuary as another primary frontage for building design purposes (in addition to roadway frontage) in a manner compatible with the Sanctuary's entrance and environment; and
- Prohibiting service uses such as loading and waste disposal from fronting on the Sanctuary.

## APPROACH: NEIGHBORHOOD DESIGN GUIDELINES

### GOALS

- Creating connected neighborhoods instead of isolated projects within the context of the natural, cultural and built environment of the surrounding neighborhood;
- Integrating the natural environment into the overall neighborhood plan;
- Ensuring that site and building design can easily adapt to changing market demand. For example, while projects may be oriented to specific market segments today (such as student housing), developments and units should be designed to be appealing to a cross-segment of the community;

### DESCRIPTION

*Establish comprehensive design guidelines for multi-family development that focus on creation of neighborhoods.* Master Plans and development standards for proposed Compact Residential zones would need to be consistent with these guidelines. Guidelines should address issues and priorities specific to Mansfield while incorporating generally accepted best practices with regard to a variety of topics including building scale, massing, orientation and diversity; design of public/common areas; infrastructure; parking, circulation and connectivity; and landscape.

The following are links to design guidelines prepared by other communities. These are provided as examples as to the type and variety of standards that could be addressed.

- [Roseville, CA Design Guidelines for Multifamily Residential Development](https://www.roseville.ca.us/civicax/filebank/blobdload.aspx?blobid=10178)  
(<https://www.roseville.ca.us/civicax/filebank/blobdload.aspx?blobid=10178>)
- [Fremont, CA Multi-Family Design Guidelines](https://fremont.gov/DocumentCenter/View/18609) (<https://fremont.gov/DocumentCenter/View/18609>)
- [Fremont, CA Design Guidelines for Small-Lot Single-Family Residential Developments](https://fremont.gov/DocumentCenter/View/1105)  
(<https://fremont.gov/DocumentCenter/View/1105>)
- [Fremont, CA Citywide Design Guidelines](https://fremont.gov/DocumentCenter/View/21012) (<https://fremont.gov/DocumentCenter/View/21012>)
- [Marin County, CA Multi-Family Residential Design Guidelines](http://files.mtc.ca.gov/pdf/Marin_County_Multi-family_Residential_Design_Guidelines.pdf)  
([http://files.mtc.ca.gov/pdf/Marin\\_County\\_Multi-family\\_Residential\\_Design\\_Guidelines.pdf](http://files.mtc.ca.gov/pdf/Marin_County_Multi-family_Residential_Design_Guidelines.pdf))
- [Sacramento County, CA Multi-Family Design Guidelines](http://www.per.saccounty.net/PlansandProjectsIn-Progress/Documents/Design%20Guidelines%20Multi%20Family%20ch%203.pdf)  
(<http://www.per.saccounty.net/PlansandProjectsIn-Progress/Documents/Design%20Guidelines%20Multi%20Family%20ch%203.pdf>)
- Gresham, OR Guidelines and Standards for Two or More Units, Elderly Housing and Mixed Use Development – Click on Attachment A on the following website <https://greshamoregon.gov/city/city-departments/planning-services/comprehensive-planning/template.aspx?id=18344>
- [Nashville/Davidson County, TN Community Character Manual](http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2015Adopted/next-volume3-CCM.pdf)  
(<http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/CCM/2015Adopted/next-volume3-CCM.pdf>)

## APPROACH: SUSTAINABILITY STANDARDS

Staff has identified two different approaches to incorporation of sustainability standards: use of third party certification programs and establishment of minimum standards in the regulations. These two approaches could also be combined into a hybrid where a set of minimum standards is established for all projects with an additional requirement of certification for projects that exceed a certain size threshold.

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### THIRD PARTY CERTIFICATION PROGRAMS

This approach would require a minimum certification level from an accredited program with third party verification for projects that exceed a certain size threshold. These programs typically include fees to register the project as well as verify that the project achieves a certain certification level. Depending on the program and project size, these fees can be sizable. Some communities have provided incentives for certification as opposed to requiring certification. For example, the City of Chicago has created a green permit program with two tiers of benefits. Projects that meet Tier 1 requirements are eligible for expedited permitting; Tier 2 projects are eligible for both expedited permitting and a potential reduction in permit fees of up to \$25,000.

As certification is obtained post construction, any certification requirement would also need to address penalties for failure to obtain certification within a certain time period after project completion.

Examples of 3<sup>rd</sup> party certification programs include:

- Sustainable SITES, which focuses on site planning and the protection and enhancement of environmental systems. This program has four certification levels based on points earned (from a maximum of 200):
  - Certified: 70-84 points
  - Silver: 85-99 points
  - Gold: 100-134 points
  - Platinum: 135+ points
- LEED Homes Certification. This certification focuses on new construction of housing, including single-family homes, townhouses and low-rise multi-family buildings (up to 3 stories). Criteria include site selection, elements of the Sustainable SITES program, as well as detailed criteria related to building performance (energy, emissions, etc.):
  - LEED Certified: 40-49 points
  - LEED Silver: 50-59 points
  - LEED Gold: 60-79 points
  - LEED Platinum: 80+ points
- Green Globes Certification. This certification is based on a 1,000 point scale that covers topics and criteria similar to that of the LEED system, including site and building based criteria. Certification (1 Green Globe) requires that a project achieve at least 35% of maximum points available.
  - One Green Globe: 35%-54%
  - Two Green Globes: 55%-69%
  - Three Green Globes: 70%-84%
  - Four Green Globes: 85%-100%

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## MINIMUM DESIGN STANDARDS

Another approach would be to include minimum sustainability requirements in the regulations/design guidelines. Pursuant to previous comments from the Commission and Sustainability Committee, these standards should be objective and easy to quantify/enforce. If a point system or “menu” of options to satisfy the requirements is used, certain areas/measures should be given higher priority than others based on Town/Commission priorities. Any system would also need to be scalable for smaller projects. Minimum standards should be incorporated into overall design guidelines.

The following are examples of topics that could be included in minimum standards:

- Parking
- Water Conservation
- Alternative Transportation
- Energy (Conservation and Renewables)
- Lighting
- Solar access/design
- Waste management/recycling
- Tree Canopy/heat islands

# LOW IMPACT DEVELOPMENT (LID) SITE PLANNING AND DESIGN CHECKLIST

DRAFT ■ MAY 23, 2016

The items identified in this checklist need to be considered by developers when preparing plans for projects that require Special Permit, Site Plan and Subdivision Approval. Due to individual site differences, not all items will apply to each individual property. Check items that have been applied, or explain why the practices have not been used. For more information on LID practices and how to implement them, please refer to the 2011 Low Impact Development Appendix to the Connecticut Stormwater Quality Manual.

## ASSESSMENT OF NATURAL RESOURCES

<b>NR1</b>	Natural resources and constraints have been indicated and are identified on the plans (wetlands, rivers, streams, flood hazard zones, meadows, agricultural land, tree lines, slopes (identified with 2-foot contours), soil types, exposed ledge and stone walls)	<input type="checkbox"/>
<b>NR2</b>	Copies of the following documents have been included in the application submission for properties that are identified on the latest CTDEEP Natural Diversity Database (NDDB) Map as potentially having State and Federal Listed Species and Significant Natural Communities: <input type="checkbox"/> Completed CTDEEP NDDB Request Form <input type="checkbox"/> Copy of CTDEEP Response <input type="checkbox"/> Description of how CTDEEP recommendations will be addressed	<input type="checkbox"/>
<b>NR3</b>	Development is designed to avoid critical watercourses, wetlands, and steep slopes.	<input type="checkbox"/>
<b>NR4</b>	Soils suitable for septic and stormwater infiltration have been identified on plans.	<input type="checkbox"/>
<b>NR5</b>	Soil infiltration rate/permeability has been measured and listed on plan.	<input type="checkbox"/>
<b>NR6</b>	On-site soils have been assessed to determine suitability for stormwater infiltration.	<input type="checkbox"/>
<b>NR7</b>	Natural existing drainage patterns have been delineated on the plan and are proposed to be preserved or impacts minimized.	<input type="checkbox"/>

*For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.*

## PRESERVATION OF OPEN SPACE

<b>OS1</b>	Plans identify the percentage of existing natural open space and percentage of natural open space to be retained post development.	<input type="checkbox"/>
<b>OS2</b>	Buildings and/or lots have been clustered to maximize open space.	<input type="checkbox"/>
<b>OS3</b>	Open space and common areas are delineated on the plans.	<input type="checkbox"/>
<b>OS4</b>	Open space is retained in a natural condition.	<input type="checkbox"/>
<b>OS5</b>	Setbacks, frontages and right-of-way widths have been minimized where practicable based on unique features of site and neighborhood context.	<input type="checkbox"/>

*For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.*

## MINIMIZATION OF LAND DISTURBANCE

<b>MD1</b>	Proposed buildings and site improvements are located where development can occur with the least environmental impact.	<input type="checkbox"/>
<b>MD2</b>	Disturbance areas have been delineated to avoid unnecessary clearing or grading.	<input type="checkbox"/>
<b>MD3</b>	Native vegetation outside the immediate construction area remains undisturbed or will be restored.	<input type="checkbox"/>
<b>MD4</b>	Plan includes detail on construction methods and sequencing to minimize compaction of natural and future stormwater areas.	<input type="checkbox"/>

*For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.*

## REDUCE AND DISCONNECT IMPERVIOUS COVER

<b>IC1</b>	Impervious surfaces have been kept to the minimum extent practicable, using the following methods (check which methods were used): <ul style="list-style-type: none"><li><input type="checkbox"/> Minimized road widths</li><li><input type="checkbox"/> Minimized driveway area</li><li><input type="checkbox"/> Minimized sidewalk area</li><li><input type="checkbox"/> Minimized cul-de-sacs</li><li><input type="checkbox"/> Minimized building footprint</li><li><input type="checkbox"/> Minimized parking lot area</li></ul>	<input type="checkbox"/>
<b>IC2</b>	Impervious surfaces have been disconnected from the stormwater system and directed to appropriate pervious areas, where applicable. Pervious areas may be LID practices or uncompacted turf areas.	<input type="checkbox"/>

*For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.*

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## LID PRACTICES INSTALLED

<b>LID1</b>	Sheet flow is used to the maximum extent possible to avoid concentrating runoff.	<input type="checkbox"/>
<b>LID2</b>	Vegetated swales have been installed adjacent to driveways and/or roads in lieu of a curb and gutter collection system	<input type="checkbox"/>
<b>LID3</b>	Rooftop drainage is discharged to bioretention/rain gardens	<input type="checkbox"/>
<b>LID4</b>	Rooftop drainage is discharged to drywell or infiltration trench	<input type="checkbox"/>
<b>LID5</b>	Rainwater harvesting methods such as rain barrels or cisterns have been installed to manage roof drainage.	<input type="checkbox"/>
<b>LID6</b>	Driveway, roadway, and/or parking lot drainage is directed to bioretention/rain gardens.	<input type="checkbox"/>
<b>LID7</b>	Cul-de-sacs include a landscaped bioretention island.	<input type="checkbox"/>
<b>LID8</b>	Vegetated roof systems have been installed, if appropriate.	<input type="checkbox"/>
<b>LID9</b>	Pervious pavements have been installed, if appropriate.	<input type="checkbox"/>

*For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information.*

**Jessie Richard**

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

From: "zophiel" <[zophiel@juno.com](mailto:zophiel@juno.com)>

To: [CarringtonJC@mansfieldct.org](mailto:CarringtonJC@mansfieldct.org)

Subject: Iconic Oak is dying

Date: Wed, 13 Jul 2016 14:03:52 GMT

Dear John,

I am aware of your concern for trees. The beautiful oak symbol of Storrs Center (at dog Lane and Route 195) is dying.

Probably lack of water. Paving around oak deprives it of water to its roots which normally extend out as far as edge of crown. Perhaps you can save the tree by applying water regularly.

Hope you will try.

Sent from my ENIAC.

# OLD BUSINESS

**TOWN OF MANSFIELD**  
**DEPARTMENT OF PUBLIC WORKS**



AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599

Engineering Division

From: Derek M. Dilaj, P.E., Assistant Town Engineer  
To: Jennifer Kaufman, , Inland Wetlands Agent  
Copy: John Carrington, P.E., Town Engineer  
Date: July 12, 2016  
Date Received: July 10, 2016  
Date Reviewed: July 11, 2016  
Engineering Project #: E-1516014  
Re: Site Plan for Tom Ainsworth Woodland Road  
Designer: David A. Smith, PE  
KWP Associates  
250 Killingly Road  
Pomfret Center, CT  
Plans: "Septic System Design Prepared for Tom Ainsworth, Woodland Road, Mansfield, Connecticut"

The subject property is located on Woodland Road north of its intersection with Wildwood Road. The existing site grades from east to west at approximately a 10% slope towards wetlands in the western portion of the site. The proposed work includes importing of fill material, construction of a gravel driveway, septic system, and single family home. The property is within the Windham Water Works Public Water Supply Watershed. It appears the applicant has moved as much of the disturbance as possible to the front of the lot farthest from the wetland system and considered stabilization from any discharge from the foundation drain.

I have completed a general review of the plan set provided by the applicant. The following are comments realized during the review and should be addressed by the applicant:

Site Considerations

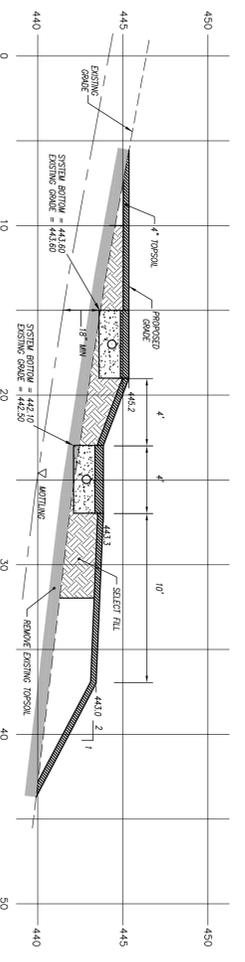
1. Staging and minimizing disturbed area will be critical for construction on this property. The applicant has indicated reference to Erosion and Sedimentation Control Measures from the USDA that shall be implemented. Additional reference should be made to the 2002 Erosion and Sedimentation Control Guidelines from CTDEEP.
2. Per the 2002 Erosion and Sedimentation Control Guidelines with slopes between 2:1 and 3:1 wings should be installed every 50 feet.
3. Notes on the plan shall include a provision that repairs to erosion and sediment control shall be made within 24 hours of the failure. Failure shall mean when the fence has been overtopped, undercut or bypassed, the fence has been moved out of position, or the geotextile has been damaged. If these conditions occur multiple times the applicant shall install a secondary silt fence upslope.

### Planting Plan for Slopes on Ainsworth Woodland Road Property

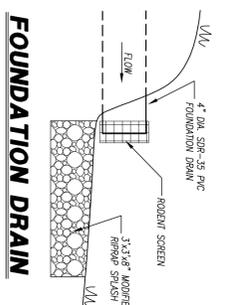
In order to insure there are no problems with runoff or erosion into the wetlands we propose to plant the areas with 3 to 1 and 2 to 1 slopes with a combination of fast growing groundcovers.

We will use *Lamium galeobdolon* and Japanese pachysandra.

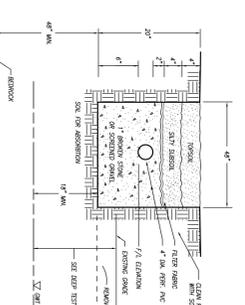
Both plants are suited to our growing zone and grow quickly forming a thick carpet using rhizomes. They grow well in shaded forested areas and require little maintenance. They are also drought resistant and are not favored by deer for food. We will plant cuttings that will establish quickly and will mulch the area to help the plants retain moisture and prevent runoff until the plants fill in.



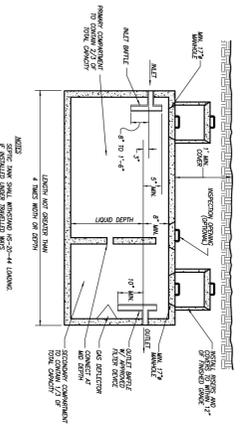
CROSS SECTION 'A-A'  
SCALE: 1" = 5'



FOUNDATION DRAIN OUTLET  
NOT TO SCALE

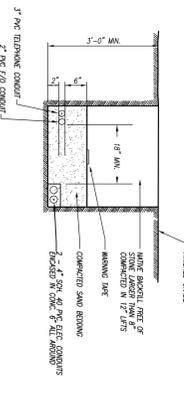


TYPICAL LEACHING TRENCH SECTION  
NOT TO SCALE



TWO-COMPARTMENT SEPTIC TANK  
NOT TO SCALE

- EROSION & SEDIMENTATION NOTES AND SEQUENCE OF OPERATIONS**
- The proposed activity consists of the construction of a 3 bedroom house, driveway, septic system and well with disturbance within 150' of an inland wetland.
  - Prior to any construction, excavation or filling, all improvements shall be accurately staked in the field by a land surveyor registered in the State of Connecticut.
  - After field staking all erosion sedimentation control devices as shown on the plan and as detailed shall be installed. Property installed hayrides may be used in lieu of silt fence.
  - All trees and brush within the areas of disturbance shall be removed. All limbs and saplings less than 4" in caliper shall be chipped and stockpiled for later reuse as slope stabilization and mulch material. All trees in excess of 4" in caliper shall be removed from the site and disposed of in a manner consistent with applicable regulations. The contractor shall be responsible for ground stabilization. The contractor shall be responsible for the disposal of the stumps of trees removed.
  - Final grades shall be achieved as quickly as possible, and immediately thereafter, stabilizers shall be stabilized with 4" of mulch in accordance with the specifications contained herein.
  - All erosion and sedimentation control measures shall be constructed in accordance with standards and specifications of the DEP Bulletin #34.
  - All control measures shall be maintained in effective conditions throughout the construction period and is required to be inspected once a week and after all storm events of 1/2" inch or greater. Control measures shall be promptly repaired and replaced from structural failures and displaced or damaged. Control measures outside the buffer zone of wetlands. Any silt fence or hay bales damaged as a result of a storm event or construction activities, shall be immediately repaired. Repairs to erosion and sediment control shall be made within 24 hours of the failure. Failure shall mean when the fence has been overtopped, undercut or bypassed, the fence has been moved out of position, or the geotextile has been moved out of position. The contractor shall be responsible for the maintenance of all erosion and sedimentation control measures. Multiple failures shall require the applicant shall install a secondary silt fence upstage.
  - The Town of Mansfield shall be notified prior to commencement of construction and at key point during construction so that inspections of erosion and sedimentation control measures can be scheduled.
  - The responsibility for implementation of this plan shall rest with Tom Ainsworth, 51 Bundy Lane, Mansfield, CT, 06288 Telephone: (860) 505-0528
  - Seed Mixture:



U/G UTILITIES CONDUIT IN TRENCH  
NOT TO SCALE

n/f  
Alan S. Ainsworth

URBAN MANAGEMENT OF FERTILIZERS AND PESTICIDES FOLLOWING NFA, 1995 AND 4/28/98 WITH

SEED	0.05
CHEMICAL FERTILIZER	0.20
RENTAL EQUIPMENT	0.20
AGRICULTURAL MACHINERY	0.20
AGRICULTURAL SUPPLIES	0.20
TOTAL	0.85

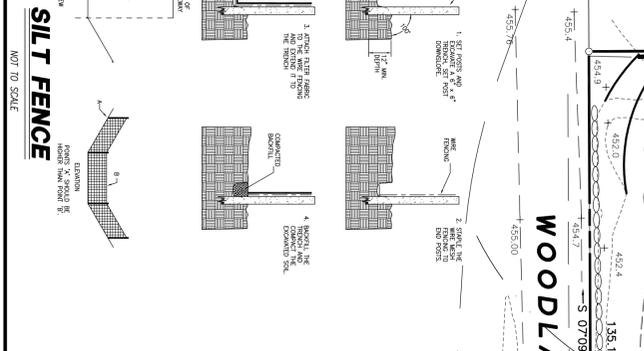
AFTER SEEDING IS COMPLETE, SEEDS SHALL BE AT THE RATE OF 1 HUNDRED/500 S.F.

11. Tentative Schedule of construction activities:

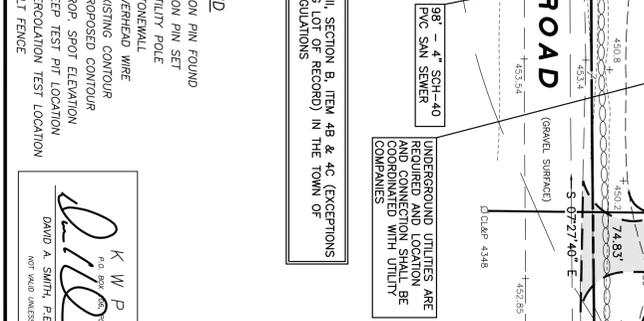
LA Clearing	July 30 - Aug 30
Well Drilling and Foundation Construction	July 30 - Sept 15
Driveway and Septic System Installation	July 30 - Aug 30
Building Construction	Aug 15 - Oct 30
Land and Site Grading	Oct 15 - Oct 30

- NOTES**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and adopted by the Statewide Planning and Design Commission on September 25, 1996.
    - Boundary lines shown conform to a Class "D" horizontal accuracy obtained as the result of a field survey, and subject to such change as on accurate field survey may disclose.
    - Topographic features conform to a Class "2" vertical accuracy.
  - Owner: Alan S. Ainsworth  
Applicant: Tom Ainsworth  
51 Bundy Lane  
Mansfield, CT  
06288
  - Parcels shown on Lot #3, Block 67 on Assessor's Tax Map #18
  - Parcels area located in Zone C as shown on FEMA Flood Insurance Rate Map #090128 0010 C, Effective Date: January 2, 1981.
  - Elevation based on approximate NVD 1929. Contours taken from actual field Survey. Contour Interval = 2'.
  - Wetlands delineated by John Iann, Certified Soils Scientist, in April 2016
- AMENDMENTS:**
- \*Plan of Clark Property - Subdivision of 27,4518 - Corner of Woodland Road & Woodland Road - Mansfield, Connecticut - Scale: 1" = 50' - Dated June 1970 - Prepared by Volney Bidgett L.S. On file in Volume #8 Page #15
  - \*Plan of Rehabilitation of Leonard Clark Subdivision - Property of Alan M. & Julia M. U. Barstow - 139 Woodland Road - Mansfield, Connecticut - Scale: 1" = 40' - Dated February 1978 - Prepared by Volney Bidgett L.S. On file in Volume #11 Page #1
  - \*Property Survey Prepared for Alan S. Ainsworth - Woodland Road - Mansfield, Connecticut - Scale: 1" = 20' - Dated April 18, 2016 - Prepared by KWP Associates

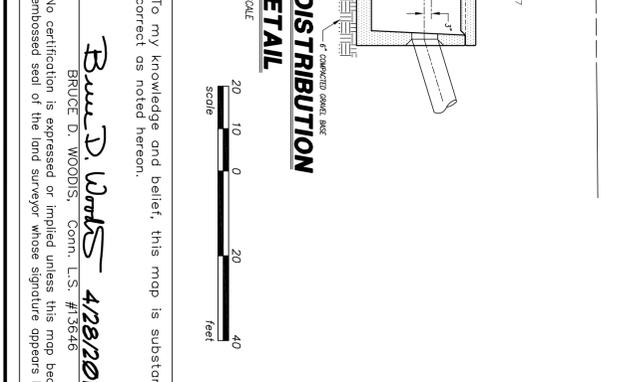
- PERCENT PASSING**
- |         |        |
|---------|--------|
| No. 10  | 70-100 |
| No. 40  | 10-50* |
| No. 100 | 0-20   |
| No. 200 | 0-5    |
| No. 425 | 0-2.5  |
- \* Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.
- PERCENT PASSING**
- |         |        |
|---------|--------|
| No. 10  | 70-100 |
| No. 40  | 10-50* |
| No. 100 | 0-20   |
| No. 200 | 0-5    |
| No. 425 | 0-2.5  |
- \* Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.



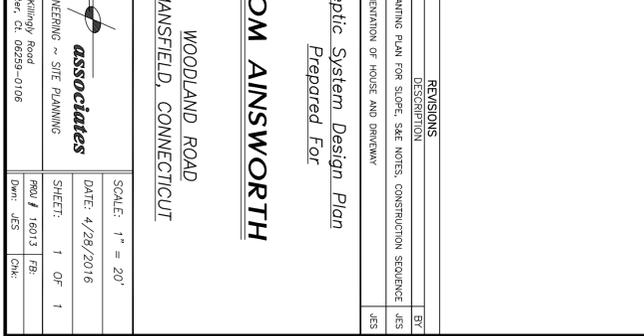
U/G UTILITIES CONDUIT IN TRENCH  
NOT TO SCALE



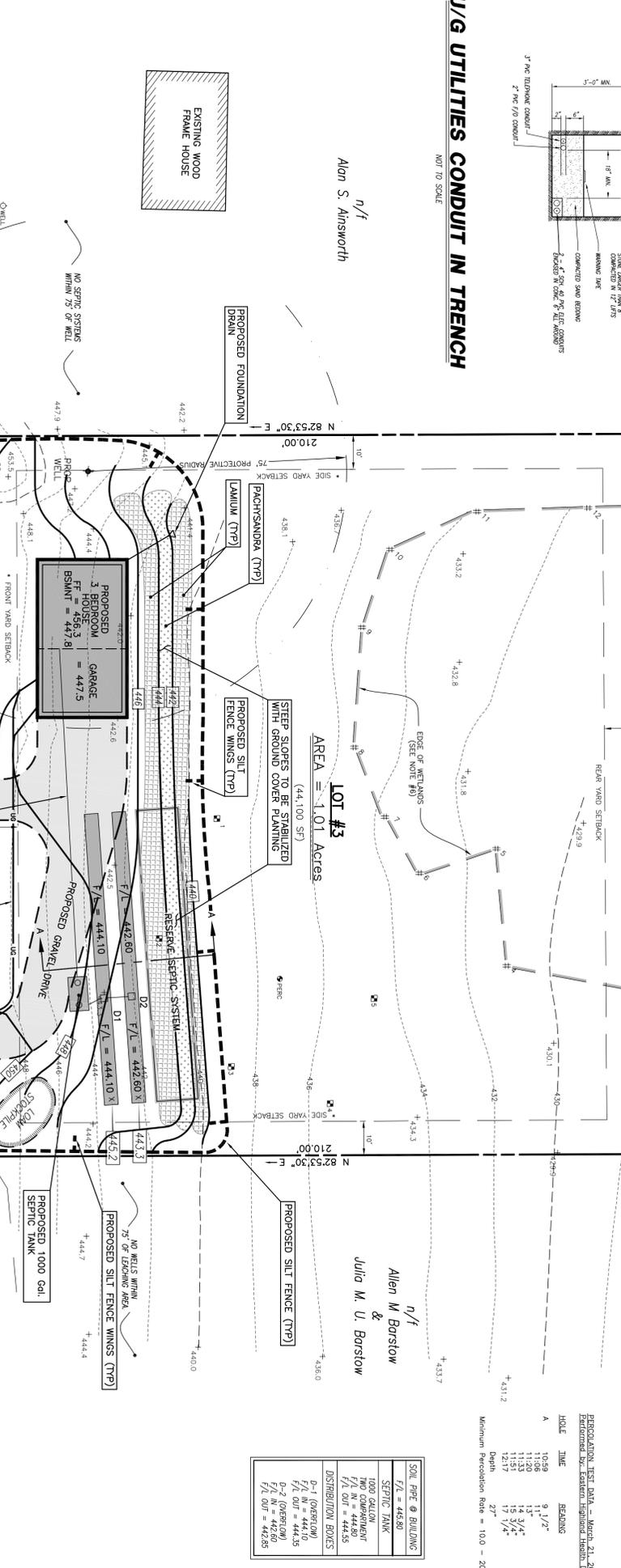
U/G UTILITIES CONDUIT IN TRENCH  
NOT TO SCALE



U/G UTILITIES CONDUIT IN TRENCH  
NOT TO SCALE



U/G UTILITIES CONDUIT IN TRENCH  
NOT TO SCALE



**REGULATION TEST DATA - March 21, 2016**

DEPTH	SEASON	PERMEABILITY
1	11:06	1.17
2	11:20	1.37
3	11:51	1.53
4	12:17	1.71

Minimum Percolation Rate = 100 - 200 min./inch

**SOIL FILE @ BUILDING**

1000 GALLON	1000

**DISTRIBUTION BOXES**

0-1 (0/0/0/0)	0-1
1-1 (1/1/1/1)	1-1
2-2 (2/2/2/2)	2-2
3-3 (3/3/3/3)	3-3
4-4 (4/4/4/4)	4-4

**TEST PIT**

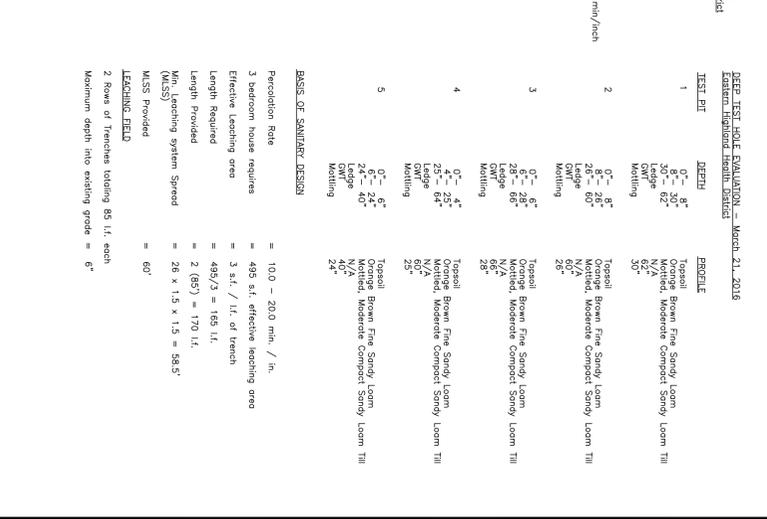
TEST PIT	DEPTH	PERMEABILITY
1	0-1'	1.17
2	1-2'	1.37
3	2-3'	1.53
4	3-4'	1.71

**PERCOLATION TEST DATA - March 21, 2016**

TEST PIT	DEPTH	PERMEABILITY
1	0-1'	1.17
2	1-2'	1.37
3	2-3'	1.53
4	3-4'	1.71

**PERCOLATION TEST DATA - March 21, 2016**

TEST PIT	DEPTH	PERMEABILITY
1	0-1'	1.17
2	1-2'	1.37
3	2-3'	1.53
4	3-4'	1.71



**OVERFLOW / DISTRIBUTION BOX DETAIL**

NOT TO SCALE

**LEGEND**

- IRON PIN ROUND
- IRON PIN SET
- UTILITY POLE
- STONEWALL
- OVERHEAD WIRE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROP. SPOT ELEVATION
- DEEP TEST PIT LOCATION
- PERCOLATION TEST LOCATION

**LEGEND**

- REFERENCE ARTICLE VII, SECTION B, ITEM 4B & 4C (EXCEPTIONS FOR NON-ZONING RECORD) IN THE TOWN OF MANSFIELD CONCERNING LOT OF RECORD

**OVERFLOW / DISTRIBUTION BOX DETAIL**

NOT TO SCALE

20 10 0 20 40  
Scale: Feet

**TOM AINSWORTH**  
WOODLAND ROAD  
MANSFIELD, CONNECTICUT

Septic System Design Plan  
Prepared For

**KWP Associates**  
220 Kemper Road  
Pamflet Center, CT, 06253-0106

SCALE: 1" = 20'  
DATE: 4/28/2016  
SHEET: 1 OF 1  
DRAWN: JES  
CHK: JES

**COMMUNICATIONS**

**Open Space Preservation Committee**  
**Tuesday, June 21, 2016**  
**DRAFT Minutes**  
**Mansfield Town Hall, Conference Room B**  
**7:00p.m.**

Members present: Jim Morrow (chair), Ken Feathers, Quentin Kessel, Vicky Wetherell, and Jennifer Kaufman (staff).

The meeting was called to order at 7:05 pm.

Jennifer Kaufman was appointed secretary.

1. Minutes of the May 2016 meeting were approved.
2. Old Business
  - Permanently Protecting Open Space Next Steps- Jennifer has discussed with the Town Manager how to move forward. Jennifer will draft a memo discussing the options for the COmmonfields and this will be presented at a Town Council Meeting.
3. New Business
  - New Parks and Preserves Map-Members reviewed the new parks and preserves map and made suggestions for Jennifer
4. Opportunity for public comment- No members of the public were present
5. Executive Session in accordance with CGS section 1-200(6)(D) At 7:30 pm
  - Vicky moved, Quentin seconded to go into executive sessions to discuss the sale or purchase of real property. The committee came out of executive session at 7:50 pm. Comments will be forwarded to the Town Manager.
6. Communications were reviewed
7. Other-
  - Jennifer stated that the Laguardia Property had been transferred to the Town from DOT.
8. Adjournment- The meeting adjourned at 8:15 pm.



# DRAFT MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

### MONDAY, JUNE 20, 2016 ■ REGULAR MEETING

**MEMBERS PRESENT:** J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis (left at 8:13 p.m.),  
K. Rawn, B. Ryan, S. Westa

**MEMBERS ABSENT:** V. Ward

**ALTERNATES PRESENT:** P. Aho, K. Fratoni

**ALTERNATES ABSENT:** T. Berthelot

**STAFF PRESENT:** Linda Painter, Director of Planning and Development  
Janell Mullen, Assistant Planner, Zoning Agent  
Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 6:44 p.m. and appointed Aho to act.

#### APPROVAL OF MINUTES:

##### A. JUNE 6, 2016 – REGULAR MEETING

Chandy MOVED, Hall seconded, to approve the 06-06-2016 minutes as presented. MOTION PASSED with all in favor except Westa and Aho who disqualified themselves.

#### ZONING AGENT'S REPORT:

Mullen reported on the status of various enforcement actions.

#### PUBLIC HEARING:

##### A. SPECIAL PERMIT RENEWAL REQUESTS FOR REMOVAL OF ROCK SAND OR GRAVEL FROM:

- PROPERTY OF BANIS, NORTH SIDE OF PLEASANT VALLEY RD., APPROX. 300 FEET EAST OF WOODS RD. (PZC FILE 1164)
- PROPERTY OF HALL, NORTH OF MANSFIELD HOLLOW ROAD (PZC FILE 910-2))
- PROPERTY OF GREEN, 1090 STAFFORD ROAD (PZC FILE 1258)

Chairman Goodwin opened the Public Hearing at 6:45 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Westa and alternates Aho and Fratoni. Aho was appointed to act. Linda Painter, Director of Planning and Development read the legal notice as it appeared in The Chronicle on 6/7/16 and 6/15/16 and noted the following communications received and distributed to members of the Commission: A 6/20/16 Memo from Janell Mullen, Assistant Planner/ZEO and a 6/13/16 email from Robert and Christine McCarthy, 89 Mansfield Hollow Road.

Chairman Goodwin asked for Commission and Public Comment on each of the applications. There were no questions or comments on the Banis or Green requests for renewal.

Robert McCarthy, 89 Mansfield Hollow Road, summarized his concerns regarding the Hall property contained in his 6/13/16 email. Janell Mullen, Assistant Planner/ZEO, stated that the property referred to by Mr. McCarthy is not property subject to this gravel permit, but that she will visit this

property with the former Zoning Agent to make a determination as to whether any changes have occurred since the former ZEO last inspected the property and/or whether there is any zoning violation. Ed Hall, applicant, stated that the issues raised by Mr. McCarthy are not subject to this gravel permit and should be addressed at a separate time.

Hall MOVED, Rawn seconded, to close the Gravel Permit Renewal Public Hearing at 7:01 p.m. MOTION PASSED UNANIMOUSLY.

#### **OLD BUSINESS:**

##### **E. SPECIAL PERMIT RENEWAL REQUESTS FOR REMOVAL OF ROCK, SAND OR GRAVEL (BANIS PROPERTY, PLEASANT VALLEY ROAD; HALL PROPERTY, MANSFIELD HOLLOW ROAD; GREEN PROPERTY, 1090 STAFFORD ROAD)**

Chandy MOVED, Ausburger seconded, to approve the renewal requests of the gravel operation of Banis of Pleasant Valley Road, Green at Stafford Road, and Hall at Mansfield Hollow Road subject to their specific conditions of approval which generally include strict adherence to the cubic yard limitations, the hours of operation, and the condition that the areas of disturbance will be replanted. The work should also be confined to the area of activity as indicated on submitted plans and described in the renewal requests and as presented at the Public Hearing on June 20, 2016. This approval is granted because the applications as hereby approved are considered to be in compliance with Article Ten, Section H, and Article Five, Section B of the Zoning Regulations. The renewals will expire on July 1, 2017. MOTION PASSED UNANIMOUSLY.

#### **PUBLIC HEARINGS:**

##### **B. AMENDMENT TO ZONING REGULATIONS RELATED TO THE BUSINESS ZONE, S. SCHRAGER (PZC FILE 1341)**

Chairman Goodwin opened the Public Hearing at 7:05 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Westa and alternates Aho and Fratoni. Aho was appointed to act. Linda Painter, Director of Planning and Development read the legal notice as it appeared in The Chronicle on 6/7/16 and 6/15/16 and noted the following communications received and distributed to members of the Commission: A 6/16/16 Memo from Janell Mullen, Assistant Planner/ZEO; a 6/14/16 letter from Karla and Alexander Fox; a 6/16/16 letter from Gregory and Patricia Frantz; and a 6/16/16 email from Beverly Nass.

Attorney Samuel Schrager, representing the property owner, reviewed the proposal, explaining that the proposed amendment will affect only the Business Zone which consists of 3 properties on Flaherty Road.

Karla Fox, 1 Storrs Heights, referred to her letter and added that if one of the proposals is chosen, she prefers the Special Permit option.

Gregory Frantz, 14 Minnesota Road, is opposed to the regulation change because of the minimum proposed lot size of 8,000 square feet, noting potential difficulties if a well or septic required replacement because these properties do not have municipal water or sewer.

Attorney Samuel Schrager replied that if a well or septic on any of the three affected properties should fail and there was not suitable space for replacement, then the property could not be developed/renovated.

Jim Makuch, property owner at 17 Flaherty Road, reviewed how his property has been used since his purchase and stated he intended to continue to use it as a residential dwelling.

Rawn MOVED, Hall seconded, to close the public hearing at 7:18 p.m. MOTION PASSED UNANIMOUSLY.

**C. AMENDMENTS TO ZONING REGULATIONS RELATED TO STORMWATER MANAGEMENT, WATER SERVICE CONNECTIONS, ALCOHOL, AND LIVE MUSIC; AND AMENDMENTS TO ZONING REGULATIONS AND MAP TO CREATE A WATER PIPELINE OVERLAY DISTRICT (PZC FILE 907-41)**

Chairman Goodwin opened the Public Hearing at 7:19 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Westa and alternates Aho and Fraton. Aho was appointed to act. Linda Painter, Director of Planning and Development read the legal notice as it appeared in The Chronicle on 6/7/16 and 6/15/16 and noted the following communications received and distributed to members of the Commission: a 6/16/16 memo from Linda Painter, Director of Planning and Development; a 5/20/16 letter from Sandra Bobowski, Chairman of CRCOG which was read into the record; a 5/26/16 letter from Thomas Seidel, Senior Planner of SECCOG which was read into the record; a copy of the 5/26/16 draft Mansfield Economic Development Commission minutes; a copy of the 6/7/16 draft Four Corners Water and Sewer Advisory Committee minutes; and a 5/31/16 email from Alison Hilding.

Chairman Goodwin stated that each regulation will be taken in turn commencing with an explanation of the revision by the Director of Planning before opening the hearing to public comment.

Alcohol

Linda Painter, Director of Planning and Development, reviewed the proposed changes to the regulations regarding alcohol.

Alison Hilding, 17 Southwood Road, submitted a packet of materials to the members regarding the proposed changes to the regulations in general. With respect to the revisions concerning alcohol, she cited the potential water usage increases; a concern for the elimination of separating distances and asked for on-site sales only and a restriction on wholesale activities.

Live/Amplified Music

Linda Painter, Director of Planning and Development, reviewed the proposed changes to the regulations regarding live music. There was no public comment.

Stormwater Management

Linda Painter, Director of Planning and Development, reviewed the proposed changes to the regulations regarding stormwater management.

Alison Hilding, 17 Southwood Road, submitted written technical revisions and asked that the Assistant Town Engineer address these issues.

Water Service Connections and Water Pipeline Overlay District:

Linda Painter, Director of Planning and Development reviewed the proposed changes to the

regulations regarding water service connections and the creation of a Water Pipeline Overlay District.

Alison Hilding, 17 Southwood Road, submitted written comments and recommended that the regulations clearly exclude undevelopable land such as wetlands, steep slopes, etc. from density calculations and that the overlay district be expanded to apply to University or state-owned properties with significant natural resources as these properties could potentially be sold in the future and become subject to the Commission's jurisdiction.

Painter noted that the Public Hearing must be continued to July 18<sup>th</sup> for receipt of the Town Attorney's opinion. At 7:50 p.m. Rawn MOVED, Ausburger seconded, to adjourn the Public Hearing to the 7/18/16 meeting. MOTION PASSED UNANIMOUSLY.

#### **OLD BUSINESS:**

##### **C. AMENDMENT TO ZONING REGULATIONS RELATED TO THE BUSINESS ZONE, S. SCHRAGER (PZC FILE 1341)**

Westa MOVED, Ausburger seconded, to approve the April 25, 2016 petition (File #1341) to amend Article 7, Section Q.2 of the Mansfield Zoning Regulations to add one and two-family dwelling units to the categories of permitted uses in the Business Zone requiring site plan approval as described in application submissions and heard at Public Hearing on June 20, 2016. The subject regulation amendments shall become effective as of July 15, 2016.

In approving this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications. In accordance with the approval criteria identified in Article XIII, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments:

- The proposal is complete and contains all required information.
- The proposal is consistent with the goals, policies, and recommendations contained within the Mansfield Plan of Conservation and Development. This finding shall be stated on the record, pursuant to section 8-3A of the State Statutes.
- The proposal is consistent with the expression of regulatory intent and purpose contained in the provisions of Article I of these regulations and Section 8-2 of the Connecticut General Statutes, as amended.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.

MOTION PASSED with all in favor except Hall who was opposed.

\*\*At 8:13 p.m., Lewis left and Fratoni was seated.

## OLD BUSINESS:

### A. ZONING AMENDMENT APPLICATION, 91 & 93 MEADOWBROOK LANE (PZC FILE 1338)

Hall MOVED, Chandy seconded, to approve, the application of Uniglobe Investment LLC (File #1338) to rezone 4.6 acres of land located at 91 and 93 Meadowbrook Lane from R-20 to DMR, as described in application materials dated February 9, 2016 and shown on a map dated January 8, 2016 as revised to April 11, 2016 and as heard at a Public Hearing on May 16, 2016.

This zone change shall become effective on the date the associated Meadowbrook Gardens Special Permit application (PZC File 1284-3) is filed on the Land Records. Approval is granted for the following reasons:

1. The subject rezoning is consistent with mapping and goals identified the Mansfield Tomorrow Plan of Conservation and Development. The subject property and properties to the north, east and west are designated as Compact Residential which is intended to accommodate residential growth in compact, walkable developments accessible to employment, the University (ECSU) and shopping areas. The proposed rezoning is also considered to be consistent with the 2010 Windham Region Land Use Plan; 2014-2024 Capitol Region Plan of Conservation and Development and 2013-2018 Conservation and Development Policies Plan for Connecticut.
2. The subject site is proximate to existing multi-family housing and commercial uses and will be served by public sewer and water systems. The proposed rezoning is an expansion of the existing DMR zone and multi-family residential project located on the east side of the subject property.
3. The site is physically capable of supporting multi-family residential development. An associated special permit application suitably addresses potential environmental, traffic and neighborhood impacts associated with a specific development plan.
4. The proposed rezoning is considered to be consistent with approval considerations contained in Articles I and XIII of Mansfield's Zoning Regulations and Section 8-2 of the State Statutes.

MOTION PASSED with all in favor except Fratoni who disqualified herself.

### B. SPECIAL PERMIT APPLICATION, MEADOWBROOK GARDENS, 91 & 93 MEADOWBROOK LANE (PZC FILE 1284-3)

Hall MOVED, Chandy seconded, to approve the Special Permit application of Uniglobe Investment LLC (File #1284-3) for a multi-family housing development on property located at 91 and 93 Meadowbrook Lane in an expansion of the DMR zone, as described in application materials and shown on plans dated January 8, 2016 as revised to May 16, 2016 and as heard at a Public Hearing on May 16, 2016.

This approval is granted because the application is considered to be in compliance with Article V, Section B, Article X, Section A.6 and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall

be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.

2. **Permits.** No Zoning Permits shall be issued and no construction shall commence, until final plans have been approved by the Windham Water Works (water supply), Windham Engineering Department (sewer), Mansfield Water Pollution Control Authority (sewer); Mansfield Public Works Department (encroachment, driveway, drainage permits) and all permits required by the Connecticut Department of Environmental Protection.
3. **Dedications.** Prior to the issuance of a Zoning Permit, dedication of right of way along Meadowbrook Lane and the conservation easement shall be submitted by the developer, approved by the PZC Chairman with staff assistance and filed on the Land Records. The easement shall utilize the Town's model format.
4. **Removal of Material.** Any excess material removed from the site shall be deposited in appropriate locations that comply with municipal zoning and inland wetland requirements.
5. **Erosion and Sedimentation Controls.** Prior to the commencement of any site work and the issuance of any Zoning Permit, a financial guarantee in the amount of \$5,000 shall be submitted to and approved by the PZC Chairman with staff assistance. This financial guarantee will help address any drainage and erosion and sedimentation problems that are not appropriately addressed by the developer.
6. **Phase 1 Modifications.** No Zoning Permits for development of the subject property shall be issued until the following conditions have been met:
  - A solid fence has been installed along the shared boundary of Phase 1 and Eastbrook Heights Condominiums.
  - The Chair and Zoning Agent have approved a revised landscape plan for the frontage of Phase 1 along Meadowbrook Lane. The revised landscape plan shall be consistent with the landscape design for Phase 2 and shall be designed to screen the rear of the buildings facing Meadowbrook Lane at maturity.
  - The Chair and Zoning Agent have approved a revised plan for the central open space in Phase 1 to include the elements described in the April 26, 2016 letter from Michael Yenke of Uniglobe Investment LLC.
7. **Affordable Housing.** The Affordable Housing Plan dated February 2016 shall be updated to remove references to income levels for affordable units as the applicant does not intend to restrict units on that basis.
8. **Bicycle Racks.** Final locations of bicycle racks may be adjusted after construction to meet the needs of residents.
9. **Excavation.** All excavation and trucking activity shall comply with the requirements of Article 10, Section H.5.a.
10. **Final Plans.** Final plans shall incorporate the following revisions:
  - Plans shall be signed and sealed by the respective professionals.
  - Revisions to the lighting plan to address lighting in the courtyard and along pedestrian walkways. Footcandle details shall be provided to ensure that adequate pedestrian lighting is provided and that there is no light spill off-site or into the wetlands.
  - Revisions to the landscape plan as may be determined by the Director of Planning and Development through consultation with Rudy Favretti, a landscape architect on the Design

Review Panel that provided detailed recommendations regarding screening and plant selection.

- The dumpster pads and enclosures shall be enlarged to accommodate two dumpsters, one for recycling and one for regular waste. The containers shall be plugged and curbing shall be provided between the enclosures and the wetlands to prevent wastewater from flowing into the wetlands. Sizing of enclosures and pads shall be coordinated with Willimantic Wastepaper.
- The Stormwater Management Plan shall be updated to address the requirements of Article 6, Section B.4.m regarding use of salts and chemicals for ice management.

11. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED with all in favor except Fratoni who disqualified herself.

**D. AMENDMENTS TO ZONING REGULATIONS RELATED TO STORMWATER MANAGEMENT, WATER SERVICE CONNECTIONS, ALCOHOL, AND LIVE MUSIC; AND AMENDMENTS TO ZONING REGULATIONS AND MAP TO CREATE A WATER PIPELINE OVERLAY DISTRICT (PZC FILE 907-41)**

Tabled pending 7/18/16 continued public hearing.

**NEW BUSINESS:**

**A. CANCELLATION OF JULY 5, 2016 MEETING**

Rawn MOVED, Aho seconded, to cancel the 7/5/16 IWA and PZC meetings and schedule a Special Meeting of the IWA on 7/18/16. MOTION PASSED UNANIMOUSLY.

**REPORTS FROM OFFICERS AND COMMITTEES:**

Painter noted her 6/16/16 Director's report calling attention to the Sustainability Award from CROG; Westa noted a recent CROG Regional Planning Meeting and the "Walkability" presentation.

**COMMUNICATIONS AND BILLS:**

Painter distributed the following communications that were received after publication of the meeting packet and distributed to the members:

- A 6/17/16 email with attachments from Rebecca Shafer, Mansfield Neighborhood Preservation Group.
- A 6/20/16 email from Rebecca Michlin, Assistant Director, American Legion Auxiliary Laurel Girls State.

**ADJOURNMENT:**

The Chair declared the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary

**DRAFT Minutes**  
Mansfield Inland Wetlands Agency  
Special Meeting  
Monday, June 20, 2016  
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, S. Westa  
Members absent: V. Ward  
Alternates present: P. Aho, K. Fratoni  
Alternates absent: T. Berthelot  
Staff present: J. Kaufman, Wetlands Agent

Chairman Goodwin called the Special Meeting to order at 6:30p.m. and appointed alternate Aho to act.

**APPROVAL OF MINUTES:**

**a. June 6, 2016 – REGULAR MEETING**

Hall MOVED and Chandy seconded to approve the 6/6/2016 minutes as presented. MOTION PASSED with all in favor except Westa and Aho who were disqualified.

**b. June 15, 2016- FIELD TRIP NOTES**

Noted.

**PUBLIC HEARING:**

**W1564 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)**

Chairman Goodwin opened the Public Hearing at 6:33 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Westa and Alternates Aho and Fratoni. Alternate Aho was appointed to act. Jennifer Kaufman, Wetlands Agent read the legal notice as it appeared in The Chronicle on 6/8/16 and 6/15/16.

Hall MOVED, Chandy seconded, to adjourn the public hearing on the Inlands Wetlands Application of Storrs Lodges, LLC to construct a 218 unit apartment complex and located at Hunting Lodge Road (Assessor's Parcel ID 15.21.3) (IWA File 1564) to July 18, 2016 and to schedule a special meeting of the Inland Wetlands Agency on July 18, 2016. MOTION PASSED UNANIMOUSLY. The hearing was adjourned at 6:37 p.m.

**OLD BUSINESS:**

**A. W1568 – R. SUSCA, 131 GURLEYVILLE ROAD, 10'X16' SHED**

Ryan MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to R. Susca (File W1568) for construction of a 10 by 16-foot shed and repair of footing drains on property owned by the applicant and located at 131 Gurleyville Road as shown on plans dated 4/21/2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Silt fence shall be installed at least 10 feet from the edge of wetlands prior to construction to prevent sedimentation during construction;
2. All excess soil shall be either removed from the site or spread at least 50 feet from the edge of wetlands; and

3. All erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until June 20, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**B. W1569 – T. AINSWORTH, WOODLAND ROAD (PARCEL ID 18.67.3), SINGLE FAMILY HOME**

Hall MOVED, Rawn seconded, to schedule a public hearing on July 18, 2016 on the application submitted by T. Ainsworth (IWA File 1569) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family home on property located on the west side of Woodland Road (parcel Id 18.67.3) as shown on a map dated 4/28/2016 and as described in application submissions. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees:**

None.

**Adjournment:**

The Chairman declared the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Bonnie Ryan, Acting Secretary



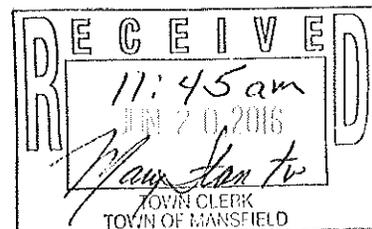
*L. Painter*

Dear Town Clerk:

Attached you will find a Notice of Tentative Determination Statewide General Permit that has been issued by the Department of Energy and Environmental Protection, Inland Water Resource Division. Please distribute these documents to your staff (Mayor, Inland Wetland Commission, Conservation Commission, Planning & Zoning Commission, Harbor Management Commission, Shellfish Commission and the Harbormaster). The Notice of Tentative Determination and draft permit documents are available for viewing at <http://www.ct.gov/deep/>, at the top of the web page click on Publications, then Public Notices.

If you have any questions on this matter, please contact Carol Ladue 860-424-3828.

Thank you





**NOTICE OF TENTATIVE DETERMINATION  
SECTION 401 WATER QUALITY CERTIFICATION  
NOTICE OF FEDERAL COASTAL CONSISTENCY REVIEW**  
Application #WQC-201607149, Application #FCC-201603722  
Department of the Army General Permits for the State of Connecticut  
Municipalities: State-wide  
Waters: All Waters

The Department of Energy & Environmental Protection ("DEEP") hereby gives notice it has made a tentative determination for applications submitted by United States Army Corps of Engineers, New England District ("Corps") pursuant to Section 401(a)(1) of the Federal Clean Water Act ("CWA") for the Water Quality Certification ("WQC") of state-wide general permits ("GP"). The applicant has also requested a determination pursuant to section 307(c)(1) of the Coastal Zone Management Act to review the proposed GP for consistency with the enforceable policies of Connecticut's federally-approved Coastal Management Program contained in sections 22a-90 to 22a-112 of the Connecticut General Statutes ("CGS").

Specifically, the Corps proposes to issue a new Department of the Army General Permits for the State of Connecticut pursuant to 33 CFR part 325.5(c)(3) for minimal impact activities within the State of Connecticut. The new GP consists of 23 individual general permits, GP 1. through GP 23., with a streamlined review process for activities within Corps jurisdiction under Section 404 of the CWA and Section 10 of the federal Rivers and Harbors Act of 1899 and for activities within the jurisdiction of the State of Connecticut under Section 401 of the CWA. The proposed activities will affect inland and coastal waters and wetlands, and coastal and aquatic resources of the State of Connecticut.

ACTIVITIES IN INLAND WATERS: A tentative determination has been made to grant WQC with conditions and limitations for some activities, deny WQC for some activities, and waive WQC for some activities. WQC for applications filed with DEEP for activities proposed for authorization under the Preconstruction Notification (PCN) process is not valid until the commissioner issues a written eligibility determination for that activity. Upon written determination that an activity proposed by an applicant is eligible, WQC under PCN would be deemed approved.

ACTIVITIES IN TIDAL, COASTAL and NAVIGABLE WATERS: A tentative determination has been made to grant a WQC with conditions for activities that meet the requirements for Self-Verification (SF) and Preconstruction Notification (PN) under the GP. The GP will not authorize activities in these waters unless state authorization is granted. Under the proposed GP, applicants will first apply to the DEEP for Structures, Dredging & Fill or Tidal Wetlands permits or certificates, Water Quality Certification, and Coastal Consistency Concurrence, as appropriate. Substantive evaluations of activities for consistency with state water quality standards and coastal management policies will be conducted at the time these activities are evaluated in applications filed with the DEEP for authorization under the authorities identified in Section 2, paragraph II.1. of the GP. Once the DEEP has made a determination to authorize or certify such activities or found such activities to be consistent with the State's Coastal Management Act, any applicable provisions of the GP become valid upon written notification by the Corps pursuant to the provisions of the GP.

Interested persons may obtain copies of the application from the Corps at: United States Army Corps of Engineers, New England Division, 696 Virginia Road, Concord, MA 01742-2751, Attn: Diane M. Ray, phone: (978) 318-8831 or (800) 343-4789.

All interested parties are invited to comment on the tentative determination concerning the application for a WQC or the Coastal Consistency Review. Comments regarding the provisions of the WQC for activities in inland waters should be forwarded to Robert Gilmore, DEEP/Inland Water Resources Division, 79 Elm Street, Hartford, CT 06106-5127; email: [Robert.Gilmore@ct.gov](mailto:Robert.Gilmore@ct.gov). Comments regarding the provisions of the WQC for activities in tidal, coastal or navigable waters or the Coastal Consistency Review should be directed to Brian Golembiewski, DEEP/Office of Long Island Sound Programs, 79 Elm Street, Hartford, CT 06106-5127; email: [Brian.Golembiewski@ct.gov](mailto:Brian.Golembiewski@ct.gov). The application and a draft copy of the proposed WQC are available for inspection on the DEEP website ([www.ct.gov/deep](http://www.ct.gov/deep)) or at the office of the Inland Water Resources Division at the above address from 8:30AM to 4:30PM Monday through Friday by contacting Carol Ladue at (860) 424-3828. Written comments on the WQC application and federal Coastal Consistency Review must be submitted to the Department no later than July 14, 2016.

#### ADA PUBLICATION STATEMENT

The Connecticut Department of Energy and Environmental Protection is an Affirmative Action and Equal Opportunity Employer that is committed to complying with the Americans with Disabilities Act. To request an accommodation contact us at (860) 418-5910 or [deep.accommodations@ct.gov](mailto:deep.accommodations@ct.gov).

Publishing Date: June 14, 2016

DATE: 6/10/16

  
\_\_\_\_\_  
Betsy C. Wingfield, Chief  
Bureau of Water Protection & Land Reuse

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

July 7, 2016

Commissioner James P. Redeker  
Connecticut Department of Transportation  
P.O. Box 317546  
2800 Berlin Turnpike  
Newington, CT 06131-7546

Dear Commissioner Redeker:

The Mansfield Town Council received a citizen petition (attached) regarding a proposal by Global CNG Holdings (also known as Pentagon Energy) to convoy high pressure, natural gas by truck and to pump it into the Algonquin Pipeline via an infusion station to be located on Route 6 in Andover, Connecticut. Residents are concerned with the implications such an operation may have on traffic and safety and have asked the Council to request the Connecticut Department of Transportation (CTDOT) to conduct a safety study.

In response to the petition, at its meeting on June 27, 2016 the Town Council voted affirmatively to request that the CTDOT conduct a safety study in regards to the operation of the infusion station to be proposed by Global CNG Holdings/Pentagon Energy. Please let me know if this is an action that the CTDOT would be willing to pursue.

You can reach me with any questions regarding this matter at 860-429-3336, ext. 5 or [townmgr@mansfieldct.org](mailto:townmgr@mansfieldct.org).

Sincerely,

Matthew W. Hart  
Town Manager/LTA

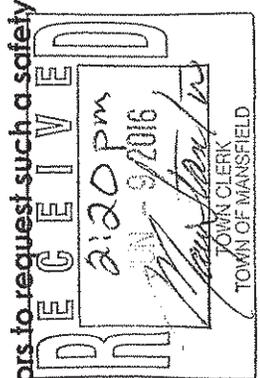
CC: Mae Flexer, State Senator  
Gregory Haddad, State Representative  
Linda Orange, State Representative  
Town Council  
Conservation Commission  
Traffic Authority

Petition to Ensure the Safety of Route 6

Mansfield Town Council:

- Whereas Global CNG Holdings (also known as Pentagon Energy) plans to convoy high pressure, natural gas by truck from eastern Pennsylvania to Andover, CT, where it will be pumped into the Algonquin Pipeline, a natural gas transmission pipeline,
- Whereas the company plans to have 5 to 8 trucks an hour, 24 hours a day, 7 days a week coming into an infusion station on Rte. 6 where it will be pumped into the Algonquin Pipeline,
- Whereas the trucks will haul a trailer with four tubes filled with compressed natural that are 42 inches in diameter and 45 feet long,
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Name	Phone	Email	Address	Town
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Gordon Little		gordon.kc1@yahoo.com	Echo Dr	Mansfield Ct.
Pat Little	860 204 1356	peacereader1@yahoo.com	12 Echos Dr	Mansfield CT
Karen Bailey		Kimperfectly@gmail.com	135 Atwoodville Rd.	Mansfield CT
Lisa Peterson - Blinn	860-377-6132	lisypbegmail.com	STAFFORD Rd	STORRS, CT.
Quinn Duches			Olson Pr.	Mansfield Center
Susan Sandall		susiesandall@charter.net	84 Crane Hill	Storrs, CT
Amat Ken Gardner			Eckwood Lane	Mansfield Gr. Ct
Gregory Norrize			Middle Tpke	Mansfield ct
Andrea Amos	860-942-0224	aandgames@proctmail.com	12 Old Mill Court	Storrs ct
Harry Bent	860-423-8228	goldbent@earthlink.net	97 Mansfield Follow	Mansfield

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Name	Phone	Email	Address	Town
Jay Anes	860 429 6925	jaywames@gmail.com	12 Old Mill Ct	Mansfield
Summer Sanchez	860 333 1087	reagan74@comcast.net	196 Stafford	Mansfield
Paul Tanner	860 450 0530	ptanner563@hotmail.com	563 Mansfield	Storrs CT 06268
Gretchen Hall	860-456-1027	garhall@snet.net	62 Crane Hill Rd	Storrs
Roswell Hill	860-456-1027	garhill@snet.net	62 Crane Hill Rd	Storrs
Dawn Lippert	860-423-4674	little_dawn@hotmail.com	787 Bryans Rd	Storrs
Christa Ableson	860-423-3656		79 Bryans Rd	Storrs
Pamela Bridgeford	860-456-1058	pdb112@comcast.net	112 Cassette Bridge Rd	Mansfield CT 06268
Jim McGaughey	860 982-8375	jdmcgaughey@sbcglobal.net	184 Browns Rd.	Storrs Mansfield CT 06268
Annex Hope	860-423-6141	DonHILLE@AOL.COM	125A BASSETTS BRIDGE	MANSFIELD CT 06250
George Rawitscher	860 429 3107	george.rawitscher@gmail.com	343 Col Fish Falls Rd	STORRS CT 06268

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Name	Phone	Email	Address	Town
CA Ann	487-1381		74 Knowlton	Mansfield
Laura Cisneros	434-678-3859	cisneros32@gmail.com	101 Forest Rd.	Mansfield
John Bennett	820-429-7725	j.v.c.m.bennett@charter.net	295 Wornum Hill Rd	Mansfield
Margaret Ruberg	860-487-3954		470 So. Eaglestone Rd	Mansfield
Timothy Neal	860-432-5329		195 Highways Rd	Mansfield
Charles Piccotti	860-456-1281	cto	98 Mansfield Steeles Rd	Mansfield
John Chanson			48 Fern Rd	Stony
George Bailey	423-8136		75 Grove Hill Rd	Orange
Norma Clendon	860-423-0638	d.clendon@snet.net	48 Fern Rd	Mansfield
Allen L Bocco	487-1136		1634 STAFFORD	"
Norman B Hawkins	423-3658		79 Browns R	"

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Name	Phone	Email	Address	Town
Jerome Jears	860-456-8149		370 Eastwood Hts, Mansfield, Ct	06250
Christina Walsh Brakeney	860-617-0207	brakeney@charter.net	30 Lorraine Dr Storrs 154 HANES	06268
PAULA SCHARFF	860-340-7178	PAULASCHARFF@GMAIL.COM	HILL RD STORRS	06268
J. CONOVER	860-486-8338		148 Country Rd Mansfield CT	06250
Janifer Stone	860-429-8787	jstone77@charter.net	657 Chaffeeville Rd Storrs	06268
ROBERT PIRALÉ	" "	piralce784@charter.net	" "	" "
Lynne McPhee	860-456-2458	w.mcphee@charter.net	236 Puddin Lane Mansfield, CT	06250
BETHANY JAVIDI	860-428-5029	bethany.javid@att.net	13 QUAIL RUN RD STORRS CT	06268
Ariana Javidi	860-617-8441	aejavidia@gmail.com	18 Quail Run Rd STORRS CT	06268
MONICA VAN BEUSEKOM	860-423-6857	monica.vanbeusekom@gmail.com	98 Canidae Lane STORRS, CT	06268
Lawrence Ash-Meyn	860-429-8664	lgn53@hotmail.com	377 Wamille Rd Mansfield, Ct	06250

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Name	Phone	Email	Address	Town
JACK BOYKO	860 429-0051		119 Brookside Ln	Mansfield Ctr
Maureen Crowley	860 429-0051		119 Brookside Lane	Mansfield Center
SHARON STOKERAND	6464164257		135 Mansfield Hollow Rd	Mansfield Ctr
KARA FRANOS			68 Independence Pl Mansfield Ct	
Helen J Fried	860-933-3298	HJF2055@earthlink.net		
Kean Back	860-771-5252	backj300@ gmail.com	72 Independence Dr.	Mans. Center
Shawn Santarek	860.478.4380	ssantarek@cosmith.org	11 Blake Lane	Storr
Kathy Fratani	860-477-0585	katie@myattmail.com	25 Valley View Dr	Storr

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Name	Phone	Email	Address	Town
David Proffman	860-283-6727	DAVIDPROFFMAN@CHARTECHARTER.NET	1 FT. Griswold Mansfield Center	Mansfield
Cathleen M. White	860-423-6727	"	1 Ft. Griswold	Mansfield
Eva Coe	860-429-0490	e_coe@charter.com	351 Browns Rd.	Mansfield
Susan G. Brome	860-423-2975	susan.brome@charter.com	70 Davis Rd.	Storrs
Donna Priddy		donna.priddy@charter.com	98 Fern Rd	Storrs



Petition to Ensure the Safety of Route 6

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- Whereas Global CNG Holdings (also known as Pentagon Energy) plans to convoy high pressure, natural gas by truck from eastern Pennsylvania to Andover, CT, where it will be pumped into the Algonquin Pipeline, a natural gas transmission pipeline,
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Name	Phone	Email	Address	Town
Galadriel Chilton	608-780-8556	galadriel.chilton@gmail.com	8 Mansfield Hollow Rd Ext Mansfield Center, CT	Mansfield Center
Mary Snyder	860-429-0293	rls.mary@gmail.com	82 Brookside Ln.	Mansfield Ctr.
DAVID MORSE	860 942-8602	dmorse@david-morse.com	#13 150 Crane Hill Rd	Mansfield
Brenda Shaw	860 456 8567	brenda.c.shaw@gmail.com	27 Fort St Mansfield	Mansfield
Jean Terry			4D Sycamore Dr Storrs, CT	Mansfield
Jane Jackman	860-429-2037	janjehymaker@gmail.com	43 Silo Rd W. Storrs, CT.	Mansfield.
Jeanne Haas	860-577-1152	jeannehaas85@gmail.com	10 B Sycamore Dr Storrs, CT	Storrs
Suzanne M. Thomas	860-429-2522		7 C Sycamore Dr.	Storrs
Mary Dean	860 489-9172	marydean@gmail.com	11 Westwood Rd	Storrs, CT 06268
Elizabeth Jones	860 487-3909		201 Separatist Rd Storrs, CT	06268
Lris Matoraton	860- 429-5490		1 Bridge St. Storrs, Ct.	06268

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Name	Phone	Email	Address	Town
Yan Wu	860-423-6587	yanhwu@yahoo.com	15 Summit Brook Mansfield	Mansfield
Olga Rozman			Center CT base 697 Mansfield city	Storrs
Miriam P. [unclear]	860-417-1171		211 Mulberry St Mansfield	Center Mansfield Center
[unclear]			283 Atwoodville Rd Mansfield Center CT	Mansfield Center
Helene Breckner			439 Montegreville Rd.	Storrs, CT
Jennifer Squires			63E Eastbrook Heights	Mansfield ctr CT
Robert Branch			Philip Dr.	Storrs CT
Jayn Wang			27 Clearview Dr.	Mansfield Ctr., CT
Sarah McLaughlin		McLaughlin@my.eastnet.edu	576 Browns Rd	Mansfield, CT







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Name	Phone	Email	Address	Town
Mike Miriam Kurland	860- 933-4924	mimbck@ yahoo.com	269 Wormwood Hill Rd Mansfield Ct	Storrs
Kathleen Narowski	(860)456-7886	musics_braken_angel@hotmail.com	1144 Storrs Rd.	Storrs
Robert Schwaner			11 Woodmont Dr	Mansfield
John Johnson			"	"
David Dabich			16 Jacobs Hill	Mansfield
Julie Mearns Ed Shuts	860-8913			
Rhonda Bravley	"			
Valerie Oliver		Nancy - snow d hot mail.com	525 Storrs Rd Mansfield	Mansfield
Barbara A. Strand			38 Boulder Lane	Mansfield

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Name	Phone	Email	Address	Town
Charles E. Strand	860-439-5358	chuck@chuckstrans.com	38 Boulder Lane	Mansfield 06250
Laura Clements			<del>Maple Circle Dr.</del>	Mansfield
Maximilian Kort		maximilian.kort@gmail.com	20 Edgewood Lane	Mansfield Center
Brad Goodwin			11 Centre St.	Mansfield Center, CT
Aracelis Berron			67 CIRCLE DR	MANSFIELD CT
Antia B. Ewan			67 Circle Dr.	Mansfield Ct
Kenneth Polk			63 Highland Rd	Mansfield
Jamie Polk			63 Highland Rd	Mansfield
Barbara Giardina			48 Stans Hgts Rd.	Storrs, CT
Karen D. Bala	860-456-2863		16 Jacobs Hill Rd	Mansfield, CT
Atif Rukin	860-420-7478	atif.m.rukin@gmail.com	4 Max Felix Dr	Storrs CT

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Name	Phone	Email	Address	Town
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Sis Happe	860-455-5593	shappe@yahoo.com		Storrs
Marij Molar	860-230-5010	marijm59@yahoo.com		Storrs
DON BAXTER	860-429-3936	SND.BAXTER@JUNO.COM		STORRS
Andrew Baxter	860-429-8936	" "		Storrs