

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday October 19, 2009, 7:30 p.m. Or upon completion of Special Inland Wetlands Agency Meeting Council Chambers, Audrey P. Beck Municipal Building

Minutes

10/5/09; 10/15/09

Scheduled Business

7:15 Public Hearing

Special Permit Application, Proposed Retail Package Store, 153 N. Eagleville Rd, Pesaro's LLC, o/a. File #585-3

Reports from Director of Planning, Assistant Town Engineer, EHHD

7:30 Public Hearing

Special Permit renewal request for the use of live music in conjunction with the following restaurants: Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; Ted's Restaurant, King Hill Rd., and Zenny's, Rt. 44.

Report from Zoning Agent

7:45 Public Hearing

Special Permit Application, Proposed Conversion from one to two family, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2

8:00 Zoning Agent's Report

- A. Enforcement Update
- B. Hall Property Old Mansfield Hollow Rd; DeBoer Property, Storrs Rd
- C. Other

Old Business

1. Review of Proposed Signage and Landscaping for 454 Storrs Rd, File #1279
Memo from Director of Planning
2. Site Modification Request, Chucks Margarita Grill, Proposed Deck, 1498 Stafford Rd, File #303
Memo from Director of Planning
3. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.
Memo from Director of Planning
4. Other

New Business

1. Request for bond releases:
 - a. Baxter Road Estates, PZC File #1229
 - b. Windwood Acres, PZC File #1229-2Reports from Director of Planning, Assistant Town Engineer
2. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission

Communications and Bills

1. UConn/DEP Memorandum of Agreement: Drainage Issues
2. Notice of 10/21/09 GVI Workshop: Protecting Family Farms and Forests
3. Notice of 11/7/09 Columbia Workshop: Land Protection
4. Other

PAGE
BREAK

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, October 5, 2009 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Ryan
Members absent: B. Pociask
Alternates present: M. Beal, G. Lewis, L. Lombard
Staff Present: Gregory Padick, Director of Planning

Chairman Favretti called the meeting to order at 8:43 p.m. Alternate Beal was appointed to act in Pociask's absence.

Holt MOVED, Plante seconded, to add two items to the agenda under New Business: 1) an extension for Gibbs Oil; 2) a PZC replacement for the 4 Corners Sewer Advisory Committee. MOTION PASSED UNANIMOUSLY.

Minutes:

9/21/09-Hall MOVED, Plante seconded, to approve the 9/21/09 minutes as written. MOTION PASSED with all in favor except Goodwin and Holt who disqualified themselves.

Public Hearing:

Special Permit Application, Proposed Conversion from one to two family, 1620 Storrs Road, Y. Ghiaei o/a, File #1276-2

Chairman Favretti opened the continued public hearing at 8:45 p.m. Members present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan and alternates Beal, Lombard and Lewis. Beal was appointed to act. Gregory Padick, Director of Planning, noted a 10-1-09 memo from G. Padick; a 9-30-09 memo from G. Meitzler, Assistant Town Engineer; and a 9-25-08 report from Eastern Highlands Health Department and noted that the Health Department indicated verbally that this memo is still applicable.

Padick stated that because the applicant had not sent out neighborhood notification in a timely manner, the hearing should be continued to the 10/19/09 meeting to allow adequate time for any interested abutters to comment. Plante MOVED, Holt seconded, to continue the public hearing until 10/19/09. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Items A - D were noted.

Holt MOVED, Planted seconded, that the Commission receive the special permit requests for the renewal of live music permits and schedule a public hearing for October 19, 2009. MOTION PASSED UNANIMOUSLY.

Old Business:

1. Site Modification Request: Proposed Weddings/Temporary outing liquor permits at The Gardens At Bassetts Bridge Farm, 552 Bassetts Bridge Rd. PZC File #1217

After extensive discussion, it was the consensus of the Commission that the proposal could have significant impact to neighbors and therefore necessitated a special permit application. Holt MOVED, Gardner seconded, that the applicant submit a Special Permit application for this proposal due to the potential for significant impact to the neighborhood. MOTION PASSED with all in favor except Goodwin who was opposed.

2. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.

Item tabled - awaiting draft from staff.

3. Special Permit Application, Proposed Retail Package Store, 153 N. Eagleville Rd, Pesaro's LLC, o/a, File #585-3 Item tabled – awaiting 10/19/09 Public Hearing.

New Business:

1. **Request to Waive Underground Utilities across Forest Rd. Nelson Brook Estate Subdivision, File #1239**
Kochenburger MOVED, Holt seconded, that the Planning and Zoning Commission waive the requirement for underground utility installation for the only lot in the Nelson Brook Subdivision, and authorize overhead service as described in a 9/22/09 letter from Christopher Kueffner. This action is taken because the applicant has adequately addressed the waiver criteria of Section 11.2 of the Subdivision Regulations. MOTION PASSED with all in favor except Plante who disqualified himself.
2. **Request for Filing Extension, Hallock Subdivision, Wormwood Hill Rd, File #1285**
Kochenburger MOVED, Gardner seconded, that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Hallock Subdivision (File #1285). MOTION PASSED UNANIMOUSLY.
3. **Request for Filing Extension, Clark Subdivision, Hanks Hill & Farrell Rds, File #1280**
Kochenburger MOVED, Plante seconded, that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a second ninety-day extension for filing final subdivision plans for the Clark Subdivision (File #1280). MOTION PASSED UNANIMOUSLY.
4. **Town Council Referral, Proposed Sewer Service Area Mapping**
Kochenburger MOVED, Holt seconded, that the Planning and Zoning Commission has reviewed the draft sewer service area mapping prepared by Mansfield Public Works Department pursuant to State guidelines. The subject mapping is consistent with Mansfield's Plan of Conservation and Development and accordingly, it is recommended that the Water Pollution Control Authority authorize the submittal of this map to the State Department of Environmental Protection. MOTION PASSED UNANIMOUSLY.
5. **Site Modification Request, Chucks Margarita Grill, Proposed Deck, 1498 Stafford Rd, File #303**
Plante MOVED, Hall seconded, that the PZC receive this Request For Modification from Chuck's Margarita Grill at 1498 Stafford Road, for the construction of a deck addition and refer it to staff for review and comment. MOTION PASSED UNANIMOUSLY.
6. **Gibbs Expansion Project, 9 Stafford Rd, PZC File #404-3**
Kochenburger MOVED, Holt seconded, that the Planning and Zoning Commission approve a second extension of the period of time to begin construction of the Gibbs Expansion Project on property located at 9 Stafford Road. The new date to begin construction is October 1, 2010 unless an additional extension is requested and approved. MOTION PASSED UNANIMOUSLY.
7. **PZC Delegate-Four Corners Sewer Advisory Committee**
Commissioner Plante stated that due to a busy schedule he can no longer be the PZC delegate to the Committee and hopes another PZC member is interested. Favretti asked that members think about it and report at the next meeting if anyone is interested.

Reports of Officers and Committees:

Favretti noted a 10/15/09 Field Trip at 1:30 p.m. He recommended that during the next zoning regulation revision, the matter concerning invasive plants should be revised to state that it is the responsibility of the applicant to ensure that no invasive species, listed on the current State of CT Invasive Plants list, are used on their plans.

Communications and Bills: Noted.

Adjournment: Favretti declared the meeting adjourned at 9:35 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION FIELD TRIP Special Meeting Thursday, October 15, 2009

Members present: R. Favretti, K. Holt, B. Ryan (items 1, 2 & 3)
Staff present: G. Meitzler, Wetlands Agent, Assistant Town Engineer
G. Padick, Director of Planning

The field Trip began at 1:40 p.m.

1. PESARO'S LLC, PROPERTY, 153 North Eagleville Road. PZC File #585-3
Members were met by M. Hirsch. Site and neighborhood characteristics were observed. No decisions were made.
2. KOVAROVICS PROPERTY, Daleville Road. IWA File #W1439
Members reviewed plans for revising a previously approved plan for a new house, driveway and associated improvements. Site and neighborhood characteristics were observed. No decisions were made.
3. CHUCK'S MARAGARITA GRILL, 1498 Stafford Road. PZC File #303
Members were met by M. Galliger of Chuck's Margarita Grill. Plans for the proposed deck were reviewed and site and neighborhood characteristics were observed. No decisions were made.
4. CHEW PROPERTY, 16 Thornbush Road. IWA File #1440
Members were met by Mr. Chew. Site and neighborhood characteristics were observed. No decisions were made.
5. FORMER MOBILE SERVICE STATION SITE, 7 Storrs Road. IWA FILE #1441
A plan depicting proposed testing locations was reviewed. Site and neighborhood characteristics were observed. No decisions were made.

The field trip ended at approximately 3:20 p.m.

Respectfully submitted,

K. Holt, Secretary

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: October 15, 2009
Re: Special Permit Application, proposed sale of alcoholic beverages at 153 N. Eagleville Rd.
File #585-3



General

The subject special permit application seeks approval for the sale of alcoholic beverages (Package Store Permit), pursuant to the provisions of Article VII, Section O.2.m, Article X, Section I, and Article V, Section B.5. of the Zoning Regulations. As described in the applicant's 9/17/09 Statement of Use, an existing package store currently located at 125 N. Eagleville Road is seeking approval to relocate to the subject site at the corner of King Hill Road and N. Eagleville Road. This move will necessitate a State Liquor Control Authority license revision. The subject site has been use for a variety of commercial uses and the proposed package store would be situated in the westerly portion of a building previously used for a printing and copying business. The site also contains two existing personal service uses. The PZC has authorized retail uses on this site but all uses involving the sale and/or consumption of alcoholic liquor necessitate Special Permit approval. The proposed package store use will require interior alterations and except for an exterior door replacement, no exterior alterations or site alterations are proposed at this time. The property is in a Planned Business-4 Zone and all existing and proposed uses are conforming uses.

Analysis

The proposed package store use, as described by the applicant, complies with the locational provisions of Art. X, Sec. I and therefore, a decision on this application should be based on Special Permit criteria contained or referenced in Art. V, Sec. B. As previously noted, there are no significant exterior changes proposed to the subject building or site and, in this reviewer's opinion, the proposed package store use will not significantly alter sanitary, environmental or aesthetic elements of the site and the proposal will not alter neighborhood impacts. The applicant has submitted return receipts to demonstrate compliance with neighborhood notification requirements. To date no comments have been received from neighboring property owners.

The attached report from EHHD reports that the existing septic systems are adequate to add the proposed retail use. The site is served by UConn's public water supply system. A package store use will alter the nature of vehicular trips into and out of the site. The existing site contains 19 parking spaces which meets existing parking requirements for the subject site and existing and proposed uses. The parking lot is in good condition and existing driveways onto N. Eagleville and King Hill Roads have good sightlines and are wide enough to allow safe pedestrian access to the site. The current parking lot configuration was approved by the PZC in 1994 and adequate area exists along the western edge of the parking lot for delivery vehicles. The subject package store relocation will result in increased pedestrian traffic to and from the site. A roadside sidewalk exists along the northerly side of N. Eagleville Road and it would be appropriate to add a new crosswalk. An area adjacent to the King Hill Road intersection would appear to be the most appropriate location for a new crosswalk. North Eagleville Road in this area is a state owned and maintained road. To facilitate pedestrian access to the new package store entry, it is recommended that an existing handicap parking space be relocated to the westerly side of the building. This space

should be sized, striped and include signage as per State and local requirements. Subject to the designation of an employee parking space as recommended in the Assistant Town Engineer's report and the relocation of the existing handicap space to the western end of the building, applicable zoning approval criteria for parking and traffic are considered met.

Other

- Any approval motion should reference the need for State Liquor Control Authority approval of the proposed license relocation.
- The applicant should confirm that the existing refuse/dumpster area is adequately size for the package store needs. Any approval motion should require this area to be expanded as necessary based on the recommendations of the Recycling Coordinator. This area also should be screened as per regulatory provisions. At a minimum, a fenced gated should be added to screen the dumpster from the east side. This issue should be reviewed with the applicant.
- The applicant has requested a waiver of an A-2 Survey. A Class D Survey has been found acceptable to the PZC in the past and since there are no planned site alterations, there is no need for additional survey data. Approval of the waiver is supported by the reviewer.

Summary/Recommendation

As proposed, the submittal is considered to be in general compliance with criteria contained in Art. X, Sec. I and Art. V, Sec. B.5. The Assistant Town Engineer has recommended an employee parking designation which also will require signage. I have identified a handicap parking revision and a waste disposal area issue that should be reviewed further. Additional conditions and safeguards can be required, as per the provisions of Art. V, Sec. B.6. and a few conditions have been recommended in this report. Subject to resolution of identified issues, this reviewer does not expect detrimental land use impacts to result due to the subject proposal.

Memorandum:

October 15, 2009

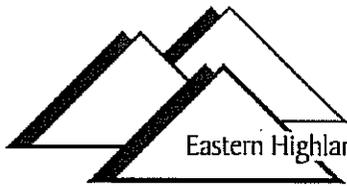
To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Pesaro's - North Eagleville Rd

There is good sidewalk access to the present package store location. With this new location also being a desirable walk-in location, a pedestrian cross walk leading from the new sidewalk on the north side of North Eagleville Rd to this site is advisable. Because this is a state highway (SR 430) a specific location should be worked out with the District 2 ConnDOT office in Norwich.

I have looked at this with respect to traffic and circulation and would like to point out minor concern for the parking space closest to King Hill Rd.

This is quite close to the road and if someone backs out of this space while headed for North Eagleville Rd they will be very close to King Hill Rd traffic.

Noting that this space has been in use for many years as it presently is configured, I recommend an "**employees only**" sign for this space.

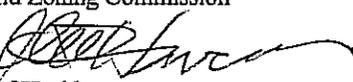


Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321

Memo

To: Mansfield Planning and Zoning Commission

From: Geoffrey Havens, RS 

CC: Rob Miller, Director of Health

Date: 10/6/09

Re: PZC Referral #585-3, 153 North Eagleville Rd

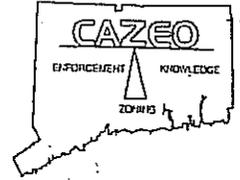
I have reviewed the applications that you have referred to us regarding the proposed situation of a package store in the referenced property. From the information provided, it appears that the site is suitable for the intended use.

Because of past interest and proposals related to the site, I have conducted a detailed analysis of the existing sewage disposal systems' and their remaining available capacity.

The proposed business would generate 120 gallons per day of non-problematic sewage waste. The disposal systems (there are 2 on-site) are each individually capable of absorbing and dispersing this quantity of waste.



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: October 7, 2009

Re: Live Music Permit Renewals (PZC #895)
Huskies Restaurant (#780-2)
Stonewall Tavern (#595)

Ted's Restaurant (#1107)
Zenny's Restaurant (#984)

The use of live music is permitted with special permit approval under Article VII of the Zoning Regulations, as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and Public Hearing. All four of the active live music permit holders have requested a renewal of their special permits and paid a renewal fee.

I have reviewed the current special permit approvals granted by the Commission for the four restaurants. The 2007 approvals are included in your packets for the 10/19/09 hearings. My records show that there have not been any complaints filed with me in connection with the use of live music at any of the permitted premises. As much as I am aware each has been operating in compliance with the regulations and with any attached conditions of approval. Each operator received a copy of their respective, existing special permit conditions, along with their renewal applications. All of the existing special permit conditions would remain applicable unless modified by the Commission. I have also included a copy of the current permit conditions in the Commission's packet.

The Stonewall Tavern is a non-conforming use located in a Neighborhood Business 1 zoning district that is still comprised of predominantly residential uses, both rental and owner-occupied properties. This is the reason behind a longer list of approval conditions being attached to this particular operation. These conditions were added to the special permit during the late-1980's when a number of complaints highlighted the potential conflicts that can arise between this mix of uses. The use of live music has been suitably controlled since that time when renovations to windows and air-conditioning were made and the current conditions were added.

Each of the permit renewal requests were submitted as approved by the Commission on 10/15/07, without requests for any changes to the approval conditions. In my opinion the existing approvals and associated conditions are still appropriate for the respective sites. Subject to any testimony that may be presented before the close of the 10/19/09 public hearings, I recommend that **the Commission approve the Live Music Permit renewals through November 1, 2010 for the following restaurants: Huskies Restaurant, file # 780-2; The Stonewall Tavern, file # 595; Ted's Restaurant, file # 1107; and Zenny's Restaurant, file # 984. These renewals are conditioned upon compliance with the current mandated conditions for each, which shall be attached to this motion.**

TOWN OF MANSFIELD
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and public hearing.

Circle one:

I do / do not wish to renew my Special Permit for Live Music.

Applicant: W.H.G.B. Inc / Sean Scrase Phone # 060-429-2333

Mailing address: P.O. Box 417

Name of restaurant: Huskies Restaurant

Address of restaurant: 20 King Hill Rd

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

Return this renewal application prior to September 15, 2009. A public hearing will be held in October for all those permittees seeking renewal.

Sean M Scrase

Applicants signature

9/8/9

Date

Please return application and \$100.00 permit renewal fee to:

Zoning Agent
4 S. Eagleville Road
Storrs, CT 06268

ck # 6242

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on October 15, 2007, did grant Sean Scraba, the renewal of a special permit for live music at Huskies Restaurant, pursuant to Article V, Section B, Article VII and other provisions of the Mansfield Zoning Regulations.

II Said approval was granted subject to the following conditions:

1. The parking area shall be maintained and litter removed on a weekly basis;
2. No music shall be audible outside the building. All performances shall be held inside;
3. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2008.

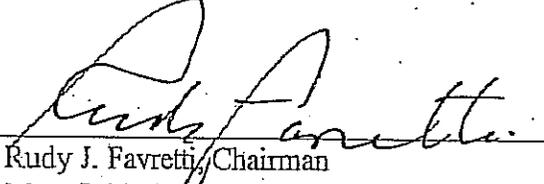
(See PZC files 780-2 and 895)

III The premises subject to the special permit for may be described as follows:
28 King Hill Road, Mansfield

IV The record owners of the above-described property are:
Homeworks Properties, LLC
167 Baxter Road
Storrs, CT 06268

I certify that the above is a true and correct copy of the foregoing approval from the records of the Mansfield Planning and Zoning Commission.

Planning and Zoning Commission of the Town of Mansfield, Connecticut

By 
Rudy J. Favretti, Chairman
Mansfield Planning & Zoning Commission

Date 10/24/07

TOWN OF MANSFIELD
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and public hearing.

Circle one:

I do not wish to renew my Special Permit for Live Music.

Applicant: Lisa Bushnell
Stonewall Tavern Phone # 860-487-9785

Mailing address: 33 Lyman Rd Bolton CT
847 Stafford Rd Storrs CT

Name of restaurant: Stonewall Tavern

Address of restaurant: 847 Stafford Rd Storrs CT

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

Return this renewal application prior to September 15, 2009. A public hearing will be held in October for all those permittees seeking renewal.

Lisa Bushnell
Applicants signature

9/15/09
Date

Please return application and \$100.00 permit renewal fee to:

Zoning Agent
4 S. Eagleville Road
Storrs, CT 06268

FEE PAID Clk # 2203
10-6-09

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

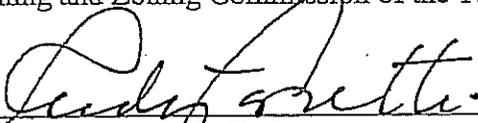
- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on October 15, 2007, did grant Lisa Bushnell, the renewal of a special permit for live music at Stonewall Tavern, pursuant to Article V, Section B, Article VII and other provisions of the Mansfield Zoning Regulations.
- II Said approval was granted subject to the following conditions:
1. The restaurant owner and permittee shall be responsible for monitoring the emptying of the restaurant and parking lot at closing time to facilitate protection of adjoining properties and to prevent neighborhood nuisances;
 2. A parking attendant shall be employed Thursday, Friday and Saturday nights for the aforementioned purpose between the hours of 9:30 p.m. and closing (1:30 a.m.), to monitor the parking lot for noise control and traffic safety;
 3. The operators of the business shall be responsible for preventing the entry of additional cars once the lot is full;
 - b. The parking lot shall be plowed to allow full use of the total lot;
 - c. All noise and live music associated with the restaurant shall be contained within the building;
 - d. Identification checks shall be accomplished with the doors closed. In order to ensure that noise is contained, window sound baffles or air conditioners shall be employed and maintained and the business shall be operated so that doors, windows and skylights remain closed during times when live music or other loud amplified sound is played;
 - e. The area shall be kept clean and all litter shall be removed at least on a weekly basis;
 - f. All fencing, exterior signage, exterior lighting, the driveway between the upper and lower lots and the parking lot surfaces shall be maintained and repaired immediately after any damage occurs;
 4. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2008.

III The premises subject to the special permit for may be described as follows:
847 Stafford Road

IV The record owners of the above-described property are:
Lucille John Trust
835 Stafford Road

I certify that the above is a true and correct copy of the foregoing approval from the records of the Mansfield Planning and Zoning Commission.

Planning and Zoning Commission of the Town of Mansfield, Connecticut

By 
Rudy J. Favretti, Chairman
Mansfield Planning & Zoning Commission

Date 10/24/07

TOWN OF MANSFIELD
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and public hearing.

Circle one:

I do / do not wish to renew my Special Permit for Live Music.

Applicant: Ted's Restaurant Phone # 866 429-9545

Mailing address: PO Box 08 King Hill Road

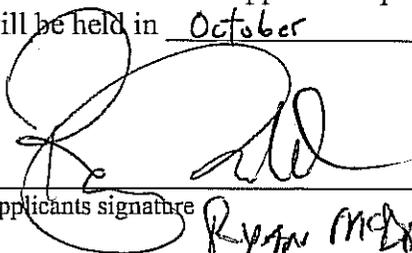
Name of restaurant: same

Address of restaurant: same

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

Return this renewal application prior to September 15, 2009. A public hearing will be held in October for all those permittees seeking renewal.

Applicants signature



Ryan McDonald, member LLC.

Date

9/24/09

Please return application and \$100.00 permit renewal fee to:

Zoning Agent
4 S. Eagleville Road
Storrs, CT 06268

↳ c/c #1963

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on October 15, 2007, did grant Ryan McDonald, the renewal of a special permit for live music at Ted's Restaurant, pursuant to Article V, Section B, Article VII and other provisions of the Mansfield Zoning Regulations.
- II Said approval was granted subject to the following conditions:
1. Live music shall be limited to Sunday through Wednesday, from 9:30 p.m. to 12:30 a.m.;
 2. No music shall be audible at the property lines;
 3. Seating capacity shall be limited to 50 people, as approved by the Planning & Zoning Commission in the 12/22/88 site plan approval;
 4. A full menu shall be offered during hours of operation;
 5. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2008.

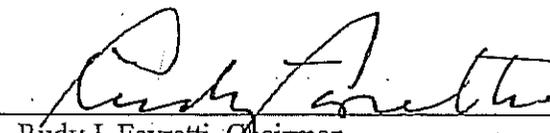
III The premises subject to the special permit for may be described as follows:

Assessor's Map 15, Block 5, Lot 6
16 King Hill Road

IV The record owners of the above-described property are:
King Hill Realty, LLC
16 King Hill Road

I certify that the above is a true and correct copy of the foregoing approval from the records of the Mansfield Planning and Zoning Commission.

Planning and Zoning Commission of the Town of Mansfield, Connecticut

By 
Rudy J. Favretti, Chairman
Mansfield Planning & Zoning Commission

Date 10/24/07

TOWN OF MANSFIELD
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and public hearing.

Circle one:

I do / do not wish to renew my Special Permit for Live Music.

Applicant: Xenophon Zorba Phone # 860-429-7510

Mailing address: 56 Fisher Hill Rd. Willington CT 06279

Name of restaurant: Zenny's Restaurant

Address of restaurant: 625 Middle Turnpike Storrs CT 06268

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

NO

Return this renewal application prior to September 15, 2009. A public hearing will be held in October for all those permittees seeking renewal.

Xenophon Zorba
Applicant's signature

9-2-09
Date

Please return application and \$100.00 permit renewal fee to:

Zoning Agent
4 S. Eagleville Road
Storrs, CT 06268

CK # 42619

To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on October 15, 2007, did grant Xenophon Zorba, the renewal of a special permit for live music at Zenny's Restaurant, pursuant to Article V, Section B, Article VII and other provisions of the Mansfield Zoning Regulations.

II Said approval was granted subject to the following conditions:

1. The parking area shall be maintained and litter removed on a weekly basis or as necessary;
2. There shall be no outside music without further authorization;
3. Rear parking lot lights shall be lighted after dark at all times during business hours;
4. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2008.

III The premises subject to the special permit for may be described as follows:

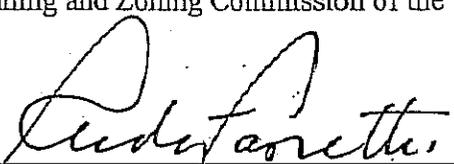
Assessor's Map 8, Block 15, Lot 11
625 Middle Turnpike

IV The record owners of the above-described property are:

Xenophon Zorba
56 Fisher Hill Road, Willington, CT 06279

I certify that the above is a true and correct copy of the foregoing approval from the records of the Mansfield Planning and Zoning Commission.

Planning and Zoning Commission of the Town of Mansfield, Connecticut

By 
Rudy J. Favre, Chairman
Mansfield Planning & Zoning Commission

Date 10/24/07

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: October 2, 2009



Re: *Monthly Report of Zoning Enforcement Activity*
For the month of September, 2009

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	12	15	12	37	51
Certificates of Compliance issued	7	8	10	24	47
Site inspections	37	26	71	110	161
Complaints received from the Public	5	3	13	14	25
Complaints requiring inspection	5	2	8	11	14
Potential/Actual violations found	12	2	4	17	11
Enforcement letters	5	7	16	23	31
Notices to issue ZBA forms	1	0	1	2	2
Notices of Zoning Violations issued	12	3	11	17	13
Zoning Citations issued	6	2	2	8	2

Zoning permits issued this month for single family homes = 2, multi-fm = 5
 2009/10 fiscal year total: s-fm = 5, multi-fm = 8

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**TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT**

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: October 15, 2009
Re: Proposed Signage and Landscaping 454 Storrs Road, File #1279



In the 10/5/09 agenda packet a proposed signage plan was submitted for the new package store at the corner of Bassetts Bridge and Storrs Road. Subsequently, the attached landscape plan received 10/13/09 from Stix N' Stones was received. The PZC's 1/20/09 conditional approval of this project required PZC approval of both signage and landscaping. All landscaping must be installed or bonded before the new package store can be occupied.

I have reviewed the proposed plans and offer the following review comments:

- The subject site is at a very visible intersection and based on the PZC's 1/20/09 approval condition, the landscaping plan needs to enhance site aesthetics and be compatible with the proposed building and signage. My review comments are oriented toward providing year round attractiveness.
- The applicant is working on a ramp design to provide handicap access between the parking area and the entry door. Although the design is not complete, it has been related to me that the ramp will need to extend to the westerly edge of the building and extend 9 to 10 feet from the northerly end of the building. The submitted plan notes that landscaping for the northerly side of the building will be delineated when ramp plans are approved.
- The overall layout and design of the landscaping island for the westerly side of the building (Storrs Road Side) is considered acceptable. A proposed mulched island will extend along the entire side of the building and will include an existing well and the proposed free standing sign. The island will extend ten (10) to fifteen (15) feet from the building. Thirty -Four (34) plants (5 species) are proposed.
- Although the overall landscape layout is considered acceptable, a number of revisions to the proposed plantings are recommended. Based on site and building characteristics, the following alterations are recommended.
 1. To enhance year round attractiveness, a hardy evergreen tree, such as an umbrella pine, should be planted near the south westerly corner of the building (replace viburnum now depicted).
 2. The proposed blue star junipers are considered too low growing for the subject application. It is recommended that the 12 junipers in the plan be replaced with taller growing phitzereana compacta junipers.
 3. The proposed Stella D'Ora Day Lilies have a short period of attractiveness and should be placed with a large leaved hosta, such as "Francis Williams".
- The proposed signage is considered to be in compliance with regulatory provision and is considered acceptable.
- All work within the State right-of-way needs to be approved by the State DOT.

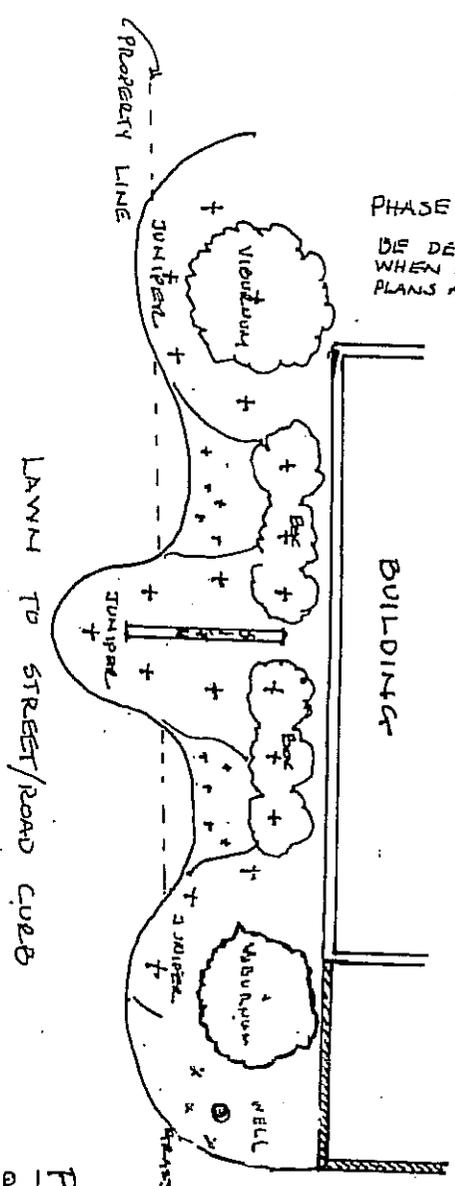
Summary/Recommendation

Subject to the three plan substitutions recommended in this report and the need to incorporate appropriate landscaping along the easterly side of the building, the proposed signage and landscaping plans are considered acceptable. Subject to any comments from the applicant, the following recommendation is offered for the PZC's consideration:

That the PZC Chairman with staff assistance be authorized to approve a final landscape plan for the new commercial building at 454 Storrs Road subject to obtaining State DOT authorization and finalization of the access ramp. The final plan shall include additional plantings along the easterly side of the building and shall incorporate the plant substitutions recommendations contained in the 10/15/09 report from the Director of Planning. In addition, the Commission authorizes the Zoning Agent to issue a sign permit for the signage plan dated 9/11/09 as submitted by the applicant.

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PHASE 2 - TO
BE DELINEATED
WHEN RAPID
PLANS ARE APPROVED



LANDSCAPE PLAN
HUSKY SPIRIT SHOP
 - MANSFIELD CENTER. CT
 454 STORES ROAD
 SCALE: $\frac{1}{8}'' = 1'0''$

Received 10.13.09
 STIX N' STONES

PLANT SPECIFICATIONS

QUANTITY	NAME	SIZE *
6	Box-woods MICROPHYLLA "GREEN GEM"	12-18"
10	STELLA DORIS DAY LILY	1 GAL. CONTAINER
12	JUNIPERUS BLUE STAR	12"
2	VIBURNUM CARLESII	3'-4'
4	HAWTHORN FOLIAGE	1 GAL. CONTAINER
	* SIZE AT TIME OF PLANTING	

NOTE:
 PLANTING BEDS TO BE PREPARED w/ GOOD
 TOP SOIL AND MULCH w/ DARK COLORED BARK
 MULCH AFTER PLANTING

This plan has been reduced
 so scale not accurate
 STP

RT
195

Start
of
CORRING

Property Line

Well
Location

PROPOSED
FREE-STANDING
SIGN

GRASS

Foundation
To be a minimum of 6" Above Grade

34' x 48'

(Asphalt)

48'

Dumpster
Location

Fencing
with
Gate

Shocking to match Existing

18'

Entry

Handicap Ramp

GRASS

Ramp/Parking to
meet STATE of
Conn Code

Handicap
parking

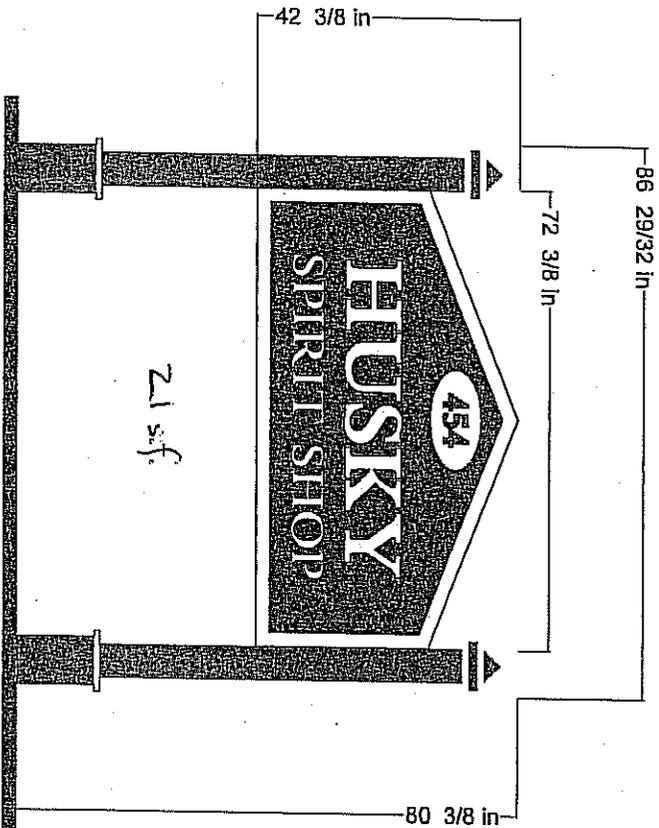
parking

Employee
parking

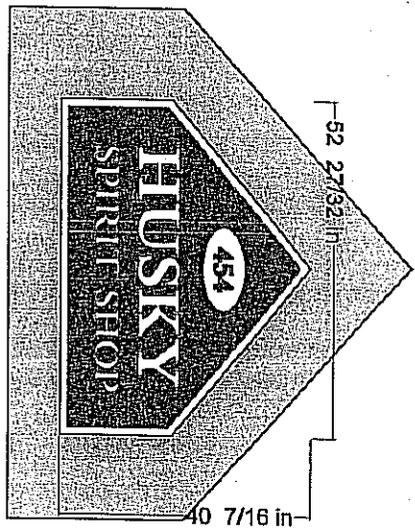
APPROVED
TOWN OF HANSPFIELD
PLANNING AND ZONING COMMISSION
BY *[Signature]*
DATE 4/1/2009

SCALE:	1/8"
DATE:	

24'



Internal illumination
of letters + Address Only.



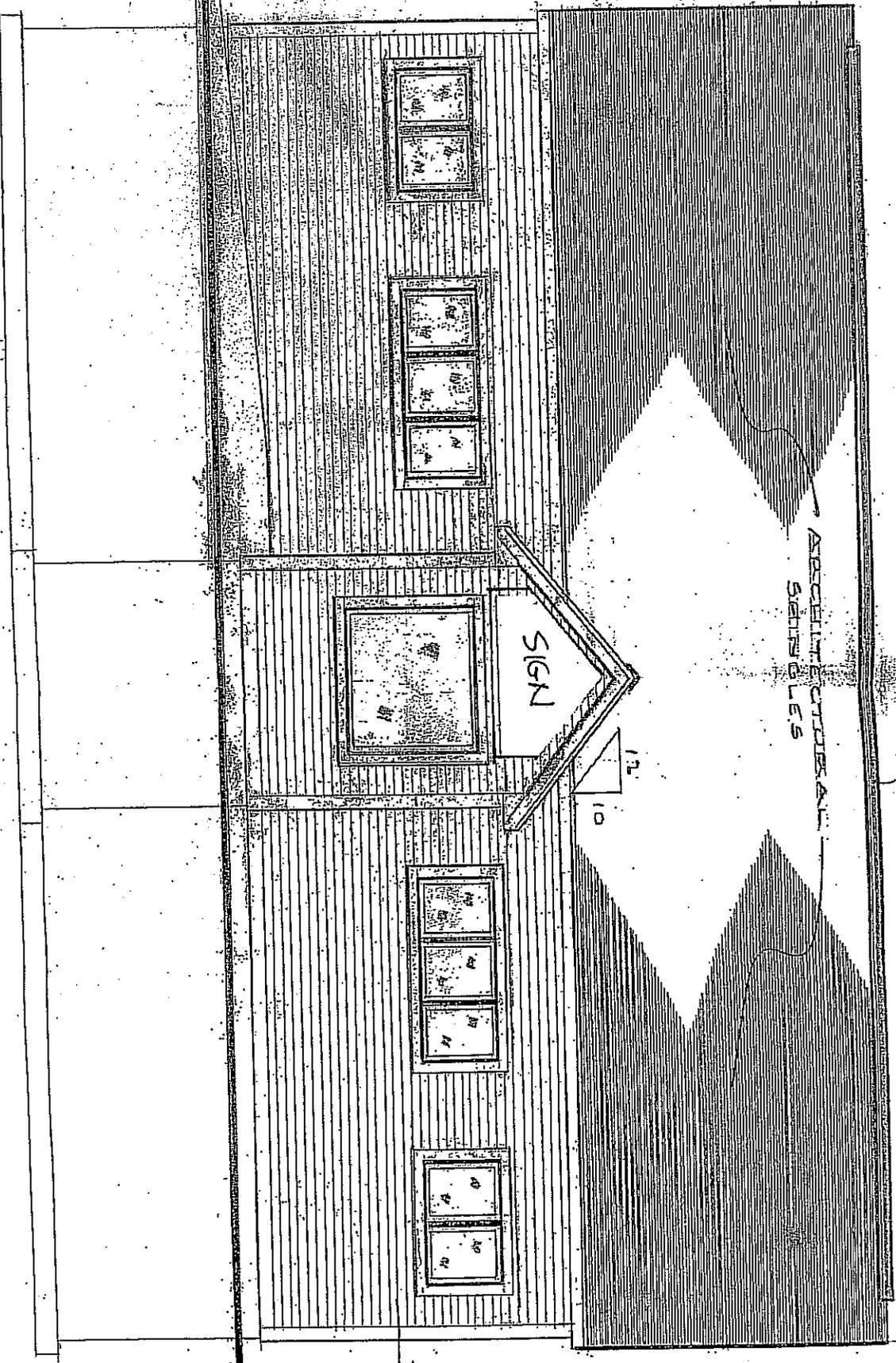
BUILDING PEAK SIGN

< 15 s.f.

SIGN RENDERINGS			
HUSKY SPIRIT SHOP			
454 STORES ROAD			
MANSFIELD CT 06250			
DRAWN BY	SCALE	DATE	
LJD	NON	9/11/09	

COPYRIGHT 2009 ALL RIGHTS RESERVED

BASSETTS BRIDGE ROAD ELEVATION



ARCHITECTURAL SIGNING

BRIDGE MOUNT

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: October 15, 2009
Re: Proposed site modification for deck at Chucks Margarita Grill, 1498 Stafford Road,
File #303



Modification Request

The subject modification request seeks PZC approval for a 1,050 square foot two-level deck, to be located on the westerly side of the existing restaurant building. Access to the new deck, which would have seating for 65 customers, would be from the existing bar/lounge portion of the restaurant. A railing will enclose the deck area. The applicant's modification request notes that during periods of deck usage a corresponding number of existing restaurant seats will not be used so that there will be no net increase in seating. No live music entertainment has been proposed in the deck area. The proposed deck, which would be constructed with "composite or Brazilian hardwood", would include a raised gas fireplace, low voltage lighting and speakers for "background music". As proposed, the deck area would be used until 11pm Sundays through Thursdays and until 12:30 p.m. on Fridays and Saturdays.

The subject restaurant use was granted Special Permit approval by the PZC in 1970. The site plan submitted at that time was generic in nature and did not include a specific parking or landscape plan. Seventy (70) parking spaces are indicated on this plan based on an occupancy of 200 persons. File information indicates that the site contains 110 parking spaces, seating for 248 persons and a maximum occupancy of 288 persons. Within the last decade, a significant septic system alteration was installed under the direction of the State Department of Environmental Protection. The subject deck proposal has been referred to DEP by Eastern Highlands Health District.

The subject site is in a RAR-90 zone and the existing restaurant use in "non-conforming". Current Zoning Regulations authorize modifications for non-conforming uses that have received Special Permit approval provided neighboring property owners have been notified (see Article IX, Section D.7). I am not aware that neighbors have received notice of the subject deck proposal.

Analysis

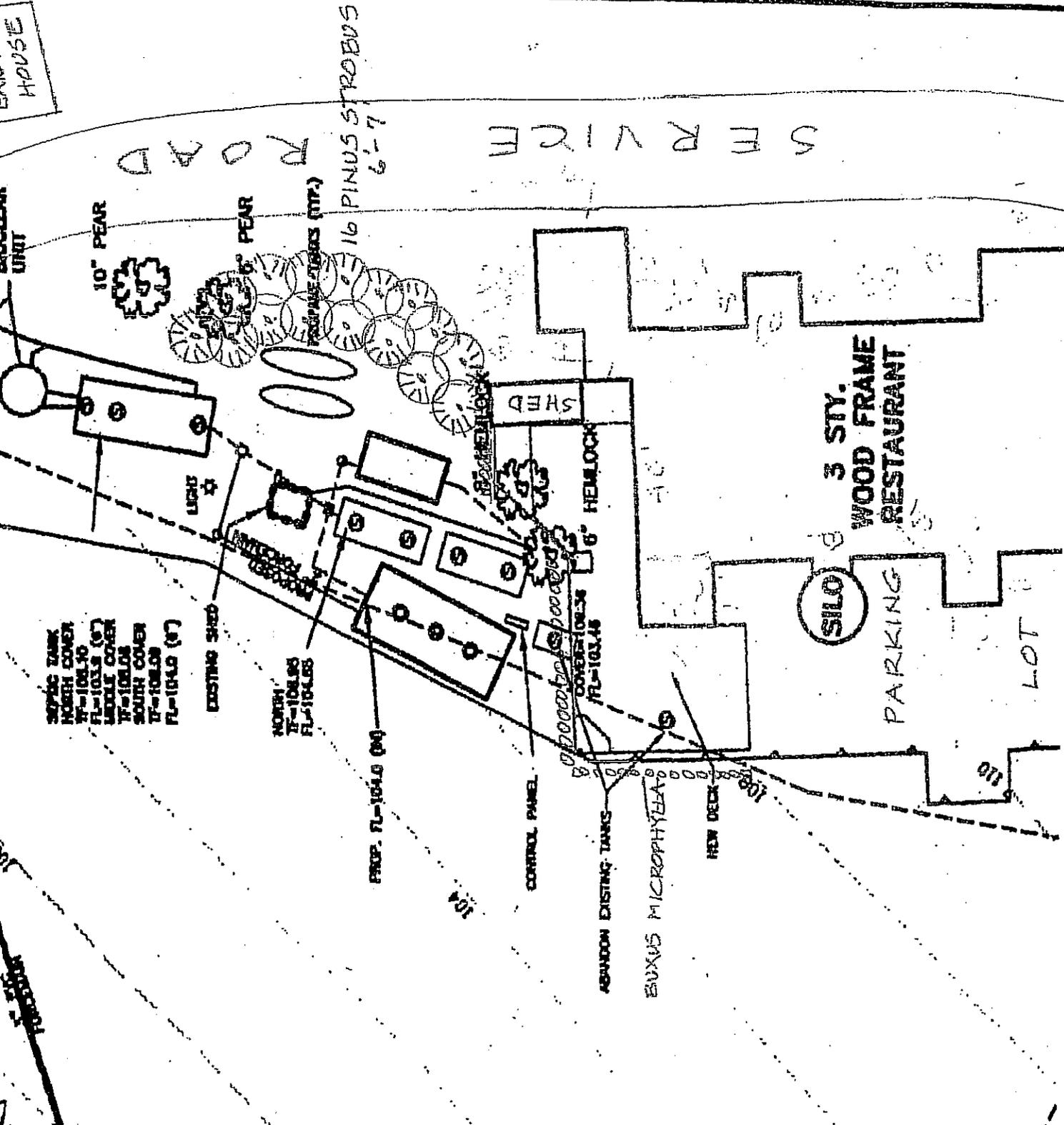
The provisions of Article V, Section B.9, Article IX, Section D.7 and Article XI, Section D authorize the PZC to approve site modifications without the submission of a new special permit application, provided the proposed revisions are not considered a significant alteration having potential land use impacts that must be evaluated through a new special permit process. I have reviewed the proposed revisions with respect to applicable regulatory requirements, and the following review comments are presented for the PZC's consideration:

- The plans are being reviewed by Eastern Highlands Health District and a referral has been made to the DEP. No action should be taken until a report from EHHD has been received.
- The plans also will have to be reviewed and approved by the Building Official and the Fire Marshal. This can be addressed in any approval motion.

- As noted above, due to the subject use's non-conforming status, neighbors should be notified as per the Zoning Regulation's neighborhood notification requirements. This needs to be addressed by the applicant.
- Any approval motion should specifically address maximum occupancy requirements and the need to manage seating restrictions due to potential sanitary system and parking limitations.
- The subject deck use has the potential to create noise impacts for neighboring property owners. Any approval motion should address outside speaker use and hours of operation.
- As proposed, the deck will require the removal of 3 mature trees and 1 mature shrub. At the PZC field trip on 10/15/09 a revised plan depicting proposed landscaping was submitted to me and is enclosed in the PZC packet. I have not yet reviewed this plan. Any approval needs to address landscaping requirements.
- I have discussed this application with the Assistant Town Engineer and he does not have any engineering issues to bring to the PZC's attention.

Summary/Recommendation

My review indicates that the proposed deck project has merit, but more information is needed to suitably review potential impacts and to determine whether modification or special permit approval is appropriate. Neighborhoods need to be notified as per Mansfield requirements and it needs to be confirmed that the proposed is acceptable to EHHD and the State DEP. Potential noise issues need to be reviewed with the applicant and the recently submitted landscape plan needs to be reviewed and determined to be acceptable. A number of potential conditions of approval have been indicated in this report.



Submitted of
 10/15/09
 Field Trip
 NOT Yet
 reviewed
 SJD

SEPTIC TANK
 NORTH CORNER
 FL-1041.70
 MIDDLE CORNER
 FL-1041.70
 SOUTH CORNER
 FL-1041.70
 FL-1044.0 (6')

NORTH
 FL-1041.70
 FL-1044.0

PROP. FL-1044.0 (6')

CONTROL PANEL

ASPHALT EXISTING TANKS

EUXUS MICROPHYTES

NEW DECK

SHED

6' HEMLOCK

SILO

3 STY.
 WOOD FRAME
 RESTAURANT

PARKING

LOT

ROAD
 16 PINUS STROBUS
 6'-7'

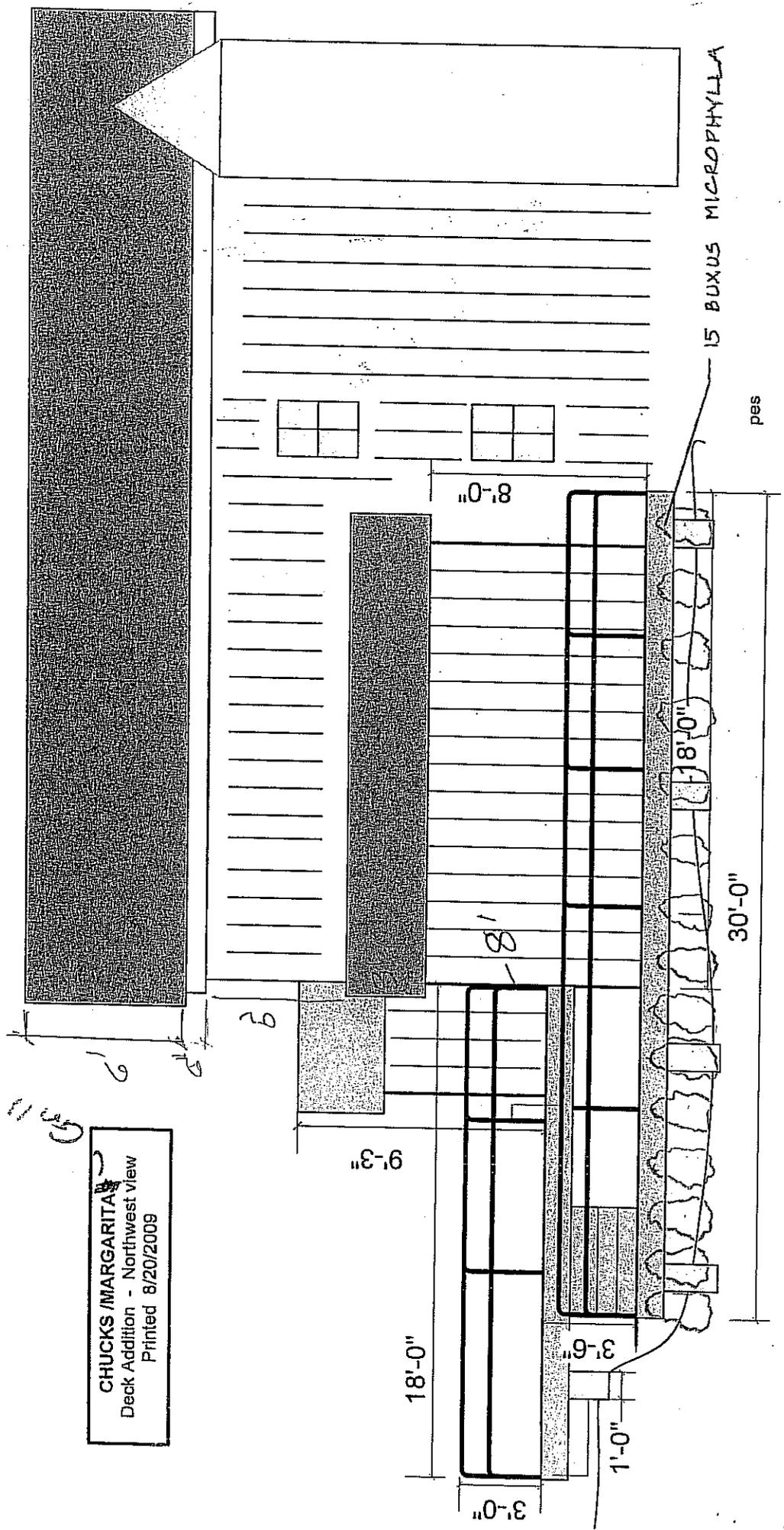
S E R V I S E

3/16" Scale

Submitted at

10/15/09 Field Trip

NOT Yet Reviewed 



CHUCKS /MARGARITA
Deck Addition - Northwest view
Printed 8/20/2009

15 BUXUS MICROPHYLLA

pes

Submitted of 10/15/09 Field Trip
Not Yet Reviewed

BUILDING

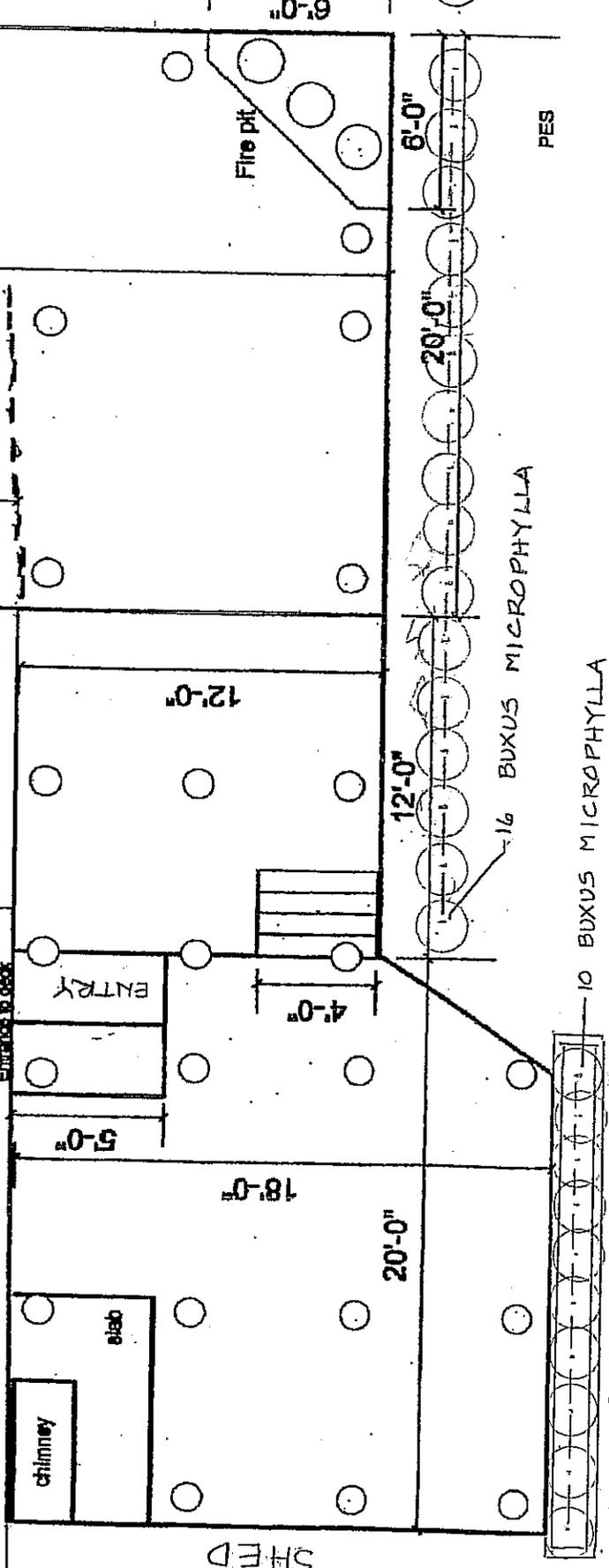
CHUCKS MARGARITAS

DECK AREA PIER LAYOUT
ALL PIERS ARE 12" DIAMETER
AND ARE A MINIMUM OF 42"
BELOW GRADE

8/20/2008

FIRST FLOOR
RESTAURANT AREA

5'-0"
Double door
Entrance to deck



15 BUXUS MICROPHYLLA

Fire pit

6'-0"

30'-0"

18'-0"

12'-0"

12'-0"

20'-0"

6'-0"

16 BUXUS MICROPHYLLA

PES

10 BUXUS MICROPHYLLA

2 FT RAISED RAILROAD TIE BED

Submitted at 10/15/09 Field Trip

NOT yet reviewed. *JD*

3/16"

1'-0"
7'-6"

CHUCKS MARGARITAS
DECK PLANS

8/20/2009

View facing northeast

32'-0"



14 BUXUS
10 BUXUS

3'-0"

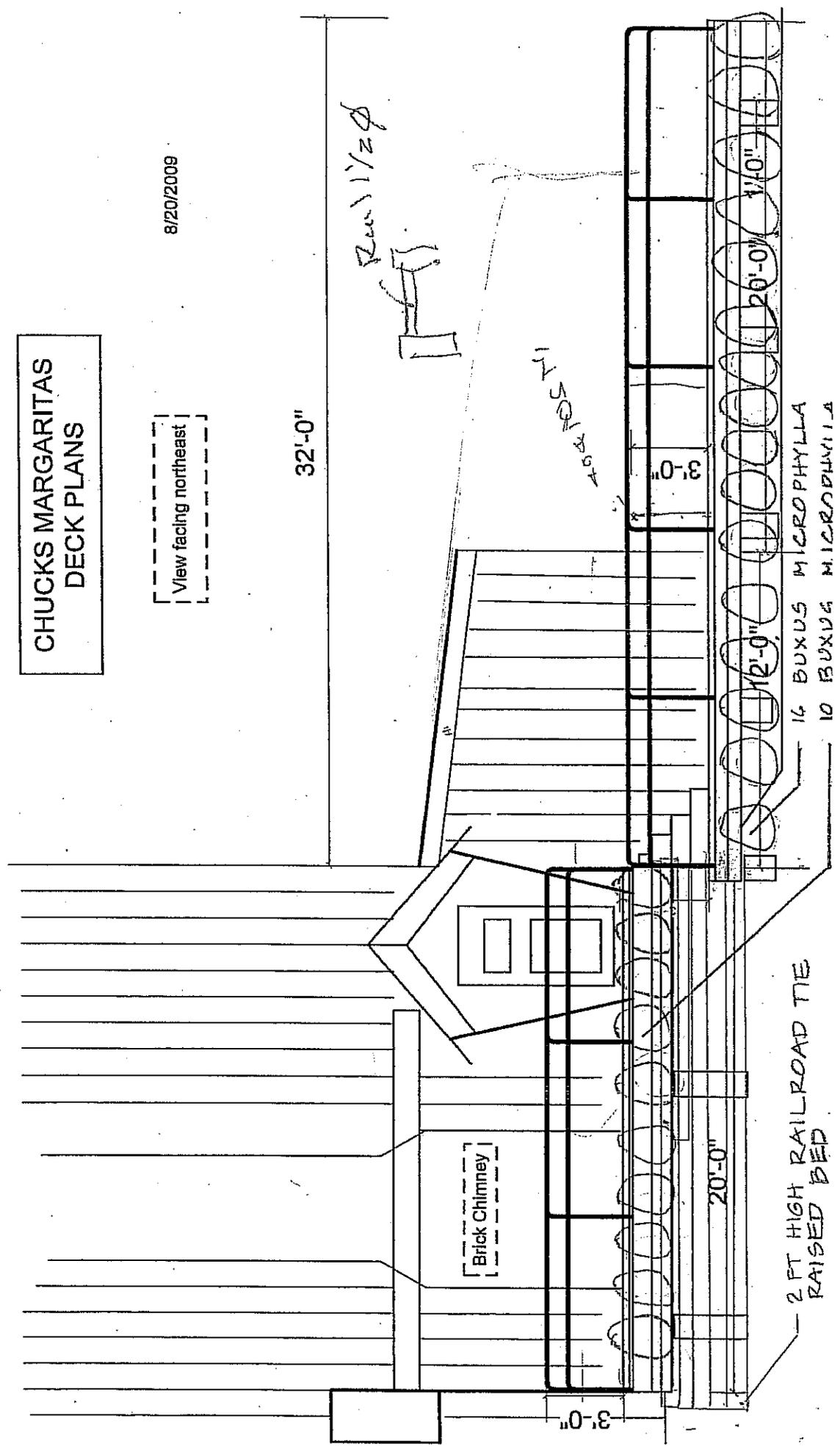
3'-0"

20'-0"

1'-0"

2 FT HIGH RAILROAD TIE
RAISED BED

14 BUXUS MICROPHYLLA
10 BUXUS MICROPHYLLA



TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: October 14, 2009
Re: Proposed Revisions to the Zoning Map and Zoning Regulations-
Pleasant Valley Road Industrial Park Zone



Pursuant to recent Commission discussion, I have drafted potential revisions to the Zoning Map and Zoning Regulations that would eliminate the current Industrial Park Zone in southern Mansfield. The attached 10/15/09 draft expands the existing Pleasant Valley Residence Agriculture Zone westerly to the Flood Hazard Zone associated with Conantville Brook; creates a new Pleasant Valley Commercial Agriculture Zone between Mansfield Avenue and the Flood Hazard Zone associated with Conantville Brook and rezones the remainder of the Industrial Park Zone west of Mansfield Avenue to RAR-90. The draft also includes associated revisions to the Zoning Regulations. I have attached a rough map to assist with your review.

Please review this draft and be prepared to discuss the following at Monday's meeting:

1. Appropriateness of new permitted uses for the PVCA Zone, revised open space/recreational improvement provisions for the PVRA Zone and other zoning revisions.
2. Whether to go to public hearing with these revisions independently or package these changes with others (Invasive Species revisions; Aquifer revisions recommended by the Conservation Commission; potential deletion of the RDLI Zone etc.)
3. Whether to consult with affected property owners, particularly Mr. & Mrs. Hussey, before presenting at public hearing.

PAGE
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October 15, 2009 Draft

Proposed Revisions to Mansfield's Zoning Map and Zoning Regulations

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(Explanatory Notes are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

A. Proposed Zoning Map revisions (depicted on attached map):

1. Rezone land south of Pleasant Valley Road and east of the Flood Hazard Zone containing Conantville Brook from Industrial Park (IP) to a Pleasant Valley Residence/Agriculture (PVRA) zone classification;
2. Rezone land south of Pleasant Valley Road between Mansfield Avenue and the Flood Hazard Zone containing Conantville Brook from Industrial Park (IP) to a new Pleasant Valley Commercial/Agriculture (PVCA) zone classification;
3. Rezone all areas west of Mansfield Avenue that are zoned Industrial Park (IP) to a Rural Agricultural Residence-90 (RAR-90) zone classification.

Explanatory Note: These zone changes are designed to preserve significant areas of prime agricultural land, to protect important natural and scenic resources, to address potential health, safety and neighborhood compatibility issues and to address goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development.

B. Proposed Zoning Regulations revisions:

1. Revise Article II, Section A as follows:
 - a. Delete IP (Industrial Park zone) from the current listing of zones:
 - b. Add PVCA (Pleasant Valley Commercial/Agriculture zone) to the current listing of zones:

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in Item A above, and the fact that there is no existing Professional Office 2 zones.

2. Revise Article II, Section B as follows:
 - a. Delete IP Industrial Park from the current listing of "Design Development" Districts;
 - b. Add PVCA Pleasant Valley-Commercial/Agriculture zone to the current listing of "Design Development" Districts.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and the fact that there is no existing Professional Office 2 zones.

3. Revise Article VII, subsections A.2. and A.4 as follows:
 - a. Replace "Industrial Park" with "Pleasant Valley Commercial Agriculture" Zone in line 3 of subsection A.2.c
 - b. Replace "Industrial Park" with "Pleasant Valley Commercial Agriculture" Zone in lines 1 and 6 of subsection A.4

Explanatory Note: These revisions are associated and tied to the proposed Zoning Map revisions listed in A above.

4. Revise Article VII, Section K.1. to replace “and” with “and/or” in line 3.

Explanatory Note: This revision reflects the fact that the new area that is proposed to be rezoned from Industrial Park to Pleasant Valley Residence Agriculture historically did not authorize residential uses.

5. Delete Article VII, subsection U, “Uses Permitted in the Industrial Park Zone” in its entirety, add a new Article VII, Subsection U “Uses Permitted in the Pleasant Valley Commercial/Agriculture Zone” (land south of Pleasant Valley Road between Mansfield Avenue and the Flood Hazard Zone containing Conantville Brook) and, as necessary, revise zoning cross-references to subsections of Article VII.

The new Article VII, Subsection U shall read as follows:

U. Uses Permitted in the PVCA (Pleasant Valley Commercial/Agriculture Zone (Land south of Pleasant Valley Road and east of Mansfield Avenue))

1. Intent

The PVCA zone has been established with special provisions for a distinct area of Mansfield located south of Pleasant Valley Road between Mansfield Avenue and the Flood Hazard Zone containing Conantville Brook. This area has been zoned for decades for intensive industrial and commercial use, but it has remained primarily agricultural. This area is no longer considered appropriate for intensive industrial and commercial use due to access limitations, special agricultural, floodplain, wetland, and aquifer characteristics that warrant protection and preservation, site visibility and scenic character, neighboring agricultural and residential uses and other Plan of Conservation and Development goals, objectives and recommendations. Due primarily to the fact that this area is one of a very limited number in Mansfield that have access to public sewer and water systems, some lower intensity industrial and commercial uses are considered appropriate for portions of this district, but only if designed, constructed, and utilized in a manner compatible with Plan of Conservation and Development recommendations and neighboring land uses. Accordingly, the PVCA zone is subject to special provisions designed to preserve significant areas of prime agricultural land, to protect important natural and scenic resources, and to address other important regulatory objectives.

2. General

The uses listed below in Sections K3 and K4 and associated site improvements are permitted in the PVCA zone, provided:

- a. Any special requirements associated with a particular use are met;
- b. Except as noted below, all uses permitted in the PVCA zone shall be served by adequate public sewer and water supply systems. On a case-by-case basis the Planning and Zoning Commission shall have the right to authorize the use of onsite sanitary waste disposal and/or water supply systems for permitted uses provided it is documented to the Commission’s satisfaction that there is a low risk of aquifer contamination or other health, safety or environmental problems.
- c. Applicable provisions of Article X, Section A (Design Development Districts) and Article VI, Sections A and B (Performance Standards) are met: and

- d. With the exception of those uses included in K.4 below, special permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3., A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve certain changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements. All changes in use in the PVCD zone require Planning and Zoning Commission approval in accordance with the provisions of Article VII, Section A.4.

3. Categories of Permitted Uses in the Pleasant Valley Commercial/Agriculture Zone Requiring Special Permit Approval as per the Provisions of Article V, Section B, and Applicable Provisions of Article X, Section A.

- a. Research and development laboratories and related facilities and the production, processing, assembly and distribution of prototype or specialized products which require a high degree of scientific input and on site technical supervision. Specialized products that may be authorized include but shall not be limited to the following: precision mechanical and electronic equipment; business machines; computer components; optical products; medical, dental and scientific supplies and apparatus; and precision instruments;

All genetic or bio-engineering research or development activities and the creation of biogenetic products are limited to those permitted in bio-safety level 1 and 2 (BL-1 and BL-2) laboratories as per the current "Guidelines" of the National Institutes of Health regarding research involving recombinant DNA molecules. The keeping and utilization of small animals for scientific purposes is authorized, provided the animals are kept in an enclosed portion of a building located on the subject lot or in areas specifically approved by the Planning and Zoning Commission;

- b. Commercial printing and reproduction services and other industrial production, processing, assembly and/or distribution of products, provided the nature, size and intensity of the proposed use complies with environmental, traffic safety, neighborhood impact and all other special permit approval criteria.
- c. Business and Professional Offices;
- d. Commercial recreation facilities, such as tennis clubs and physical fitness centers;
- e. Veterinary hospitals and commercial kennels boarding or breeding two or more animals provided potential noise impacts are addressed in association with the required Special Permit application;
- f. Repair services for agricultural and commercial vehicles, machinery and equipment. Accessory automobile and truck repair services may be authorized but auto salvage operations are not permitted;
- g. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards and requirements of Article VII, Section G. 13 are met;
- h. Other commercial agricultural operations (any agricultural or horticultural use that is not authorized by other provisions of these Regulations).
4. Uses Which May be Authorized in the Pleasant Valley Commercial/Agriculture Zone by the Zoning Agent:

- a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article VII, Sections G.13 through G.15 are met;
- b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.
- c. Accessory cafeterias or retail shops conducted primarily for the convenience of employees, provided the use is located within a building and there are no advertising or exterior displays.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. This section proposes new permitted use provisions consistent with the intent provisions for the PVCA zone.

6. Revise Article VIII, Section A, Schedule of Dimensional Requirements, as follows:

- a. Delete from the Schedule the existing row for the IP.
- b. Add in the Zone Column “PVCA” to the row containing PVRA (all existing provisions in this row also shall apply to the PVCA Zone). The revised rows shall read as follows:

ZONE	MINIMUM LOT AREA/ACRES	MINIMUM LOT FRONTAGE/FT	MIN. FRONT SETBACK LINE (IN FEET)	MIN. SIDE SETBACK LINE (IN FEET)	MIN. REAR SETBACK LINE (IN FEET)	MAXIMUM HEIGHT	MAXIMUM BUILDING GROUND COVERAGE
	See Notes (3) (4) (18)	See Notes (4)(6)(7)(13)(16)	See Notes (4)(8)(9)(15)(16) (17)	See Notes (4)(10)(11)(15)(16) (17)	See Note (4)(15)(16) (17)	See Note (14)	
PVRA PVCA see note 1	25 ACRES	200	100	30	50	40	25%

- c. Revise existing foot note 13 on the Schedule of Dimensional Requirements to read as follows:
 13. Lot frontage requirements for business and ~~[industrial]~~residential uses within specified ~~[business and industrial]~~ zones may be waived by the Planning and Zoning Commission for private roads, provided special permit approval is obtained (see Article VIII, Section B.3.d)

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. The proposed 25 acre minimum lot size proposal is designed to help ensure that Plan of Conservation and Development recommendations, particularly those tied to agricultural land preservation, are not undermined by smaller, uncoordinated developments. Existing regulations would allow larger projects to be built in smaller phases.

7. Revise Article VIII, subsection B.3.a, B.3.b, B.3.c, and the first paragraph of B.3.d to read as follows:

3. [Business and Industrial Exceptions/]Special Dimensional Requirements

- a. **Setback from Residential Zones** - In the [IP and] RD/LI zone[s], a minimum setback of 150 feet is required between all new industrial or research buildings and residential zone boundary lines. This setback may be reduced by the Commission due to physical characteristics, the nature of proposed landscape and buffer plans or the character of existing land uses.
- b. **Lot Coverage** - Except as noted below, the total ground area coverage of buildings and parking areas in the [IP and] RD/LI Zone[s] shall not exceed 50 percent of the total lot area. Provided all other requirements of these Regulations are met, this coverage limit can be

increased to 75 percent for projects directly associated with a program that permanently preserves large tracts of open space or agricultural land.

- c. **Gate Houses/Security Structures** - In the [IP and] RD/LI Zone[s], the Commission may reduce or waive front or side line setbacks for gatehouses and security structures other than residences.
- d. **Lots on Private Roads** - Provided the standards noted below are met and provided special permit approval is obtained in accordance with Article V, Section B, the Commission may allow lots to be created off of private roads [for business and industrial uses] in the following zones: B; PB-1, PB-2, PB-3, PB-4, PB-5, NB-1, NB-2, PO-1, I, [IP] PVCA, PVRA and RD/LI. This regulation allows, under specific standards, lots to be created without frontage on a Town or State road.

(Note: Subsections 3.d.1 through 6 shall remain in effect.)

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

8. Revise Article VIII, subsection C.2 to read as follows:

2. Business

In all Business, [Industrial] and Institutional (PB-1 through 5, NB-1 and 2, B, PO-1 [IP], RD/LI and I) zones, each new building shall have a minimum of 500 square feet of floor area on the ground level.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

9. Revise Article X, Section A.1 as follows:

- a. Delete IP-Industrial Park from the listing of Design Development Districts.
- b. Add PVCA-Pleasant Valley Commercial/Agriculture Zone to the listing of Design Development Districts.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

10. Revise Article X., Section A.2.c to delete in line 10 "Industrial park or" and to change "an" to "a".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

11. Revise Article X, Section A.4.e to delete in line 11 "IP and" and to change "zones" to "zone".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

12. Revise Article X, Section A.4.h to delete in line 3 "IP or"

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

13. Revise existing Article X, Section A.8 to delete "Industrial Park (IP) and" in the title line of this subsection and to delete references to "IP or" in line 1 of subsection 8a and 8c.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

14. Revise Article X, Section A.9 (Special Provisions for the Pleasant Valley Residence Agriculture (PVRA) Zone) to read as follows:

a. Revise Subsection 9.b. to read as follows:

b. *→ Agricultural Land Preservation Requirements*

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to fifty (50) percent of the prime agricultural acreage on a subject residential development to be permanently preserved for agricultural use. As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as “prime agricultural” by the Natural Resources Conservation Service. The location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land [within the PVRA] under the control of the applicant. [With the assistance of Mansfield’s Agricultural Committee,] The following areas [has] have been designated as [a] priority agricultural preservation areas within the PVRA zone:

- Land immediately south of Pleasant Valley Road approximately 750 feet west of Mansfield City Road and immediately east of a significant curve in Pleasant Valley Road.
- Land immediately south of Pleasant Valley Road approximately 1,500 feet west of Mansfield City Road and east of the Flood Hazard Zone containing Conantville Brook.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. In addition, the Commission shall have the authority to require the agricultural land to be transferred in title to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

b. In Subsection 9.c. delete “open space/recreational facilities” in lines 2 and 3.

c. Add a new subsection 9.f. to read as follows:

f. All residential developments shall provide appropriate open space and recreation facilities as determined by the Commission. The size and location of the open space and the degree of required improvement shall be tied to the size and nature of the residential development and the size and location of the agricultural land to be preserved pursuant to subsection 9.b. above. For example, for projects with fifty (50) or more dwelling units, multi-use ball fields, tennis courts, and/or playgrounds may be required by the Commission. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in Above. The revisions in this section are designed to clarify and update agricultural preservation provisions and incorporate appropriate open space/recreational requirements for the PVRA zone.

15. Add a new Article X, Section A.10 to read as follows:

10.

8. Special Provisions for the Pleasant Valley Commercial/Agriculture (PVCA) zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVCA zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirement.

b. Building Height Requirements

No building shall exceed three stories or a height of 40 feet.

c. Distance Between Structures

Except as noted below, the distance between any two structures shall be no less than the average height of both, but in no case less than 50 feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

d. Courtyards

Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

e. Parking

Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.

f. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to fifty (50) percent of the prime agricultural acreage on a subject residential development to be permanently preserved for agricultural use. As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land under the control of the applicant. The following areas have been designated as priority agricultural preservation areas within the PVCA Zone:

- Land immediately south of Pleasant Valley Road and west of Mansfield City Road.

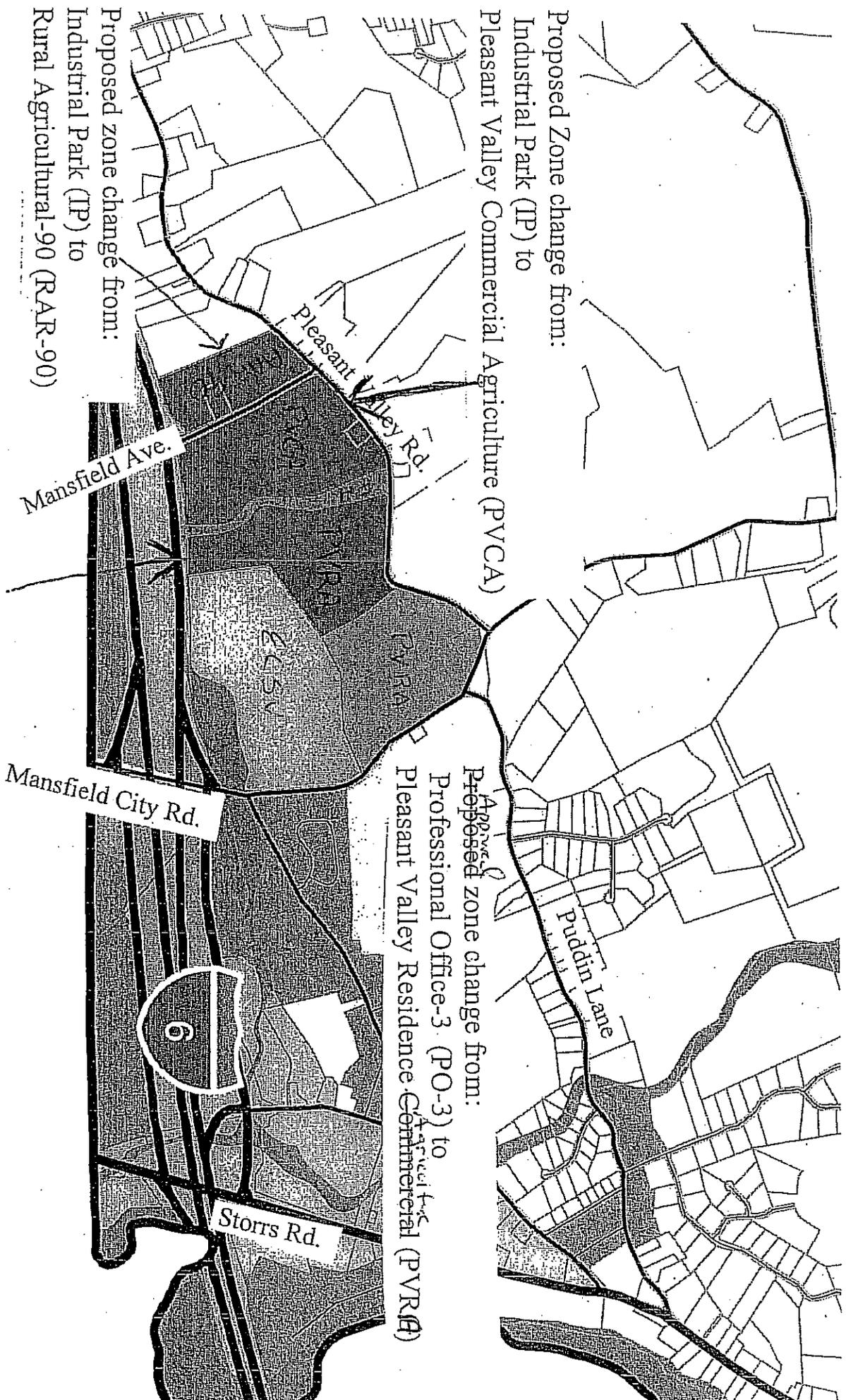
To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. In addition, the Commission shall have the authority to recommend and facilitate the transfer of agricultural land in title to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations

easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in A above. This section proposes new provisions consistent with the intent for the PVCA zone as described in item 5 (proposed Article VII Subsection U).

10/15/09

H30708 DRAFT REVISIONS TO MANSFIELD'S ZONING MAP



Proposed Zone change from:
 Industrial Park (IP) to
 Pleasant Valley Commercial Agriculture (PVCA)

Proposed zone change from:
 Industrial Park (IP) to
 Rural Agricultural-90 (RAR-90)

Approved zone change from:
 Professional Office-3 (PO-3) to
 Pleasant Valley Residence Commercial (PVRCA)

Proposed zone change from:
 Industrial Park (IP) to
 Pleasant Valley Residence Agriculture (PVRCA)

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: October 15, 2009
Re: Request for Bond Releases:
a. Baxter Road Estates, File #1229
b. Windwood Acres, File #1229-2



a. **Baxter Road Estates, File #1229**

The attached 10/2/09 letter from M. Peterson of Gardner and Peterson Associates, LLC reports that all Baxter Road Estates Subdivision improvements, including monumentation, have been completed in accordance with approved plans. In 2008, the PZC reduced performance bond requirements to \$7,500 and a full release is now requested. Subject to the Assistant Town Engineer's report, the subject bond release request is considered appropriate. The following motion has been prepared for the PZC's consideration:

That the PZC authorizes the Director of Planning to take appropriate actions to release a \$7,500 cash bond, plus accumulated interest, that was posted with the Town to ensure completion of required subdivision work in the Baxter Road Estates Subdivision.

b. **Windwood Acres, File #1229-2**

The attached 10/2/09 letter from M. Peterson of Gardner and Peterson Associates, LLC reports that all monumentation work in the Windwood Acres Subdivision has been completed. The Town holds \$10,000 in a cash bond for the monumentation work and a separate \$5,000 Inland Wetland site restoration bond to ensure site stabilization and any necessary wetland restoration work. Subject to the Assistant Town Engineer's report, a release of the monumentation bond is supported. Release of the site restoration bond requires IWA review and authorization. The following motion has been prepared for the PZC's consideration:

That the PZC authorizes the Director of Planning to take appropriate actions to release a \$10,000 cash bond, plus accumulated interest, that was posted with the Town to ensure completion of required monumentation in the Windwood Acres Subdivision.

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Memorandum:

October 15, 2009

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Harrison/Crossen Bond releases

Crossen - Windwood Acres - Route 195

Release of this bond is appropriate.

This was a \$10,000. held to cover the costs of placing pins and monuments. The work on the shared driveway was already completed with the exception of the establishment of grass growth along edges.

Harrison - Baxter Rd Estates

Release of this bond is appropriate.

An earlier partial release had minor items outstanding and the lateness of the season required continuing the bond into this year. I saw no problems in an inspection on October 14, 2009.

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GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

BARRY D. CLARKE, L.S.
SUSAN E. JAMAITUS, L.S.
ERIC R. PETERSON, P.E.
KENNETH R. PETERSON, L.S.
MARK A. PETERSON, P.E.

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

TELEPHONE (860) 871-0808
FAX (860) 875-2086
EMAIL info@GardnerPeterson.com

EVERETT O. GARDNER, P.E., L.S. Emeritus

October 2, 2009

Mr. Greg Padick, Town Planner
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268-2599

Re: Baxter Road Estates Bond

Dear Greg:

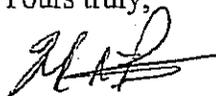
On January 3, 2008 I submitted an inspection report for the aforementioned site which listed three items that were not completed per the approved subdivision plan. On October 1, 2009, I inspected the site again and report the following:

- The trail head barrier along the Willington/Mansfield town line has been installed.
- The cleanup and stabilization along Baxter Road has been completed.
- The areas in the vicinity of the rain gardens are stable.

In addition, I also note that the edges of the walking path have stable vegetative growth. Lastly, iron pins and monuments have been set as required on the subdivision plan and conservation easements have been set accordingly.

At this time, I feel the required subdivision improvements have been completed in accordance with the approved plan.

Yours truly,



Mark A. Peterson, P.E.

MAP:jml

cc: Margaret Harrison

9671bond2.doc

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

BARRY D. CLARKE, L.S.
SUSAN E. JAMAITUS, L.S.
ERIC R. PETERSON, P.E.
KENNETH R. PETERSON, L.S.
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178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084

TELEPHONE (860) 871-0808
FAX (860) 875-2086
EMAIL Info@GardnerPeterson.com

EVERETT O. GARDNER, P.E., L.S. Emeritus

October 2, 2009

Mr. Greg Padick, Town Planner
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268-2599

Re: Windwood Acres

Dear Greg:

We have completed setting the iron pins, conservation easement markers and open space markers as required per the approved subdivision plan.

If you have any questions, please contact me.

Yours truly,



Mark A. Peterson, P.E.

MAP:jml

cc: KMC, LLC

9671-II pin.doc

**MEMORANDUM OF AGREEMENT
BETWEEN THE
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND
UNIVERSITY OF CONNECTICUT**

This Memorandum of Agreement ("MOA") is made and concluded in Hartford, Connecticut by and between the Connecticut Department of Environmental Protection ("Department"), represented by Betsey Wingfield of the Department's Bureau of Water Protection and Land Reuse, and the University of Connecticut ("University"), represented by Barry Feldman, Vice President. The purpose of this memorandum is to document the agreement between the parties regarding the University's recent proposal to undertake improve, and construct certain flood and water quality enhancement projects at the University's main campus, which is located in Storrs-Mansfield, Connecticut ("site").

Whereas, the University is the State of Connecticut's flagship institution of higher learning with campuses located in different parts of Connecticut.

Whereas, at sometime in 1995, the University initiated certain improvements and expansion programs at the site, which at various times have been designated as UCONN 2000 and UCONN 21st Century programs, the University has thus far undertaken significant improvement, expansion and construction activities pursuant to said programs.

Whereas, the significant improvement, expansion, and construction activities conducted by the University have altered the flow and flooding characteristics of Eagleville Brook and Roberts Brook leaving the site.

Whereas, the University is required pursuant to Conn. Gen. Stat. § 25-68d to obtain Flood Management Certification approval prior to undertaking such improvement, expansion, and construction activities described above.

Whereas, on October 27, 2003 the University submitted an application for Flood Management Certification (FMC), and, in response to the April 4, 2006 DEP letter regarding the 2003 FMC application, on April 26, 2006 the University submitted a revised application for Flood Management Certification #FM-2003-216 ("permit application"), in which both submittals were prepared in accordance with the Regulations of Connecticut State Agencies (RCSA) section 25-68h-3.

Whereas, the University in the permit applications proposed to construct certain flood and water quality improvement projects including the following:

1. Construction of outlet and channel protection at the Swan Lake discharge watercourse, from where it daylights upstream of the existing stone wall at the western limits of Valentine Meadow to its confluence with the Mirror Lake discharge watercourse;

2. Modifications to the Mirror Lake Spillway, through the addition of a V-notch weir and related work;
3. Construction of water quality enhancement projects at W-lot and at the storm water outlets into both Swan Lake and Mirror Lake;
4. Modifications to the culvert which conveys Eagleville Brook southerly from the Towers section of campus, which will divert stormwater runoff from 55 acres of the Eagleville Brook watershed to Swan Lake and the Roberts Brook watershed;
5. Removal of the gabions at the inlet of a privately owned culvert on Hunting Lodge Road, downstream of campus on Eagleville Brook; and

Whereas, the University fully comprehends that it would have to seek and obtain proper authorization prior to the initiation of any of the proposed flood and water quality improvement projects including, but not limited to, authorization pursuant to the Inland Wetlands and Watercourses Act, Dam Safety Act, Connecticut Water Diversion Policy Act, and 401 Water Quality Certification.

Whereas, the Department has completed its review of the permit application and has determined that the flood and water quality improvement projects proposed by the University are necessary for improvement of both on-site and off-site flood and water quality conditions and that completion of the projects are necessary for proper certification of the site in accordance with the Flood Management Statutes and the RCSA.

Whereas, the Department's Fisheries Bureau has identified a segment of Eagleville Brook, located within a wetland complex east of the intersection of North Eagleville Road and Hunting Lodge Road, with stream banks that have been severely eroded by flood flows. This severe bank erosion has resulted in the continued discharge of significant volumes of sediment to downstream segments of the Eagleville Brook.

Whereas, two segments of Eagleville Brook (CT 3100-19_01 and CT 31-0019_02) situated at the site were included on the *2004 List of Connecticut Waterbodies Not Meeting Water Quality Standards* (2004 List) for not meeting aquatic life goals contained within Connecticut's *Water Quality Standards*.

Whereas, the Department issued a document entitled "A Total Maximum Daily Load Analysis for Eagleville Brook, Mansfield, CT," dated February 8, 2007 pursuant to the requirements of Section 303(d) of the Federal Clean Water Act. This document stated the most probable cause of the impairment to the two segments of Eagleville Brook is a complex array of pollutants transported by stormwater. This document established a Total Maximum Daily Load (TMDL) target of 12% impervious cover ("IC") in the Eagleville Brook watershed as a surrogate for a complex array of pollutants transported by stormwater runoff that impacts aquatic life.

Whereas, it has been found that the level of IC in the Eagleville Brook exceeds that which is likely to meet aquatic life standards and 12% IC has been set as a target that can result in acceptable aquatic life.

Whereas, the Department, on the basis of the review and analysis conducted, has determined that completion of the proposed flood and water quality improvement projects would improve the quality and decrease the quantity of stormwater discharged into the impaired segments of Eagleville Brook, and would therefore be in compliance with the TMDL for Eagleville Brook.

Therefore, the University of Connecticut agrees as follows:

1. To undertake and complete all proposed flood and water quality improvement projects including, but not limited to, the 5 projects identified in this MOA herein. Projects 1 through 3 can be completed in any order whereas 4 and 5 must be completed in a sequential order;
2. To submit to the Department and the United States Army Corps of Engineers within two years from the date of this MOA, all relevant permit applications required for authorization of construction activities associated with number 1 of the proposed flood and water quality improvement projects (construction of outlet and channel protection at the Swan Lake discharge watercourse, from where it daylight upstream of the existing stone wall at the western limits of Valentine Meadow to its confluence with the Mirror Lake discharge watercourse) identified in this MOA herein;
3. To submit to the Department, on a two-year interval for a 10-year total period beginning after two years from the date of submission of the first permit applications identified in paragraph 2 above, all required permit applications required for authorization of construction activities with regard to the remaining four proposed flood and water quality improvement projects;
4. All flood and water quality improvement projects proposed in the permit application including, but not limited to, the 5 projects identified in this MOA herein shall be completed within twelve years from the date of this MOA;
5. To submit to the Department an annual report that documents the progress of completion of the proposed flood improvement projects; and
6. Any future and/or proposed improvement, construction and developmental project at the site shall be conducted in accordance with Flood Management Statutes, the RCSA, and the Eagleville Brook TMDL Analysis.

Therefore, the Department of Environmental Protection agrees as follows:

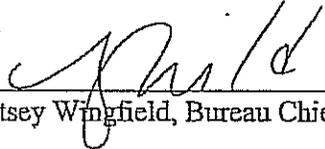
1. To review future permit applications submitted pursuant to Conn. Gen. Stat. § 25-68d, with due weight given to the benefits realized by the

implementation of the proposed flood and water quality improvement projects completed prior to receipt of said permit application; and

2. To use the benefits gained by the completion of the proposed flood and water quality improvement projects to balance the effects of future construction projects at the site.

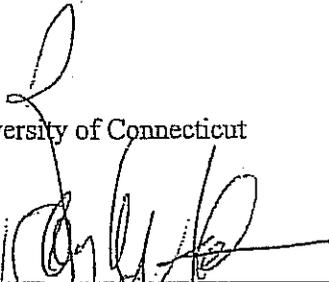
Signed:

Department of Environmental Protection
Bureau of Water Protection and Land Reuse

By 
Betsey Wingfield, Bureau Chief

9/24/09
Date

University of Connecticut

By: 
Barry Feldman, Vice President

Sept 09
Date

This workshop is co-sponsored by:

The Conservation Commissions in the towns of Ashford, Chaplin, Eastford, Hampton & Willington

The Green Valley Institute, a partnership of the Quinebaug-Shehucket Heritage Corridor and the UConn College of Agriculture and Natural Resources;

The Nature Conservancy Connecticut Chapter

Joshua's Tract Conservation and Historic Land Trust, Inc.

The Goodwin Forest Conservation Education Center, a partnership of the Connecticut DEP and the Connecticut Forest & Park Association

For More Information Call Joshua's Trust
(860) 429-9023

DIRECTIONS: The Knowlton Memorial Hall is located at the junction of Route 44 and Route 89 in Ashford Connecticut. Parking is adjacent to the building at the Ashford Town Hall. The Auditorium is on the first floor of Knowlton Memorial Hall.



You are invited to a free evening workshop on

Protecting Family Farms & Forests



Wednesday, October 21, 2009
Registration begins at 6:30 p.m.
Workshop - 7:00 p.m.- 9:00 p.m.
Knowlton Memorial Hall
25 Pompey Hollow Road
Ashford, CT

Please help us by pre-registering at
www.joshuaslandtrust.org/familylands

WORKSHOP AGENDA

6:30 P.M. Registration and Refreshments
Meet local Conservation Commissioners and Land Use Professionals

7:00 P.M. *Starting the land protection process: beginning steps on the path to success*
Steve Broderick, Forester and Program Director,
Goodwin Forest Conservation Education Center

7:20 P.M. *Tax Implications of Conservation Easements and tools that protect farms and forests*
Attorney William J. Dakin, CPA, LLM Taxation,
Kahan, Kerensky & Caposella, LLP

8:00 P.M. REFRESHMENT BREAK

8:15 P.M. *Working with the Trust*
Warren Church, President, Joshua's Tract Conservation Land Trust, Wayne and Marcia Kilpatrick, Easement Donors

8:30 P.M. *Who can help: Information and funding sources in the Heritage Corridor*
Holly Drinkuth, The Nature Conservancy & GVI
Land Conservation Coordinator

8:50 P.M. *Questions & discussion*

9:00 P.M. ADJOURN

There is no charge to attend the workshop, but
Pre-registration is requested.

To Register, call Joshua's Trust at (860)429-9023

Or log on to:

www.joshuaslandtrust.org/familylands

Your Family's Land: Legacy or Memory?

A Land Protection Workshop for Farm & Forest Owners

in

Ashford, Chaplin, Eastford, Hampton,
Willington & Surrounding Towns

Do you love your farm or forest land? Have you come to recognize how special and important it is in our fast-developing state? Have you thought about ensuring that some or all of it stays farm and/or forest land, permanently? If so, then this workshop is for you.

Protecting family lands is important. Unfortunately, however, it's not always as simple a process as we might like. There are lots of ways to do it and lots of information to consider. There are tax relief and funding programs that you may or may not qualify for.

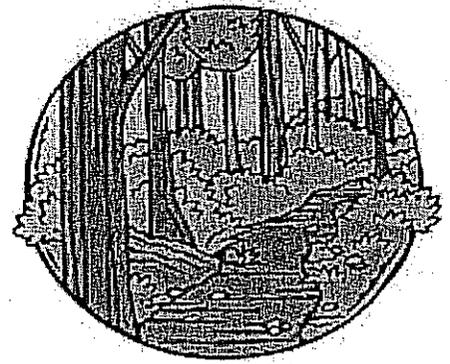
This workshop is designed to start you on the path to a land protection plan that works for you and your family. You'll learn about people, programs and tools available to help you develop your plan. You'll come away with a wealth of information and contacts, and a comprehensive set of informational materials that are yours to keep.

It's your land, and only you have the right to decide what will one day happen to it. By investing one evening in this workshop, you can ensure that whatever decisions you make are informed ones, based not on guesses or rumors, but on facts and real knowledge of the subject.



Your Family's Land

A Land Protection Forum for Land Owners
in Columbia, Hebron, Andover, Bolton, Coventry,
and surrounding towns
sponsored by the Columbia Open Space Committee



Where: Yeoman's Hall, 323 Rt. 87, Columbia
When: Saturday, November 7th 9-11:30 AM
FREE (but an RSVP is appreciated: 228-0110)

This forum will provide information for land owners who have an interest in protecting their family's farm and forest land, but need help in understanding their options and the steps they need to pursue in creating a plan for the future of their land. Three professionals with expertise in open space protection will speak in layman's language about various methods of protection, with a particular emphasis on Conservation Easements. Generous time will be allowed for Questions and Answers after each speaker and at the conclusion

Forum Agenda

9:00 AM **Displays, handouts, and refreshments**

9:15 AM **The Reasons for and Methods of Protecting Your Land**

Your land has important values that can be protected for the enjoyment of future generations even if you need to sell or develop parts of it.

John D. Pagini AICP has served as a professional planner in Connecticut, Colorado, and Massachusetts for nearly 35 years and is the Conservation Coordinator for Joshua's Trust, a 14-town land trust in eastern CT.

9:45 AM **What the Landowner Needs to Know about Conservation Easements**

A conservation easement is a permanent deed restriction which allows an owner to retain ownership of his/her land while limiting future use and generating tax savings.

Mark Branse is an attorney practicing law in Glastonbury where he is Senior Partner at Branse, Willis & Knapp, LLC. Mr. Branse specializes in representing towns and owners in regard to land use planning.

10:30 AM **Refreshment Break**

10:45 AM **Land Trusts: Their Role in Protecting Land**

Richard Hyde will speak about the steps by which a land trust acquires land and easements, and how that land is looked after "in perpetuity" (forever).

Mr. Hyde is a former State Geologist who has served on his town's Planning & Zoning Commission. He has long been involved with Joshua's Trust, and is currently VP in charge of Acquisitions

11:15 AM **Questions & Answers**

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