

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, October 18, 2010, 7:00 p.m.
Council Chambers, Audrey P. Beck Municipal Building

Minutes

10/4/10

Scheduled Business

Zoning Agent's Report

- A. Enforcement Update
- B. Other

Old Business

1. August 2010 Final Draft Environmental Assessment Re: Planned Animal Health Research Center at UConn Depot Campus
Memo from Director of Planning
2. Request to authorize overhead utility lines over a conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177
(to be tabled-awaiting additional information)
3. Other

New Business

1. 8-24 Referrals: Hunting Lodge Road Bikeway/Walkway; Salt Storage Shed
Memo from Director of Planning
2. Draft Revisions to the Subdivision Regulations
Memo from Director of Planning
3. Town of Chaplin Referral: Proposed Subdivision on Chaplin/Mansfield Town Line
4. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (next meeting scheduled for 10/27/10 at 1:15 pm)
4. Other

Communications and Bills

1. Revised Charge: Open Space Preservation Committee
2. 10/5/10 Fall Weekend Update from J. Kodzis, CT State Police
3. Fall 2010 Joshua's Trust Newsletter
4. Willimantic River Review, Fall 2010
5. Notice of new TMDL Website: Eagleville Brook Study
6. Other

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, October 4, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, K. Holt, G. Lewis, P. Plante, B. Ryan,
Members absent: B. Pociask, R. Hall,
Alternates present: F. Loxsom, K. Rawn
Alternates absent: V. Stearns
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:32 p.m. and appointed Loxsom and Rawn to act in member absence.

Minutes:

9-20-10-Beal MOVED, Ryan seconded, to approve the 9/20/10 minutes as written. MOTION PASSED with all in favor except Goodwin who disqualified herself.

Public Hearing:

Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd.,

D. Rice o/a, PZC File #1293

Chairman Favretti opened the Public Hearing at 7:32 p.m. Members present were Favretti, Beal, Goodwin, Holt, Lewis, Plante, Ryan and alternates Loxsom and Rawn. Favretti appointed Loxsom and Rawn to act. Gregory Padick, Director of Planning read the legal notice as it appeared in the Chronicle on 9/21/10 and 9/29/10 and noted the following communications distributed to all members of the Commission: a 9/29/10 report from G. Padick, Director of Planning; and a 9/20/10 memo and an approved B100A plan from G. Havens, Eastern Highlands Health District.

Daniel Rice, property owner, noted that since reviewing Padick's memo, he has cleared the brush that was obstructing the sightlines.

Favretti noted no public comment and no comments or questions from the Commission. Holt MOVED, Rawn seconded, to close the public hearing at 7:38 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

3. Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd.,

D. Rice o/a, PZC File #1293

Goodwin MOVED, Beal seconded, to approve with conditions the special permit application (file #1293), of D. Rice, for an efficiency apartment on property located at 147 Stafford Road, in an PB-5 zone, as submitted to the Commission and shown on a site plan dated 8/30/10, and other application submissions, and as presented at a Public Hearing on 10/4/10.

This approval is granted because the application, as hereby approved, is considered to be in compliance with Article IX, Section D.3.b, Article X, Section M, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval is granted for a one-bedroom efficiency unit in association with an existing single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;
2. This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit;

3. Subject to obtaining approval from the abutting property owner to the north of the site, it is recommended that existing vegetation along Stafford Road be removed and/or trimmed to increase sightlines for exiting vehicles.
 4. This special permit shall not become valid until filed upon the Land Records by the applicant.
- MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch noted that he and the Chairman signed off on modifications for a salt shed at the Town garage and a bus shelter at the Senior Center. Discussion was held about the R. DeBoer property on Storrs Road and it was determined to remove this from the agenda at this time.

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; and Ted's Restaurant, King Hill Rd.;

Chairman Favretti opened the Public Hearing at 7:50 p.m. Members present were Favretti, Beal, Goodwin, Holt, Lewis, Plante, Ryan and alternates Loxsom and Rawn. Favretti appointed Loxsom and Rawn to act. Gregory Padick, Director of Planning, read the legal notice as it appeared in the Chronicle on 9/21/10 and 9/29/10 and noted the a 9/27/10 memo from C. Hirsch, Zoning Agent.

Favretti noted no public comment and no comments or questions from the Commission. Plante MOVED, Beal seconded, to close the public hearing at 7:53 p.m. MOTION PASSED UNANIMOUSLY.

Other Old Business:

4. Special Permit Renewal Request for the Use of Live Music in Conjunction with the Following Restaurants:

Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; and Ted's Restaurant, King Hill Rd.;

Holt MOVED, Loxsom seconded, that the Commission approve the Live Music Permit renewals through November 1, 2011 for the following restaurants: Huskies Restaurant, file # 780-2; The Stonewall Tavern, file # 595; and Ted's Restaurant, file # 1107. These renewals are conditioned upon compliance with the current mandated conditions for each, which shall be attached to this motion. MOTION PASSED UNANIMOUSLY.

1. August 2010 Final Draft Environmental Assessment Re: Planned Animal Health Research Center at UConn Depot Campus

Padick noted the Legal Notice that appeared in the Chronicle on 9/18/10 and summarized the report that appeared in the last packet. He noted that the Conservation Commission has not reviewed this item yet and although he does not anticipate any comments from staff upon initial review, he would like to allow adequate time for the C.C. to review and comment, therefore suggested keeping this item on the agenda until the 10/18/10 meeting.

2. Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177

Item tabled-awaiting additional information.

New Business:

1. Review of Group Home Use, 153 Hunting Lodge Road, PZC File #1102-2

Diane Manning, President and CEO of United Services, was present and described the proposed usage of the property. It was determined by the Commission that this use as described is consistent with the "group home" definition in the Zoning Regulations.

Ryan MOVED, Holt seconded, to approve the United Services request to continue the special permit use of 153 Hunting Lodge Road as a group home as described in a 9/30/10 Statement of Use. This approval acknowledges that the proposed use is significantly similar to the 1/3/96 PZC special permit approval and is granted upon the following conditions:

- a. Total occupancy shall be limited to no more than six residents (exclusive of non-resident staff);

- b. Any changes to the group home use as described shall require further review and approval by the PZC.

MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Chairman Favretti noted that Fred Loxsom has volunteered to be the PZC representative on the Sustainability Committee. Favretti noted that there is still a vacancy on the Transportation Advisory Committee. Beal stated that the next Regulatory Review Committee meeting is on 10/13/10 at 1:15pm.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: October 4, 2010

Re: *Monthly Report of Zoning Enforcement Activity*
For the month of September, 2010

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	8	15	12	32	37
Certificates of Compliance issued	6	13	7	34	24
Site inspections	49	24	37	134	110
Complaints received from the Public	7	2	5	13	14
Complaints requiring inspection	5	1	5	10	11
Potential/Actual violations found	2	1	12	5	17
Enforcement letters	9	4	5	31	23
Notices to issue ZBA forms	0	0	1	0	2
Notices of Zoning Violations issued	1	1	12	3	17
Zoning Citations issued	2	2	6	6	8

Zoning permits issued this month for single family homes = 1, multi-fm = 0
 2010/2011 fiscal year total: s-fm = 1, multi-fm = 0

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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, Town Council, Conservation Commission
From: Gregory Padick, Director of Planning 
Date: 10/13/10
Re: August 2010 Draft Final Environmental Assessment (EA) - USDA Animal Health Research Center

Copies of the project abstract and assorted other pages of an August 2010 Draft Final Environmental Assessment (EA) for a new United States Department of Agriculture (USDA) Animal Health Research Center to be located at UConn's Depot Campus have been distributed to the Town Council, the Planning and Zoning Commission and the Conservation Commission. The draft final EA provides detailed information about the proposed project which has been in the planning stages for many years and was the subject of a recent public information session. Although the 9/21/10 transmittal letter from P. Ferri of UConn's Office of Environmental Policy specifies a thirty (30) day comment period, Mr. Ferri has verbally related to me that any review comments from Mansfield representatives received this fall would be considered.

I have reviewed the draft final EA and have the following comments:

- The subject EA has been prepared pursuant to National Environmental Policies Act (NEPA) requirements. The project is not subject to Connecticut's Environmental Policies Act (CEPA) procedures. If the August 2010 EA finding that the subject project is not expected to result in significant environmental impacts is found appropriate by federal reviewers, the project will be allowed to proceed to final design and construction processes. Final construction plans will necessitate a number of State permits but no municipal approvals are required.
- The attached EA abstract summarizes the proposed facilities, the planned uses and the animal research benefits the facility is expected to produce. The body of the EA report provides more details about the project, the selected Depot Campus site, alternative sites that were considered and potential environmental impacts.
- Table 2-1 on Page 15 summarizes the potential environmental consequences of each alternative. Based on my review to date, the EA finding of no significant impact on the physical environment is adequately documented in the EA. The site is not adjacent to existing private residences and no significant neighborhood impacts are expected. The site would be accessed by State roadways and no short term or long term traffic impacts are anticipated. The project would be served by UConn sewer and water systems and the anticipated need for 1,200 gallons of water per day is not expected to be a problem.
- Whereas the project may change prior to construction, it is recommended that Mansfield representatives request and opportunity to review final plans prior to the start of construction.
- Any additional comments or issues raised by the Conservation Commission (at its 10/20/10 meeting), by the Town Council (at its 10/25/10 meeting), or the Planning and Zoning Commission (at its 11/1/10 meeting) can be incorporated into a letter from the Town.

Summary/Recommendation

My review indicates that the subject Draft Final EA is thorough and appropriately addresses potential environmental impacts. Accordingly, subject to any review comments from Town Council, PZC or Conservation Commission members, it is recommended that Mansfield representatives support the findings of the EA. Any letter of support should request an opportunity to review final designs prior to construction.

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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 13, 2010
Re: 8-24 Referrals: Hunting Lodge Road Bikeway/Walkway; Salt Storage Shed



The subject projects, which have been completed (bikeway/walkway) or under construction (salt shed) will be included in a forthcoming bonding package. These projects have obtained all necessary permits but were never submitted to the Planning and Zoning commission as individual 8-24 referrals. They have been part of a capital improvement project referral to the Commission and both projects are fully consistent with Mansfield's Plan of Conservation and Development. Mansfield's Bond Counsel has advised Town staff that 8-24 resolutions approving the projects are needed in association with the bond package documents. Accordingly, it is recommended that the Commission approve the following two resolutions:

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Bikeway/walkway improvements along the western side of Hunting Lodge Road from its intersection with North Eagleville Road to the intersection of Carriage House Road.

RESOLVED, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

The construction of a salt shed, storing approximately 2,000 tons of de-icing materials and sand/aggregate mixtures and associated site work at the Mansfield Public Works Department property, 230 Clover Mill Road in Mansfield.

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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 13, 2010
Re: 10/7/10 Draft Subdivision Regulation Revisions

The attached 10/7/10 draft Subdivision Regulations have been forwarded to the Commission by the Regulatory Review Committee. The draft revisions also have been referred to the Town Attorney for review. At Monday's meeting, I will briefly summarize the proposed revisions and address any initial comments.

The draft revisions are designed to address a number of issues that have arisen over the last few years. Explanatory notes, which are provided for each grouping of revisions, summarize the reasons for the proposed revisions. Of particular importance, the draft revisions propose a new pre-application process which requires mandatory submittals to the Director of Planning for any planned subdivision with new streets or four (4) or more lots (Section 5). Other significant proposed revisions involve common driveways (Section 7.10), sidewalk/bikeway and trail improvement requirements (Sections 9 and 13.8) and completion of improvement requirements (Section 14.1).

No formal action is recommended at Monday's meeting. After review by the Town Attorney, the Commission will need to determine whether to bring all or some of the proposed revisions to public hearing. As deemed appropriate, alterations of the proposals also can be considered.

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October 7, 2010 DRAFT

Proposed Revisions to the Subdivision 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.)

1) In Section 3, Definitions, incorporate the following revisions:

a. **3.9 Natural and Manmade Features**

Significant trees, [specimens or groupings;] standing singly or in groves; agricultural lands including open fields and pastures; water, including ponds, lakes, brooks, streams, rivers, and cascades; ledges, and large rock outcroppings or formations, large hills or ridges, or expanses of valley floors; visible historic sites or features, such as stone walls, individual buildings or groupings of buildings, cemeteries, cellar holes, foundations, or similar features.

b. **3.10 Plan, [Preliminary] Conceptual Layout**

[The preliminary drawing(s) and any supporting data indicating the proposed manner and layout of the subdivision (see Section 5.0 for requirements)]

A plan prepared after analyzing off-site influences and site and neighborhood features and indicating potential streets, lots, open space areas and other site alterations. Conceptual plans, which are required for subdivisions with potential streets and/or four (4) or more lots, are reviewed by the planning staff pursuant to Section 5.

c. **3.18 [Trees (specimen and groups of trees)]**

Specimen: a fully developed tree, standing singly or in a group, exceeding 9" (nine inches) d.b.h. (diameter breast height) on a proposed lot or 6" (six inches) d.b.h. within an existing or proposed street right-of-way. Groups of trees, ranging from 6" to 12" (six to twelve inches) d.b.h., of hardwoods or evergreens, especially as they stand along roadsides or boundaries or properties or lots, so as to serve as privacy screens or buffers, or to enhance a public road or way. Groups or masses of trees may be indicated on a plan as a mass, and each tree need not be delineated.]

Trees, Significant

A healthy, well formed, individual tree nine (9) inches or greater d.b.h. (diameter breast height) on a proposed lot or within an existing or proposed street right-of-way, and/or a grove of trees of any size, especially as they stand along streets or boundaries of existing or proposed lots, that add scenic character or serve as privacy screens or buffers.

d. **3.20 View**

[A sight or prospect of some landscape or extended scene; an extent or area covered by the eye from one vantage point, whether on or off a subdivision site.]

Scenery that exceeds one-hundred and eighty (180) degrees in width as observed from a vantage point.

e. **3.21 Vista**

[A view seen through a long or restricted passage, such as between rows or groups of trees or buildings.]

Scenery that is less than one-hundred and eighty (180) degrees in width as observed from a vantage point and is framed by trees, landforms, buildings or other vertical features.

f. **3.23 Yield Plan**

A map or maps containing a lot and site improvement layout and additional information, as required by these regulations (see Section 6.10.a.6), that demonstrates: compliance with the zoning Schedule of Dimensional Requirements provisions for standard lot size, lot frontage and building setbacks; compliance with all other zoning requirements, including minimum lot area requirements for new lots; and compliance with all subdivision requirements, including the Design Objectives of Section 5.1, the [Design Criteria of Section 7] lot size and configuration provisions of Section 7.4 and the Open Space requirements of Section 13.

A yield plan must be submitted whenever a subdivider seeks a reduction or waiver of minimum lot frontage (see Section 7.6) or in the R-90 and RAR-90 zones, a lot size of less than 90,000 square feet.

Explanatory Note: The revised definitions are associated with new design process provisions in Section 5 and revised provisions in Sections 6.5 and 7.8 regarding the identification and preservation of significant trees, views and vistas.

2) In Section 4, General Provisions, incorporate the following revisions and renumber Sections 4.7 through 4.9 to 4.5 through 4.7.

a. **4.2 Zoning Regulations**

No subdivision plan shall be approved unless it conforms to the Zoning Regulations of the Town, as adopted, as may be amended hereafter (copy on file in the Office of the Commission). [Pursuant to Article III, Section A of the Zoning Regulations, Mansfield has adopted a Temporary and Limited Moratorium on receiving and acting upon certain subdivision and resubdivision applications. See Article III, Section A of Mansfield's Zoning Regulations for specific details.]

- b. Relocate, without revision, Section 4.5 (Subdivisions in Flood Hazard Areas) to a new Section 7.1.
- c. Relocate, without revisions, Section 4.6 (Solar Access-Energy Efficient Design) to a new Section 7.2.
- d. Relocate, without revision, Section 6.17 (Submission to Regional Planning Commission) and Section 6.18 (Notification to Adjoining Towns) to new Sections 4.8 and 4.9.

- e. Relocate, with the following revisions, existing Section 6.19 to a new Section 4.10

**4.10 [6.19] Windham Water Works/Connecticut Department of Public Health
Notification**

When an applicant files with the Planning and Zoning Commission an application concerning a subdivision that is within an aquifer protection area delineated pursuant to Section 22a-354c of the State Statutes or which is within the watershed of the Willimantic Water Works or other water company as defined in Section 25-32a of the General Statutes, the applicant shall provide written notice of the application to the water company and the Commissioner of Public Health in a format prescribed by the Commissioner (provided such water company or said Commissioner has filed a map showing the boundaries of the watershed on the Mansfield Land Records and with the Mansfield Planning and Zoning Commission or the aquifer protection area has been delineated in accordance with Section 22a-354c, as the case may be). Such notice shall be made by Certified Mail, Return Receipt Requested, and shall be mailed within seven days [of] after the date of the application. The Willimantic Water Works or other such water company and the Commissioner of Health may, through a representative, appear and be heard at any hearing on any such application.

- f. Relocate, with the following revisions, existing Section 6.20 to a new Section 4.11

4.11 [6.20] Notification of Abutting Property Owners

The applicant shall be responsible for notifying all property owners abutting the site of a proposed subdivision, including property owners across the street from a subject subdivision (as measured at right angles to straight street lines and radial to curved street lines). Said notification, which shall be sent by Certified Mail, [Return Receipt Requested,] within seven (7) days of the Commission's receipt of the application, shall include mapping that depicts the proposed subdivision. The notice also shall reference the fact that the complete application is available for review in the Mansfield Planning Office. Notification forms (available in the Mansfield Planning Office) shall be utilized for notifying abutting property owners.

Explanatory Note: The revisions to Section 4 eliminate an expired moratorium reference and incorporate statutory requirements regarding notification to the CT. Department of Public Health and to abutting property owners.

- 3) Delete Existing Section 5 in its entirety and add new Sections 5 as follows:

Section 5.0 Subdivision Design Objectives/Design Process

5.1 Design Objectives

Subdivisions shall be designed in a manner that protects the public's health and safety, promotes goals, policies and recommendations contained in Mansfield's Plan of Conservation and Development, addresses the provisions of Section 1 of these Regulations (Purpose and Authority) and complies with all specific requirements contained or referenced

in these regulations. To address these objectives, primary consideration in designing streets, walkways/bikeways and other public improvements, lot layouts, proposed locations for houses, driveways, sanitary systems and other site work and identifying appropriate open space preservation areas shall be:

- a. The protection and enhancement of vehicular and pedestrian safety through the appropriate siting of streets, driveways, walkways, bikeways and trails;
- b. The protection and enhancement of existing and potential public water supply wells and ground water and surface water quality through appropriate design and installation of sanitary systems, roadways, drainage facilities, house sites and other site improvements;
- c. The protection and enhancement of natural and manmade features, including wetlands, watercourses, aquifer areas, agricultural lands, hilltops or ridges, historic sites and features, expanses of valley floors and scenic views and vistas on and adjacent to the subdivision site through, wherever appropriate, a clustering of streets and house sites and the identification and preservation of significant open space areas including agricultural lands, interior forests and other land without physical limitations.
- d. The utilization of a site's natural terrain, avoiding unnecessary re-grading, filling and removal activities.
- e. The promotion of energy efficient patterns of development and land use, energy conservation and the use of solar and renewable forms of energy through the appropriate siting of streets, driveways and house sites and, whenever appropriate, , bikeway and walkway/trail connections to neighboring streets and neighborhoods; existing and planned commercial areas; schools parks, and other public facilities and town designated walkway or bicycle routes.

5.2 Design Process

All prospective subdividers are encouraged to meet with the Director of Planning or other Planning Office Staff to review zoning and subdivision approval criteria and application submission requirements.

To help achieve the design objectives of Section 5.1, to expedite application reviews, to help reduce application submission costs and to help ensure compliance with all applicable provisions of Mansfield's Zoning and Subdivision Regulations, the following subdivision design process shall be followed.

a. Preliminary Review/Inventory of Off-Site Influences

Regional, town-wide and neighborhood characteristics and influences shall be inventoried and considered with respect to the subject subdivision site. State and regional land use plans, Mansfield's Plan of Conservation and Development, local knowledge and other sources of information should be considered in conducting this inventory of off-site influences. This inventory shall be presented in the form of a plan which may be a small, reduced scale map displayed as a cover sheet for the set of project plans.

While all prospective applicants are encouraged to submit and review with the Planning Staff an inventory of off-site influences, whenever a subdivision proposal includes new streets or four (4) or more lots, this inventory is mandatory and shall be submitted by a Connecticut Licensed Landscape Architect in association with the Site Analysis Plan requirements of

Section 5.2.b. Where required, a map shall be submitted showing the location of the project site, area factors such as roads and transportation networks, noteworthy topographical and natural resource features, proximate commercial, recreational, educational and cultural land uses and any other external site features that could influence development on the project site.

b. Site Analysis Plan

The second step in designing a Mansfield subdivision shall be an inventory of natural and man-made features on or adjacent to a potential subdivision site. While all prospective applicants are encouraged to submit and review with Planning Staff a Site Analysis Plan (as described below), whenever a subdivision proposal includes new streets or four (4) or more lots, the submittal of a Site Analysis Plan is mandatory. Where required, a Connecticut Licensed Landscape Architect shall prepare and submit to the Director of Planning five (5) copies of a Site Analysis Plan containing the information listed below as applicable to the subject site. This plan shall be submitted in association with an Inventory of Off-Site Influences Plan as per Section 5.2.a.

The submitted plans shall be reviewed by Mansfield staff members and, as deemed appropriate by the Director of Planning, the plans shall be referred to the Conservation Commission, the Open Space Preservation Committee and other advisory committees for review and comment. The Director of Planning shall within forty-five (45) days of receipt provide review comments on the submitted plans. No final subdivision plan involving new streets or four (4) or more lots shall be considered complete and approvable by the Commission unless this Site Analysis Plan and off-site inventory requirement has been met.

The following information shall be included, as applicable to the subject site, on all required Site Analysis Plans:

1. North arrow, scale and date. The scale selected should be one best suited to the site and one that is clear to the reader of the plans.
2. Name of subdivider and subdivision and the name and seal of the Landscape Architect who prepared the plan.
3. Boundaries of tract to be subdivided.
4. Existing contours at two (2) foot intervals. All slopes over 20 percent and watershed divides should be indicated.
5. Existing streets, easements, fences, walkways, bikeways, trails, structures both onsite and immediately adjacent to the site.
6. Wetlands and watercourses including intermittent streams both onsite and immediately adjacent to the site.
7. One Hundred (100) year flood plains, including base flood information on any portion of the land being subdivided which is within flood hazard areas as shown on the Zoning Map and in greater detail in the flood insurance study dated July 1980, and the most current Federal Emergency Management "Floodway" and Flood Insurance Rate Maps.
8. Aquifer areas and public drinking water wells on or within 500 feet of a site.
9. Soil type classifications as per the current U.S.D.A. Natural Resource Conservation Service Soil Survey for Tolland County, CT.

10. On-site and adjacent historic features including: all structures, wells and other utility features, walls and fences regardless of their condition, existing or former walks, paths, drives, trails, etc., curbs and pavement, man-made elements inserted into the ground such as hitching posts, garden or enclosed areas, significant vegetation, remains of old foundations, rip-rapping, arbors, trellises, etc., and any other historic features observed.
11. On-site and adjacent agricultural land with existing uses identified.
12. Areas with potential State and Federally-listed endangered, threatened or special concern species as per the current State and Federal Listed Species and Natural Communities Map published by the Connecticut Geological and Natural History Survey of the Connecticut Department of Environmental Protection; and significant natural flora and fauna communities as per Mansfield's Plan of Conservation and Development mapping.
13. Other natural and man-made features, including rock ledges and rock outcropping, significant trees, tree or shrub groves or masses of groundcover and obvious wildlife habitats.
14. Desirable scenic views and vistas into or out of the site, desirable internal vistas and views and any undesirable views and vistas both off and on-site.
15. On-site and adjacent open space and recreational land with existing uses identified.
16. Off-site nuisances to be screened.
17. Negative site conditions such as dangerous and dilapidated buildings, dead and falling trees, diseased plants, infestation of invasive species, areas of stripped top soil, deposits or junk and refuse.
18. Objectionable noises or odors and their sources both on and off site.
19. Particular micro-climatic conditions that may affect development.
20. Directions of prevailing winter winds and summer breezes.
21. Horizontal angles of the sun (azimuth) on December 21 and June 21.
22. Primary directions of off-site traffic flow and relative volumes; points of connection of site with sidewalks, bikeways and trails, if any.
23. Logical points of ingress and egress to the site; sight lines of possible driveway to road; locations of all trees over 9 inches in diameter (d.b.h.) within sight lines.
24. Tentative notations of possible preservation and conservation areas (areas where development should be discouraged).
25. Tentative identification of areas that are better suited for development.

An example of a site analysis plan is contained in Appendix A of these regulations.

c. Conceptual Yield Plan and Conceptual Layout Plan

Following the analysis and review of off-site influences and site and neighborhood features, the third step in designing a Mansfield Subdivision shall be the preparation of a Conceptual Yield Plan and a Conceptual Layout Plan. These plans shall take into account all comments received in association with step two, the Site Analysis Plan review.

All applicants are encouraged to submit to the Planning Office a conceptual Yield Plan and Conceptual Layout Plan for review prior to the submittal of final plans. However, whenever a subdivision proposal includes new streets or four (4) or more lots, a Connecticut Licensed Landscape Architect shall prepare and submit to the Director of Planning five (5) copies of a Conceptual Yield Plan and a Conceptual Layout Plan. The submitted plans shall be reviewed by Mansfield staff members and, as deemed appropriate by the Director of Planning, the plans shall be referred to the Conservation Commission, the Open Space Preservation Committee and other advisory committees for review and comment. Several concept plans may be submitted concurrently. The Director of Planning shall within forty-five (45) days of receipt provide review comments on the submitted plans. No final subdivision plan involving new streets or four (4) or more lots shall be considered complete and approvable by the Commission unless these conceptual plan requirements have been met. All review comments on conceptual plans shall not be considered as a commitment to approve final plans which are subject to independent review and approval by the Commission.

The Conceptual Yield Plan, which shall be drawn to a scale best suited to the site and allows appropriate review, shall identify potential streets (where applicable), potential lots and potential open space areas that could be developed with standard frontages and lot sizes pursuant to all applicable zoning and subdivision approval criteria. Mansfield's Subdivision Regulations require a yield plan to determine the maximum number of lots that could be developed on a subject site.

The Conceptual Layout Plan, which shall be drawn to a scale best suited to the site and allows appropriate review, shall identify potential streets (where applicable), potential lots and potential open space areas that could be developed pursuant to all applicable zoning and subdivision approval criteria, including Mansfield's "Cluster Development" provisions. Section 7.4 of the Subdivision Regulations authorizes the Commission to require new subdivisions to be clustered with reduced lot sizes and larger areas of preserved open space. Section 7.6 includes provisions to reduce or waive lot frontage and setback requirements. A submitted Conceptual Layout Plan should reflect an applicant's intended final plan submission subject to soil testing and obtaining more specific site information.

d. Testing/Preparation of Final Subdivision Plans

Following the receipt of review comments on all submitted conceptual plans, applicants shall conduct all required testing pursuant to State Health Code requirements and permits issued by Eastern Highlands Health District. Following on-site testing and further analysis, applicants can elect to resubmit conceptual plans pursuant to Section 5.2.c. or prepare final plans pursuant to Section 6. The final plan shall take into account all information obtained through Mansfield's Site Analysis Plan, Conceptual Yield Plan and Conceptual Layout Plan process.

Final Subdivision plans shall depict proposed streets, lot lines, building and development area envelopes, house locations, well and septic system locations, open space areas, natural and manmade resources and other details required by Section 6 and other provisions of these Regulations. The final subdivision plan shall address the minimum lot size provisions of the Zoning Regulations, and the number of proposed lots shall be no greater than the number depicted on a finalized yield plan prepared pursuant to Section 6.10.a.6.

Explanatory Note: The revisions to Section 5 include the relocation and expansion of subdivision design objectives and the establishment of a new pre-application process designed to promote compliance with the design objectives and all applicable subdivision submission and approval standards. For subdivisions involving four (4) or more lots or new streets, the proposed regulations require applicants to submit to the Director of Planning, and as deemed appropriate, other staff members and advisory committees, an inventory of regional, town-wide and neighborhood characteristics and influences and a site analysis plan before preceding to the preparation of conceptual yield and layout plans which also must be submitted for review and comments. Any subdivision application submitted to the Planning and Zoning Commission pursuant to Section 6, that involves four (4) or more lots or new streets, would be incomplete if the new pre-application requirements have not been met. The new pre-application process is expected to expedite Planning and Zoning Application reviews and help reduce application revisions and associated processing costs.

4) In Section 6, Final Plans, incorporate the following revisions:

a. **6.1 Plan Required**

[Except as provided for in Section 4.9,] In order for land to be subdivided, all procedures and requirements of this Section (6.0) and other applicable sections of these regulations, including the subdivision design process of Section 5 [design criteria of Section 7,] must be complied with. Only final plans approved by the Commission may be filed in the office of the Town Clerk.

b. **6.2 Complete Application**

The subdivision application shall be considered complete by the Commission when it determines the subdivider has complied with the design process provisions of Section 5 and all submission provisions of Section 6 [all the plan requirements]. If an application involves activities within regulated areas as defined by the Mansfield Inland Wetland Agency (IWA), the application shall not be received unless a license application for said activities has been received by the IWA and is currently under IWA review; or unless a license for said activities has been approved by the IWA; or unless the proposed activities have been ruled by the IWA to be exempt from licensing requirements. The date of the meeting at which the Commission determines the application is complete shall be designated the official date of submission.

c. **6.3 Final Plan Requirements**

- a. The final plans shall consist of the subdivision map, construction and public improvement plan (if needed), pursuant to Section 6.7 and supportive documentation (Section 6.10 and 6.11) either required herein or as may be required by the Commission.
- b. All required plans shall be prepared by and shall bear the name, signature and seal of a land surveyor and professional engineer licensed by the State of Connecticut.
- c. Final plans shall include the name, signature and seal of a landscape architect licensed by the State of Connecticut whenever a subdivision proposal includes new streets or four or more lots, or the Commission determines that a landscape architect is needed to address application requirements and approval criteria including potential impacts on natural and manmade features and scenic views and vistas.
- d. Final plans shall include the name and signature of a certified soil scientist whenever wetlands or watercourses exist within one hundred fifty feet of proposed building

envelopes or the Commission determines that a soil scientist is needed to address application requirements and approval criteria.

- e. All full sized plans shall be drawn at a scale of one (1) inch equals forty (40) feet (1"=40') or less. The Commission may permit different scales for large parcels.
- f. All plans shall be submitted on sheets at least 24 inches wide and 36 inches long (24" x 36"). The subdivider shall submit at least 6 copies of all full size maps, [two of which shall be on Mylar or similar reproducible medium.] The Commission may require additional copies. In addition, the subdivider shall submit fifteen (15) copies of the final plans reduced, wherever possible, to fit paper eleven (11) inches wide and seventeen (17) inches long. The reduced sized maps shall be at a measurable scale, which shall be noted on the reduced size map. [Upon approval by the Commission, final plans also shall be submitted in digital form AutoCAD R-14 or compatible form acceptable to the Town (unless specifically waived by the Commission for smaller subdivisions where a digital form is not available).]

d. 6.5.j.3 Final Subdivision Maps/Other Natural and Manmade Features on the Site

- 3. Open fields and meadows, woodlands, tree lines, significant trees. The subdivision map shall identify all significant trees (see definition) that are within a proposed development area envelope or an existing or proposed street right of way. In addition, all [over six (6) inches d.b.h. (diameter breast height) within an existing or proposed street right-of-way or nine (9) inches d.b.h. on a proposed lot that are to be removed in association with road, drainage, driveway, house, septic or underground utility construction. All] trees over fifteen (15) inches d.b.h. (diameter breast height) situated on the subdivision site shall be identified, either individually or as part of a [group of trees] grove. [Specimen] Significant trees [and groups or masses of trees (see definition)] that are to be preserved shall be specifically [shown and] labeled on final plans.

e. 6.5 Final Subdivision Maps

- n. Proposed street layout (where applicable) with pavement type and typical street cross-section, right-of-way widths, street names, location of existing and proposed street signs and street lights, with design details and street trees, with standard plant specifications;[signs and sidewalks, if any;]
- f. 6.5 Final Subdivision Plans-Add a new Section o to read as follows and re-letter existing Section o through t to p though v.
 - o. Sidewalks, bikeways, trails and/or other improvements designed to encourage and enhance safe bicycle and pedestrian use (see Section 9). Where required, cross-sections and related construction details shall be provided.
- g. 6.10, Required Documentation, incorporate the following revisions: 6.10.a.5, change Section 4.6 to Section 7.2; 6.10.a.6, delete "design" in line 6; 6.10.b.1, delete "Sewer Authority" in line 1
- h. 6.13 a and b, Revisions, replace "Town Planner" with "Director of Planning" (3 locations)

i. **6.14 Submittal of Approved Plans/ Endorsement**

Upon approval, the subdivider shall submit, in accordance with the schedule contained in Section 6.15, two (2) sets of reproducible subdivision plans acceptable to the Town Clerk based on the provisions of Section 7-31 of the State Statutes; [and] three (3) sets of full sized paper prints of the approved plans[shall be submitted to] and three (3) sets of reduced size maps as per the submission provisions of Section 6.3.f In addition, the subdivider shall submit the final plans in digital form AutoCAD R-14 or a compatible form acceptable to the Town. Alternatively, Town staff may accept other forms of digital data (property lines, wetland boundaries and other data contained on a final subdivision plan) provided the data can be readily incorporated into the Town's current digital mapping system. This digital data is needed to appropriately update Town records.

The Chairman of the Commission who, after determining that [they] the submittals comply with the Commission's action and that all other regulatory requirements have been met, shall sign the plans. When the Chairman is absent, or otherwise unable to act, the Vice-Chairman or Secretary of the Commission shall sign said maps. No plan shall be recorded with the Town Clerk until approval has been endorsed thereon and recording of the plan without such endorsement shall make said plan void. A plan revised without a proper endorsement shall also be void. The endorsement of approval shall state the date on which the subdivision approval period expires (see Section 6.16). [The applicant also shall file with the Town the final plans in digital form (see Section 6.3.g).]

- j. Renumber Section 6.21 and 6.17 (existing Sections 6.17 through 6.20 are being relocated to Section 4).

Explanatory Note: The revisions to Section 6, clarify and update final subdivision plan application submission and post approval requirements. The revisions reference the new pre-application provisions of Section 5, clarify significant tree inventory provisions and provide alternatives for submitting final plans digitally.

- 5) In Section 7 to be relabeled "Additional Subdivision Criteria" incorporate the following revisions.

- a. Delete existing Sections 7.1 and 7.2 and replace them with existing provisions contained in Sections 4.5 and 4.6.

b. **7.7 Stone Walls/Historic Features**

[Subdivisions shall be designed to preserve, where] To the extent possible (subject to any safety issues) [after consideration of other regulatory provisions,] all existing stone walls, remains of old foundations and any other historic features on the subject site shall, regardless of condition, be preserved and maintained. Furthermore, wherever possible, existing stonewalls shall be used to delineate property lines. The Commission may require stone walls and other historic features to be included within conservation easements to help ensure long term protection.

All existing stone walls that need to be removed due to street, driveway, house, septic system or other site construction shall be[rebuilt elsewhere on the property, or the stones shall be] used to enhance adjacent segments of walls or other existing walls on the property,

particularly along new property lines. [Information] Specific plans regarding any stone wall removal and proposed stone wall rebuilding or improvements shall be included on the subdivision plans and the Commission shall have the right to require stone wall work to be the responsibility of the subdivider.

c. **7.8 Trees**

- a. Unless specifically authorized by the Commission, no roadside tree over [six (6)] ~~nine (9)~~ inches d.b.h. (diameter breast height) shall be removed unless the removal is necessary to provide suitable sightlines, to establish suitable driveway or roadside drainage, or to provide suitable underground utility service (see underground utility provisions of section 11.1);
- b. Subdivisions shall be designed to preserve, where possible after consideration of other regulatory provisions, [specimen] significant trees [and groups of trees] that contribute to Mansfield's scenery and/or help enhance significant man-made and natural features (see definitions of scenery, significant trees and natural and man-made features).

d. **7.10 Common Driveways**

- a. The use of a common driveway may be authorized or required by the Commission where wetlands, steep slopes or other physical constraints would require extensive grading, filling or tree removal for individual driveways, where common driveways will protect natural and manmade features and scenic views and vistas, or where common driveways will promote other design objectives of these regulations. [Any approved common driveway shall serve no more than three (3) residential lots.] Where common driveways are approved, a driveway easement that establishes maintenance and liability responsibilities shall be depicted on the plans, shall be incorporated onto the deeds of the subject lots and shall be filed on the Land Records.
- b. Except where specifically authorized by the Commission pursuant to this section, any approved common driveway shall serve no more than three (3) residential lots.

By a three-quarters (3/4) vote of the entire Commission (seven (7) votes), the maximum number of residential lots served by a common driveway may be increased to four (4) or five (5) lots. The following factors shall be considered by the Commission in evaluating a potential common driveway serving four (4) or five (5) lots.

1. Whether the proposed common driveway will significantly reduce environmental impacts.
 2. Whether the proposed common driveway will significantly promote vehicular and/or pedestrian safety.
 3. Whether the proposed common driveway will significantly promote subdivision design objectives contained or referenced in Section 5 of these regulations.
- c. [b.] All sections of a common driveway that include areas that have a slope of ten (10) percent or greater shall be surfaced with an appropriate thickness of bituminous concrete or an equivalent surface approved by the Commission;
 - d. [c.] Common driveways -serving two (2) or three (3) lots shall have a minimum travel width of twelve (12) feet and minimum load-bearing shoulder widths of two (2) feet. Common driveways serving four (4) or five (5) lots shall have a minimum travel width of twenty (20) feet. All curves along a common driveway shall have a minimum inside radius of twenty-five (25) feet.

- e. All common driveways shall be designed and constructed to safely accommodate fire department apparatus, pursuant to Mansfield's Fire Lane Ordinance (Chapter 125 of the Mansfield Code). Subdivision plans shall include a common driveway cross-section that demonstrates compliance with this requirement.
- f. At all intersections of a common driveway and a street, common driveways shall have a minimum travel width of twenty (20) feet for a minimum length of forty (40) feet. This width is necessary to safely provide for entering and exiting traffic.
- g. [d.] Common driveways shall meet the slope, sightlines and drainage standards of Section 7.9 and the driveway length standards of Section 7.11.
- h. Common driveway improvements shall include the following street number signage:
 - 1. Signage listing the approved street numbers of all dwellings served by a common driveway shall be erected at the intersection of a common driveway and a street. Signage details, including the location and nature of support posts, shall be included on subdivision plans. The subject sign shall not exceed two (2) square feet in size.
 - 2. Signage listing the approved street number of an individual dwelling shall be erected at the intersection of a common driveway and individual driveway. Signage details, including the location and nature of support posts, shall be included on subdivision plans.
- i. Common driveways shall not be used for parking, storage or other uses that could act as an access impediment.
- j. [e.] Common driveways and all associated improvements, including signage, shall be considered the responsibility of a subdivider and shall be completed or bonded pursuant to Mansfield's regulatory requirements, prior to the filing of a subdivision on the Land Records.

e. **7.11 Driveway Length Standards**

To help ensure safe and appropriate access to a house site for all vehicles, including emergency vehicles, the following provisions shall apply for all driveways exceeding a length of three hundred (300) feet:

- a. The driveway shall have a minimum travel width of twelve (12) feet and minimum load-bearing shoulder widths of two (2) feet, except for certain common driveway improvements that require a twenty (20) foot minimum travel width. All driveway curves shall have a minimum inside radius of twenty-five (25) feet;
- b. Pull-off areas adjacent to the driveway shall be provided at average intervals of every three hundred (300) feet or as deemed necessary by the Commission due to slope, sightline or other site characteristics. Pull-offs shall have a minimum load-bearing length of forty (40) feet and minimum width of ten (10) feet;
- c. An adequately-sized, located and surfaced turnaround area that will accommodate a fire truck shall be provided. Unless the following distance requirements are waived by the Commission due to specific site characteristics, the turnaround area shall be no closer than seventy-five (75) feet from a house site and no further than two hundred (200) feet from a house site and the turnaround shall be at least thirty (30) feet in length with two (2) foot wide, load-bearing shoulders.

Explanatory Note: The revisions to Sections 7.8 and 7.9 expand provisions designed to protect stone walls and any other historic feature on a subdivision site and clarify provisions designed to protect

significant trees. The new provisions reference the potential use of conservation easements to protect historic features.

The revisions to Sections 7.10 and 7.11 would allow, subject to specific criteria and a ¾ vote waiver, common driveways to serve four (4) or five (5) residential lots. This change is proposed to provide more flexibility in situations where environmental impacts will be significantly reduced, where traffic safety will be significantly enhanced and/or where increasing the number of homes served by a common driveway would promote subdivision design objectives as documented in the regulations. The revisions also incorporate additional width provisions, street number signage requirements and other requirements designed to enhance safety and help ensure safe emergency vehicle access.

6) In Section 8.7, incorporate the following revisions:

a. **Existing Street Improvements**

Whenever any subdivision is proposed for land fronting on or accessible only by a street or streets that do not meet the Town's current "Engineering Standards and Specifications" requirements as administered by the Mansfield Department of Public Works, and the Commission determines that approval of the subdivision plan would be contrary to the public safety unless such street or streets were altered or improved along the frontage of the proposed subdivision or beyond the limits of the proposed subdivision, the Commission [may disapprove] shall consider denial of such plan or [may condition] shall consider conditioning its approval upon completion of the improvements or alteration of such street or streets by and at the expense of the subdivider, or [may disapprove] shall consider the denial such plan until the Town Council has authorized expenditures for such improvements.

In [making the above determination] considering alternative actions, the Commission shall take into account the width and degree of improvement of the street and its ability to handle the increased volumes of traffic which will be generated by the proposed subdivision, the ability of school buses and emergency vehicles to travel the street safely, the drainage conditions of the street, pedestrian and bicycle safety and, [generally] the ability of any vehicle or person to use the street safely. Before taking action, the Commission shall consult with the Town Attorney or other qualified legal consultant with respect to statutory authority and case law pertaining to this issue.

Explanatory Note: The revisions to Section 8.7 are designed to provide more flexibility in considering potential off-site improvements and to help ensure compliance with applicable statutory authority, as refined through Connecticut Case Law.

7) In Section 9, incorporate the following revisions:

9.0 **Sidewalks/Bikeways/Trails**

[Sidewalks may be required by the Commission] Sidewalks, bikeways, trails and/or other improvements designed to encourage and enhance safe pedestrian and bicycle use shall be required, unless specifically waived by a three-quarter (3/4) vote of the entire Commission (7 votes), in all subdivisions within or proximate to Plan of Conservation and Development designated "Planned Development Areas" [commercial areas; in locations] proximate to schools, playgrounds, parks and other public facilities; [and in areas along] or proximate to existing or planned [Town-designated] walkway [or], bicycle or trail [priority] routes. In evaluating any waiver request, [determining the need for sidewalks,] the Commission shall

consider the size and [review] the location of the proposed subdivision [and] its relationship to [commercial areas,] existing or planned development, school sites, playground areas and other public areas and the location and nature of existing or planned sidewalk, bikeway or trail improvements.

Explanatory Notes: The revisions to Section 9 are designed to clarify and expand existing provisions regarding requirements for sidewalks, bikeways, trails and other improvements designed to encourage pedestrian and bicycle use. The proposed provisions require pedestrian oriented improvements, unless waived by a ¾ vote of the Planning and Zoning Commission, when a subdivision is within or proximate to planned development areas, schools, parks or other public facilities or existing or planned walkways, bikeways or trails.

8) Revise Section 13.8, incorporate the following revisions:

13.8 Site Improvements

- a. In addition to the access requirements of Section 13.7, the Commission shall have the right to require a subdivider to include, as part of subdivider responsible improvements, park and/or hiking trail improvements, including, as appropriate, clearing, grading, drainage, base preparation, surfacing and re-stabilization of all disturbed areas. [make site improvements such as clearing, grading, drainage, seeding and parking areas where active park, playground or hiking trail uses are deemed appropriate.] [The] All referral reports shall be considered in determining whether site improvements are appropriate. The degree of site improvement required shall be directly associated with the number of proposed lots within the subject subdivision. For example, a graded and seeded multi-purpose playground field may be a suitable requirement for a larger subdivision of twenty (20) or more lots and/or trail improvements may be required to link a subdivision site to adjacent parks and trail systems or to otherwise enhance access to existing or proposed open space areas. In situations where site improvements are required, the site work shall be depicted and fully documented on final subdivision plans and the site work shall be completed or fully bonded to the Commission's satisfaction before final maps are signed and filed on the Land Records.

In situations where trail improvements are deemed appropriate, the degree and nature of clearing, base preparation, drainage and surface improvements shall be determined taking into account the size and location of the subdivision and site and neighborhood characteristics. Where required, trails shall have a minimum width of five (5) feet and shall have an appropriate base, surface and drainage to allow year round use. Stone dust surfacing may be required and all wetland or watercourse crossings shall utilize cedar or pressure treated wood or other materials acceptable to the Commission. Trail marking and access signage also can be required.

- b. With the exception of site work that may be required by the provisions of Sections 13.7 and 13.8a or agricultural activities approved by the Commission, all land dedicated as open space or park land shall be left in its natural state by the subdivider and shall not be graded, cleared or used as a repository for stumps, rocks, brush, soil, building materials or debris.

Explanatory Note: This proposed revision clarifies and expands existing provisions regarding the Planning and Zoning Commission's authority to require site improvements in association with

subdivision open space dedications. In particular, the new provisions focus on trail improvements and associated construction requirements.

- 9) In Section 14, incorporate the following revisions:
- a. Revise the Title of this Section from “Bonding” to “Completion of Improvements/Bonding/As Built-Plans”

b. **[14.1 Completion**

The Commission may, with the advice of the Department of Public Works, prescribe the extent to which and the manner in which the streets shall be graded and improved and public improvements and utilities and services provided in connection with any subdivision plan, and may require that all or a specified portion of such work and installations be completed prior to the final approval of the plan. As provided in other provisions of these regulations, the Commission also may require driveway, drainage and other site work to be completed by the subdivider or bonded prior to the filing of the subdivision on the Land Records.]

14.1 Completion of Improvements

Pursuant to other provisions of these regulations, subdividers shall be responsible for completing and bonding subdivision improvements, including approved streets, common driveways, sidewalks, trails and parking improvements, drainage and site work improvements. These subdivision improvements shall be completed and/or bonded prior to the filing of the subdivision plans on the Land Records. The Commission, with the advice of the Town’s Planning and Engineering staff, may prescribe the extent to which and the manner in which subdivision improvements are completed and associated utilities are provided.

For all subdivision lots that are dependent on new streets for access, the following specific completion provisions shall be met:

- a. No Zoning Permit shall be issued for new dwellings until the roadway binder course and all associated drainage and grading have been completed to the satisfaction of the Town Engineer, or his designated agent, and the Fire Marshal and until the new subdivision road has been fully bonded for completion pursuant to Mansfield’s regulatory provisions.
- b. Unless specifically authorized by the Commission, no Zoning Certificate of Compliance shall be issued for new dwellings unless the roadway and all associated drainage, signage, site stabilization and lot monumentation has been completed and accepted by the Town.

Explanatory Note: The proposed revisions to Section 14, clarify existing provisions regarding the completion of subdivision improvements. For subdivision lots dependent on new streets for access, the revisions incorporates new provisions that link Zoning Permits for new houses to the completion of a roadway binder course and associated site work and Certificates of Compliance for completed houses to the completion of roadway drainage, signage, monumentation and site stabilization work.

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TOWN OF CHAPLIN

CONNECTICUT 06235

INCORPORATED 1822



September 30, 2010

Windham Region Council of Governments
Attn: Regional Planning Commission
700 Main Street
Willimantic, CT 06226

Town Clerk
Town of Mansfield
4 So. Eagleville Rd.
Mansfield, CT 06268

RE: Inter-municipal Notification of Application for PZC Application(s)

Dear Adjacent Municipality;

In accordance with the Requirements of Section 8-7d(f) of the Connecticut General Statutes, you are hereby notified that the Chaplin Planning & Zoning Commission has received the following applications for properties located within 500' of Mansfield's municipal boundary:

Application for 2-lot subdivision of property located at 150 So. Bedlam Road. Applicant/Owner: Joseph Gregory Ferrara, Trustee. RAR zoning district.

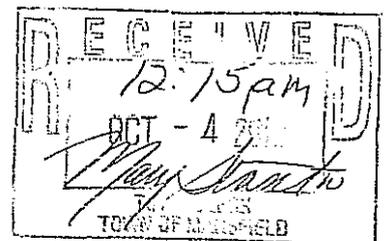
Application for Special Permit & Site Plan Review for a proposed Dog Boarding & Training Facility located at 41 North Bedlam Road. Applicants: Elizabeth Marsden & Steven Laume. Owner: Steven Laume. RAR Zoning District.

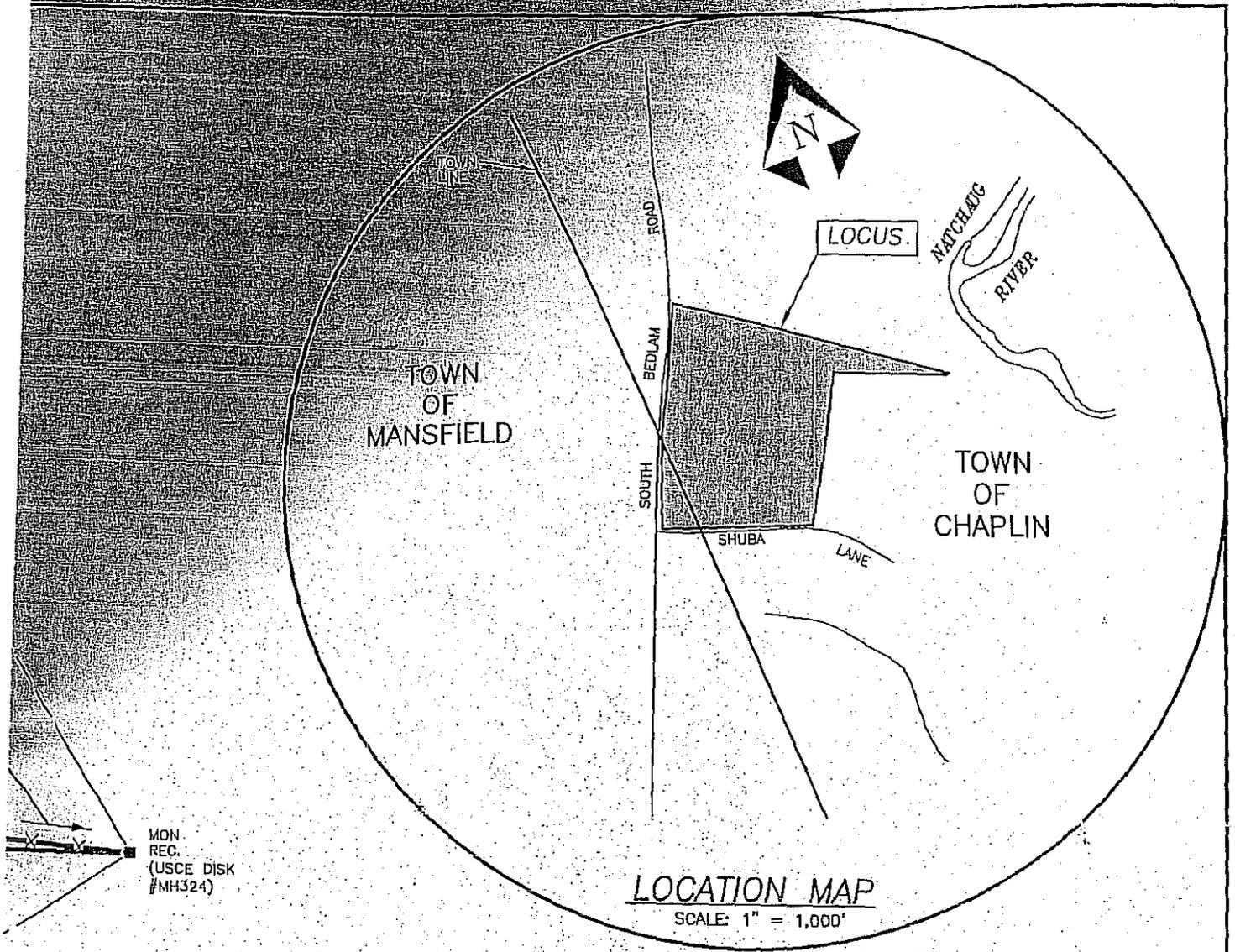
The meeting at which these applications will be considered is scheduled for 7:00 PM on Thursday November 18, 2010 at the Chaplin Town Hall, 495 Phoenixville Road, Chaplin, CT. You are invited to attend and be heard, and/or written correspondence received as of the meeting will be included in the record.

Thank you.

Sincerely,

Demian A. Sorrentino, AICP
Chaplin Planning & Zoning Agent
for the
Chaplin Planning & Zoning Commission





MON.
REC.
(USCE DISK
#MH324)

n/f.

.S. Government

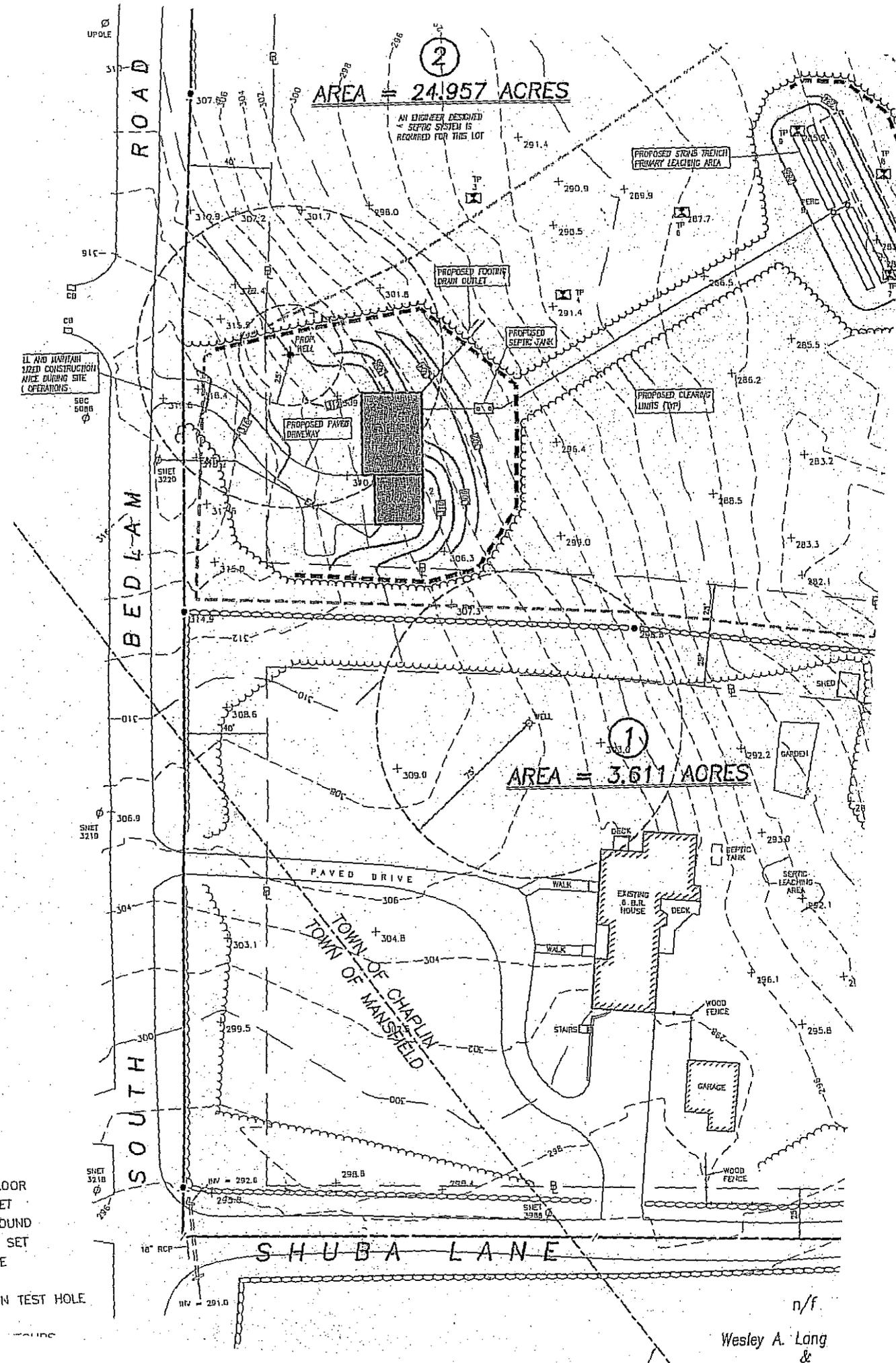
NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20, and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;

This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.

- This survey conforms to a Class "A-2" horizontal accuracy.
- Survey Type: Subdivision Map.
- Boundary Determination Category:
 Along existing deed lines = Dependent Resurvey.
 Along proposed deed lines = Original Survey.

2. Zone = RAR



②
AREA = 24.957 ACRES
 AN ENGINEER DESIGNED SEPTIC SYSTEM IS REQUIRED FOR THIS LOT

①
AREA = 3.611 ACRES

ILL AND MAINTAIN SIZED CONSTRUCTION W/ICE DURING SITE OPERATIONS.
 SBC 5088

3 FLOOR IN SET IN FOUND HOLE SET POLE COX LATION TEST HOLE HOLE

n/f
 Wesley A. Lang &
 Jamie E. Lang

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Revised charge - approved by Town Council on 10/12/10

JP

DRAFT

Mansfield Open Space Preservation Committee Charge (revised 8/9/10)

CHARGE/DUTIES: The Open Space Preservation Committee shall be an advisory board to the Town Council and other Town officials with the following charges and duties:

General

a. To advise Town officials concerning open space preservation actions, as outlined in the "Planning, Acquisition, and Management Guidelines, Mansfield Open Space, Park, Recreation, Agricultural Properties and Conservation Easements," which was approved by the Town Council in 2009. These actions include:

- Review properties offered for Town acquisition
- Review proposed subdivisions and submit comments to PZC about proposed open space dedications
- Participate in the development of management plans for Town properties.

b. To act as a sounding board and provide review to town departments, boards and commissions concerning the impact of proposed town policies on preservation of open space.

c. To contribute to updates of the Plan of Conservation and Development.

Education and Outreach

- a. To increase awareness of the Town's Open Space Preservation Program
- b. To educate and work with landowners to promote public and private land preservation projects.

MEMBERSHIP: The Open Space Preservation Committee shall consist of 5 regular voting members (one of which shall be an ex officio representative of the Conservation Commission) and 2 alternates appointed by the Town Council in accordance with A§192 of the Mansfield Code. The appointments shall be staggered three year terms. A representative of the Planning and Zoning Commission and the Parks Advisory Committee may serve as liaison between the Committee and the Commission. Insofar as practical, members appointed shall offer expertise in land use planning or environmental/natural resource fields, such as forestry, soils, wetlands, wildlife, geology, botany. A chairman and a secretary will be elected by the committee and will serve for a term of one year.

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Matthew W. Hart

From: James F. Kodzis
Sent: Tuesday, October 05, 2010 2:03 PM
To: Matthew W. Hart; 'Cedar_Ridge@aspensquare.com'
Cc: James F. Kodzis
Subject: fall weekend overview as of 5 oct 2010

A review of UCONN back to school "fall weekends".

Friday, 08/27/2010.

Carriage House Apts.- Estimated crowd of 1,500 – 2,000

Crowd was well behaved for the most part a couple of incidents of can/bottle throwing at CSP.
16 liquor violation tickets issued.

Carriage House Apts. did not have an onsite manager on duty. This made determining who lived in which apt problematic at the end of night when the "push" was being done. A lot of the apt renters did not have Carriage House IDs issued to them yet nor did they have parking stickers for their vehicles.

The fence was not erected as in past years. This created a problem of controlling access to the complex when the road was shut down for the push. Partygoers were able to gain access by going in behind the Apts along the wood line.

Saturday, 08/28/2010.

Carriage House Apts.- Estimated crowd of 5,000 – 6,000 (largest in recent years)

Crowd was well behaved for the most part a couple of incidents of can/bottle throwing at CSP
28 liquor violation tickets issued

1 criminal arrest for narcotics- UCONN student

Carriage House Apts. did not have an onsite manager on duty. This made determining who lived in which apt problematic at the end of night when the "push" was being done. A lot of the apt renters did not have Carriage House IDs issued to them yet nor did they have parking stickers for their vehicles.

The fence was not in place as in past years. This created a problem of controlling access to the complex when the road was shut down for the push. Partygoers were able to gain access by going in behind the Apts along the wood line.

Thursday, 09/2/10.

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Carriage House provided a night manager and put up the fence. They provided a tenant list as well as parking permits and most resident permits.

13 liquor violation tickets issued.

Two OPA Troopers on site.

The evening was very busy for a holiday weekend and it appeared as though the students did not go home. There were parking issues on Carriage House Rd which were addressed by the OPA Troopers. Simultaneously there was a medical issue (intoxicated student) which was also in the complex and handled by the OPA personnel (they ensured that the victim's airway was unobstructed until medics arrived). Throughout the evening there were three medical calls at the complex and two were transported to the hospital for treatment (intox). Numerous parking citations were issued and a tow truck was called to remove a vehicle partially blocking the roadway. Carriage House Dr was closed to vehicular traffic due to the heavy volume of pedestrian traffic. There was numerous alcohol violations observed however due to manpower issues we were unable to effectively address many of these violations There were only a handful

of citations issued as personnel were tied up with other responsibilities.

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

During "push" there was one individual later verified as an UCONN student/Carriage House resident who was standing on the roadway. He was asked to leave several times and refused stating that he lives here. He was arrested for BOP and interfering after he became aggressive and belligerent when attempts were made to escort him from the roadway.

The immediate area was successfully cleared by approx. 0130 hours. A presence was maintained on Hunting Lodge Rd and our areas of responsibilities in Mansfield (Sgt Peps) until approx. 0145 hours.

Carriage House management observed the apartments involved and explained that follow up action would be taken against the tenants for lease violations. All arrests will be referred to the UCONN off campus student services office for student code violations as well.

Friday, 09/03/10.

Carriage House Apts.- Estimated crowd of 3,000

24 liquor violation tickets issued.

Carriage House Apts. did have an onsite manager on duty.

Large house parties building on Hunting Lodge RD.

Saturday, 09/04/10.

Carriage House Apts.- Estimated crowd of 6,000. (Largest non- Spring Weekend gathering I have seen in several years)

10 liquor violation tickets issued

Carriage House had two night managers on site.

Three (3) OPA Troopers on site.

Carriage House Dr was closed to vehicular traffic due to the heavy volume of pedestrian traffic

At approx 2330 hrs it was decided, based upon the size and intoxication level and behavior of the crowd (reports of fights) to have evening shift respond prior to breaking up the large gatherings within the complex. The "push" took almost 40 minutes to complete. The crowd was confrontational and belligerent. They were reluctant to leave, follow verbal directives, and very slow to move. At one point during the "push" some students began to yell they were being assaulted by police in an attempt to excite the crowd. A presence was maintained on Hunting Lodge Rd and our areas of responsibilities in Mansfield

Sunday, 09/05/10.

Carriage House Apts.- Estimated crowd of 2,000

No night managers

No OPA Tprs.

Mansfield Resident Tprs handled this gathering w/o incident.

Thursday, 09/09/10

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Two night managers

Two OPA Tprs

All clear 0145hrs.

4 town noise violations issued on Birch RD.

Friday, 09/10/10

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Two night managers

Two OPA Tprs

Eve shift to Carriage House

Large house party at the "Mushroom House" on Rte. 195 (estimated crowd 1,000)

Reported hit and run on North Eagleville Rd (UCONN PD jurisdiction)

Large gathering at businesses on North Eagleville Rd after push

Saturday, 09/11/10

Carriage House Apts.- Estimated crowd of 2,000 – 3,000 (highly intoxicated)

Two night managers

Three OPA Tprs

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

Partygoer was assaulted Carriage House by unknown party. Victim received 6 staples to head wound

Large gathering at businesses on North Eagleville Rd after push An assault occurred in the area of building 7 which resulted in one UCONN student being transported to the hospital. He has since been released. Case under investigation.

Over the course of the weekend 30 alcohol and other town ordinance citations were issued by police personnel.

Thursday, 09/16/10

Night manager on duty

2 OPA Tprs

Bars very active

Light to moderate rain

Very little foot traffic

No calls for service in complex

No violations observed

Crowd size N/A

No enforcement action taken

Friday, 09/17/10

Managers on site

2 OPA Tprs

10 alcohol violations

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

Carriage House Apts.- Estimated crowd of 3,000-3,500

All clear, no calls pending 0130hrs

One arrest for possession of marijuana.

Saturday, 09/18/10

No manager on site

3 OPA Tprs

Carriage House Apts.- Estimated crowd of 2,000 – 3,000

Busy in town. A large party at Hunting Lodge Apts. Manager contacted and enroute from Hartford.

Estimated crowd of 1,000. Several large and loud parties at residences on Hill Rd. It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

Thursday, 09/23/10

Managers on site
2 OPA Tprs
Carriage House Apts.- Estimated crowd of size under 1,000
Bars were active
Very little foot traffic
No calls for service at Carriage House Apts
Crowd size N/A
No enforcement action taken

Friday, 9/24/10

Managers on site
2 OPA Tprs
2 alcohol violations
Carriage House Apts.- Estimated crowd of 3,000-3500
All clear no calls pending 0200hrs

Saturday, 9/25/10

Managers on site
3 OPA Tprs
Estimated crowd of 3,000-3500 at Carriage House Apt
Estimated crowd of 6,000+ in around campus.
(Largest non-Spring Weekend crowd to date.)
Numerous house parties (building floats for Homecoming parade)
Assisted Fire Dept in putting out two bonfires (Apt building & private residence)
3 alcohol violations
Several large parties at residences on Hill Rd.
It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.
All clear, no calls pending 0200hrs

09/30/10, Thursday-

Crowds- N/A
2 night managers on duty
2 OPA on duty
Weather heavy rain and winds

10/01/10, Friday-

Carriage House Apts.- Crowd- 2500 plus
2 night manager on duty
2 OPA Tprs on duty
2 Troop "K" Tprs on duty
1 OPA Tpr Hunting Lodge Apt on duty
11 town violation tickets issued
2 DWI arrests

10/5/2010

1 Dumpster fire at Club House Apts.
1 Medical call at Carriage House (intoxicated person)

10/02/10, Saturday

Crowd- 4,000 plus

2 night managers on duty

2 OPA Tprs on duty

2 Troop "K" Tprs on duty

1 OPA Tpr Hunting Lodge Apt on duty

11 town violation tickets issued

Club House Apts. - live band "concert". Manager contacted and advised of band concert. Manager request that the "concert be shut down and crowd be cleared from the complex.

It was decided, based upon the size and intoxication level of the crowd (reports of fights, vandalisms, noise complaints, etc), to have evening shift respond prior to breaking up the large gathering within the complex.

Numerous reports of small "breaches" at Carriage House Apts. and on foot paths on Hunting Lodge Rd. The participants were highly intoxicated and belligerent. One in custody arrest at Carriage House (Criminal Trespass and interfering with police)

Numerous house parties on Hunting Lodge RD, Rte. 195 and North Eagleville RD.

Crowds were highly intoxicated and aggressive. The UCONN Football Team won its Homecoming game earlier in the day and this win fueled the revelry more than usual. .

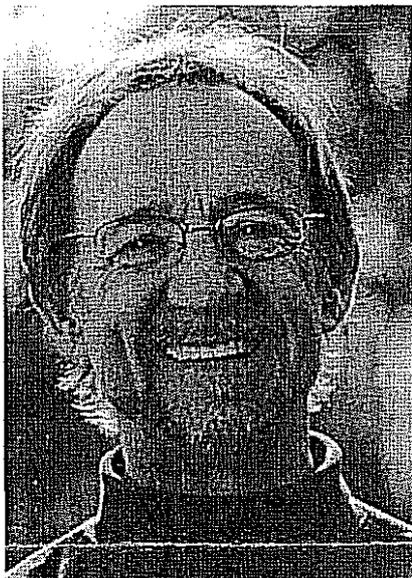
I am scheduling the normal 2,2,and 3 for this Thursday thru Saturday at the Carriage House apts. I will also have additional patrols (2 on Friday and 2 on Saturday) to augment the regular scheduled Resident Troopers.

Respectfully,

*Sergeant James Kodzis #219
Connecticut State Police
Mansfield Resident Trooper's Office
4 South Eagleville Road
Storrs/Mansfield, CT 06268
(860) 429-6024*

PAGE
BREAK

Blues For A Green Cause



Peter Tork Concert Will Benefit Trust

Peter Tork will bring his band Suede Shoe Blues to Knowlton Memorial Hall in Ashford for a benefit concert on October 15.

His past performances for Joshua's Trust have been sold out and greatly enjoyed by enthusiastic audiences.

Wine and refreshments will be served starting at 7:30 p.m. and the concert will begin at 8:30 p.m. Reservations are \$30 in advance; admission at the door will be \$35. The performance hall is located on Route 44, west of Route 89.

Having gained fame as one of the Monkees, Peter has continued to expand his musical horizons. The Mansfield resident's creativity and musicianship have earned praise from music critics, while his warmth and humor have attracted loyal fans. Two CDs have been released by his band, "Saved by the Blues" and "Cambira Hotel."

Arrangements for the event are being made by Isabelle Atwood (860-429-9671) and the Special Events Committee. (See reservation form on back page.)

A New Look For The Mason Mill Site

The Mason Mill Site on Old Turnpike Road in Mansfield has a new look!

Tom Bloom, one of the stewards, has been hand-clearing the site of barberry for more than a year. After consultation with local landscape historian Rudy Favretti, the site has been cleared of many of the large trees that were threatening the stone walls of the former mill and sluiceway.

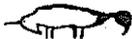
Now that the lay of the land can be appreciated, a fiberglass-embedded sign has been erected that interprets the history of the site.

Tom spent much of the past winter gathering information and photos to create an attractive and informative display so visitors can appreciate the long history of this mill site.

Thank you, Tom!



Steward Tom Bloom (left) and Trail Crew Leader Gary Griffin with the newly installed sign at historic Mason Mill Site.



Joshua's Tract Conservation And Historic Trust, Inc.

P.O. BOX 4
MANSFIELD CENTER, CT 06250
Email: joshuustrust@snet.net
www.joshuastrandtrust.org

OFFICERS:

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Joshua's Tract Conservation and Historic Trust was formed in 1966 to receive gifts of money and land, or to buy land of historic, aesthetic, or scientific value, for the benefit of future generations.

It is designed to supplement the open space efforts of federal, state and local governments. The Trust protects over 4,000 acres in the region, maintains trails which are open to the public, and publishes *The Joshua's Tract Walk Book*.

The office is located in the historic Eagleville Schoolhouse, South Eagleville Rd., in Mansfield.

Office hours: Thurs.1:30-3:30 pm.
Phone: 860-429-9023

Forty-Four Busy Years Later...

By ALLISON BURCHELL-ROBINSON
Joshua's Trust President

Shortly after becoming Joshua's Trust president, I had the opportunity to talk with Trudy Lamb about the Trust's early days and how and why it came into existence. She was the first chairperson and had a great deal of information to share. She mentioned how



Trudy Lamb, left, with Allison Burchell-Robinson

busy the founders were, and I assured her that nothing has changed and we are now in our 44th year! Thank you, Trudy, for spending that afternoon with me.

Forty-four years after those founding days, we now have 4,000 acres of land under our protection. That is a sizeable responsibility and not one that I or the Board of Trustees take lightly. One of my goals while President is to ensure that we have the resources necessary to preserve and protect our properties in perpetuity and to take care of the land as promised. This fall we will develop a five-year plan for raising the funds

needed to cover both easements and owned land as suggested by the Land Trust Alliance.

We are still in the process of applying for accreditation and it has been a positive learning experience. It is becoming clear to all land trusts that the IRS is casting a longer and more discerning eye on land donations. One of the aims of the LTA is to ensure that your policies and procedures are finely crafted and carefully honed to ensure that your land trust is in complete compliance with the IRS regulations.

On a lighter note as we begin to think ahead to our 50th year celebration, I am calling on all former Presidents to come forward. We are creating a President's Wall. Roseanne Gottier, a multi-talented member of Joshua's Trust, has agreed to take your picture. Please get in touch with me as to your availability this fall. You can email me at allwall5@aol.com or leave a message at the trust office 860-429-9023.

Calling For JT Memorabilia

The year 2016 will be the 50th anniversary of the formation of the Trust. The anniversary committee is gathering material for a history to be part of the celebration. We are asking members to send photos, clippings or other information to the trust office in care of the anniversary committee. We can copy and return material if you wish. We will also be interviewing people with stories to tell about the Trust. Contact Mona Anderson at monaanderson@gmail.com or 860-487-1381 with questions or suggestions.

'Walktober' Sites On The Trust Calendar

The Trust will once again host walks on several of its properties during Walktober, the month-long extravaganza organized by The Last Green Valley. For the full schedule, go to www.tlcv.org or pick up a printed schedule. Copies of the *Walk Book* are available at the Trust office, the UConn Coop, and several local merchants; or can be ordered by downloading the form at our website.

Alanach-Wolf Woods Dedicated In Windham

President Allison Burchell-Robinson welcomed close to 100 guests for the dedication of the Alanach-Wolf Woodlands on May 23.

The 102-acre property bequeathed by Ada Wolf underwent considerable work, including the removal of two small dwellings, repair of the dam, and environmental clean-up before it was accepted by Joshua's Trust.

Savings Institute officer Bruce Hodgins, who had acted as the bank liaison during the long process, was thanked by Allison during her remarks. Willimantic Mayor Ernie Eldridge expressed his gratitude to the Trust for its accomplishments, and Dr. Carl Lindquist, who had introduced Ada Wolf to the Trust, spoke of his satisfaction in seeing Mrs. Wolf's wishes so completely fulfilled.

Several members of Windham's town commissions mingled with neighbors, some of whom had not yet been on the property, making the dedication a successful step



Trust President Allison Burchell-Robinson, far left, addresses guests attending the dedication of the 102-acre Alanach-Wolf Woodlands.

toward making the Wolf property the nucleus of a greenway in the Windham Center area. The event was co-sponsored with the Windham Conservation Commission, chaired by Patty Szczys, who also serves as a trustee for Joshua's Trust.

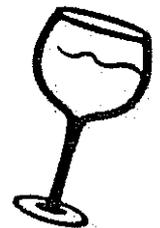


BioBlitz Success

Dr. Chuck Booth, ECSU professor of biology, facing camera, orients students about to take part in the Church Farm BioBlitz. Jointly sponsored by EASTCONN, Joshua's Trust, and ECSU, the event involved high school students on June 4 and the public on June 5. Joan Hill, organizer of the event, reported that of the total 541 species identified at the Farm, 107 were identified by the students.

Wine Tasting And Art Show Fun And A Great Boost For The Trust

Last spring's wine tasting was a great success, thanks to Charles McCaughtry, who opened his home and donated a percentage of art sales; Corine Norgaard and her committee, who knocked themselves out in the kitchen; the Ashford Spirit Shop, which arranged for distributors to bring a fine selection of wines; and to the other merchants who contributed: BJ's in Willimantic, Big Y, Highland Park Market, Willimantic Food Coop. Please support these merchants and express your appreciation.



Charles McCaughtry and Arts Exclusive Gallery donated 20 percent of the sales at the fundraiser and have offered to extend their support of Joshua's Trust. A piece of fine art makes a memorable gift for a very special occasion. You can look at the great range of art that is available at the Gallery by going to the web site: www.arts-exclusive.com.

To view more paintings by Charles McCaughtry, go to www.mccaughtryart.com.

JOSHUA'S MARK

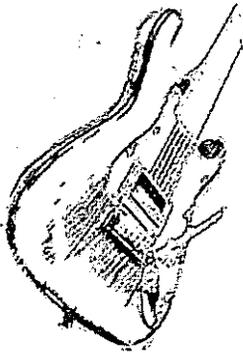


Mansfield Conservation Comm
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Peter Tork's Blues Are For A Green Cause

Advance the cause of conservation while enjoying a night of the blues performed by former Monkee Peter Tork and his band, Shoe Suede Blues.

Oct. 15 at Ashford's Knowlton Memorial Hall

Wine and refreshments 7:30 p.m.; performance 8:30 p.m.

\$30 per person. \$35 at the door. For more info, call 860-429-9671

Peter Tork and Shoe Suede Blues Benefit Concert reservation form Please submit by Oct. 14.

Name _____

Telephone _____ E-mail address _____

Please make reservations for _____ people @ \$30 each. \$ _____ enclosed

I cannot attend, but would like to contribute \$ _____ .

Make check payable to: Joshua's Trust

Mail to: Joshua's Trust, P.O. Box 4, Mansfield Center, CT 06250-0004.



Willimantic River Review

Fall 2010

Water Trail Update

The Willimantic River Water Trail project is rolling along. For the past year, the Water Trail Committee has worked with John Monroe of the National Park Service. Launch sites were evaluated and meetings with town officials addressed the Committee's recommended improvements. With input from the Committee, John created the *Willimantic River Paddling Guide* that describes launch sites and river features. Maps and photos illustrate this appealing and useful guide. The Alliance is updating our website's Paddling Page with revised launch sites and new maps geared to paddling difficulty. John's guide has been added to the site as a pdf document so it can be viewed or printed.

What's next? The Committee is now planning signs and kiosks for the launch sites and for river landmarks. Members will continue to work with towns and the DEP on launch site improvements. The Willimantic River project is a "pioneer" effort that will guide John and The Last Green Valley staff/volunteers as they develop water trails on the Quinebaug and Five Mile rivers. It is expected that next fall, the Willimantic River and these rivers will be nominated for designation as National Recreation Trails by the National Park Service.

Well Water Woes

Low rainfall since June is affecting stream flow in the river as well as groundwater levels in aquifers under riverside wells. In Storrs, UConn has depended on the Willimantic River well field since wells next to the Fenton River were shut down in late June. Both well fields now have guidelines for water withdrawals based on the amount of water flowing past a water gauge upstream of these wells.

Since late July, low flow in the Willimantic River has triggered water conservation advisories (first voluntary, now mandatory). These restrictions affect

UConn, as well as homes, schools and businesses in Storrs that use UConn water. Current restrictions (Stage 3 drought advisory) allow various uses, such as limited lawn watering. A Stage 3 alert is triggered by stream flow at 12 cfs (cubic feet per second) or less for two weeks at the Merrow stream gauge. As the drought continues into September, the river's flow is dropping further (now averaging 8 cfs). The Alliance is advocating for additional measures to address this continuing drought condition.

Hope the October rains come early this year!

Get involved!

Time to get involved! The Alliance is looking for additional representatives for its Board of Directors, especially from the lower river area. We meet eight times a year to discuss river-related issues, and plan the Alliance's advocacy actions, workshops and recreational events. We welcome your input whether or not you wish to join the board. Our meetings are at the Tolland Town Hall at 7:00 p.m. on the fourth Wednesday. Call 860-455-0532 to confirm the meeting date.

Riverwatch

The drought highlights a need to plan carefully for withdrawals from well fields. Potential increases in water use are now being considered in the watershed. **Tolland** has applied for permits to double its wells' withdrawals from a riverside aquifer to 511,000 gallons per day. The increase for the Tolland wells would provide water for additional development in Tolland near the Route 195/Interstate 84 interchange and possibly in South Willington by Route 32.

Riverwatch *continued*

The Four Corners area at the junction of Routes 195 and 44 in **Storrs** needs a new water source to promote commercial development and to replace contaminated wells. Options include a well next to Cedar Swamp Brook (a river tributary), a new well by the Willimantic River, or water from Shenipsit Lake on the west side of Tolland.

Meanwhile, **UConn** is preparing its 2010-2014 Water Supply Plan outlining projected water needs and how they will be met. Because there have been three water conservation alerts in recent years (2005, 2007, 2010), it is important for the Plan to address seasonal low water levels in late summer. The Alliance recommends that the Plan include additional mandatory conservation measures for a Stage Three drought alert to insure reliable water supply being available during the low-flow period. The Plan also needs to include specific conservation actions for a Stage Four drought alert to maintain adequate stream flow during a long-term drought. This will provide for better protection of the river during future seasonal droughts.

Additional water withdrawals and more frequent droughts could have a combined negative impact on the waterways in the river's watershed. A **coordinated regional approach** to address these issues is needed to insure the health of the river and a dependable water source for institutions, companies and residents.

In **Willington**, a travel service center was proposed for Exit 71 on I-84. This large area of impermeable surface would be in the immediate watershed of Roaring Brook, a Class 3 Wild Trout Management Area. The brook empties into the Willimantic River at the top of the Cole Wilde Trout Management Area, a popular year-round fishing area. The Alliance shares a concern with other conservation groups about the potential for pollution and erosion in these premier waterways,

especially since there are already two large paved facilities at this exit creating runoff into Roaring Brook tributaries. The Willington Inland Wetland and Watercourse Commission denied the application in September.

River Heroes

In July, several trash bags and other items were dumped into the river in **Willimantic**. Fortunately, the water was low enough so it did not wash the trash downstream. When Jean de Smet heard about it, she called on family and friends to help clean it up. Because the trash was at the bottom of a 20-foot-high wall, this project required strength and ingenuity. They climbed down to the river, filled buckets with trash, then hauled up the buckets with ropes. Thanks to Jean and company for helping to keep the river clean!

Get outside!

It's time to enjoy the great outdoors! Visit the Willimantic River Greenway Parks and Trails Guide at www.willimanticriver.org to discover 25 public access sites along the river. Or visit the website's Paddling page for detailed information about the river's Water Trail for canoes and kayaks.

Calendar

The Alliance is now posting events on its **blog**. You can link to it from our website's Events page and find the latest posting.

Walktober 2010

Explore along the Willimantic River during Walktober, a month-long series of walks and other outings sponsored by The Last Green Valley. Walks along the river are listed below. For the other events, visit www.thelastgreenvalley.org.

Sunday, October 10

Run of the Mill Walk the mill site of the Willimantic Thread Company where the textile industry thrived for 130 years. Mile-long walk passes by mill housing and views of the Willimantic River. Meet at 2:00 p.m. at the Windham Textile and History Museum, 411 Main St. in Willimantic, two blocks from the Frog Bridge. Visit the museum afterward. Sponsored by the museum. Information: 860-456-2178

Saturday, October 16

Visit the HEEP! Tour UConn's Hillside Environmental Park (HEEP) with Ray Frigon of Ct. DEP. At a scenic lookout learn about the former landfill's remediation, then tour wetlands (with dry feet) to discover park trails and views. Meet at 10:00 a.m. for 2-mile walk on hilly terrain. Directions: In Storrs at Rt. 44 junction, go south on Rt. 195 for 1.5 miles. Turn right at traffic light onto N. Eagleville Rd. and travel 0.5 miles to second traffic light. Turn right on N. Hillside Road and follow signs to parking lot. Sponsored by the Alliance, Ct. DEP and UConn Office of Environmental Policy. Information: 860-429-7174.

Friday, October 29

Growing the Greenway Explore the growing connections of the Willimantic River Greenway. A 1.2-mile walk on the Midriver Trail passes through Joshua's Trust's Taylor Preserve, rambles down Coventry's Riverview Trail, continues on scenic Riverview Drive, and ends in Tolland's King Conservation Area. Speakers will highlight special features along the way. Carpool to return to start. Registration at least one week ahead is required by calling 860-930-7515. Directions: In Mansfield at junction with Rt. 195, go south on Rt. 32 for 0.8 miles. Turn right onto Merrow Road, cross RR tracks and bridge, then turn right onto Riverview Drive. Park on right. Sponsored by the Alliance, Joshua's Trust, and towns of Coventry and Tolland.

Many Thanks!

To **John Monroe** of the Rivers and Parks Program at the National Park Service, who has facilitated the Water Trail project with expertise and enthusiasm. We could not have done it without him!

To the **Water Trail Committee** members, who are working through the many stages of this project with good heart and good humor: Larry Diamond, Jim Hayes, Cynthia MacDonald, Paul Pribula, Meg Reich, Betty Robinson, Vicky Wetherell.
To Lois Bruinooge and Bill Reid at **The Last Green Valley** for their support.

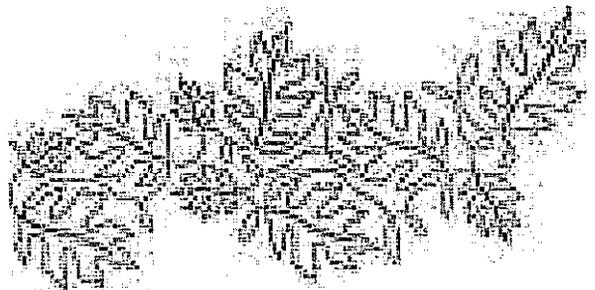
Contributors: Vicky Wetherell, Meg Reich

Design and Layout: Ella Ingraham

Inquiries or submissions for the Spring 2011 Edition may be submitted to:

WRA, P.O. Box 9193, Bolton, CT 06043-9193
or info@willimanticriver.org

View previous newsletters at
www.willimanticriver.org



Willimantic River Alliance – Membership Form

Name _____
 Address _____
 Town _____ State _____ Zip _____
 E-Mail _____ Phone _____

Contact me about volunteer opportunities for the WRA

Mail completed form and check to:

WRA at P.O. Box 9193, Bolton CT 06043-9193

Memberships	Annual Dues
Senior/Student	\$ 5.00
Individual	\$10.00
Family	\$15.00
River Steward	\$ 50.00
Patron	\$ 250.00
	(Lifetime Member)

Thank you for joining the Alliance! Your membership dues may be tax deductible.

Willimantic River Alliance

Founded in 1996, the Alliance has a mission “to protect and preserve the Willimantic River through cooperative and educational activities that promote regional awareness, stewardship, and enjoyment of the river and its watershed.” As a coalition of citizens, officials and local agencies, the Alliance sponsors events such as regional forums and outings and publications, including a newsletter and website www.willimanticriver.org. Our email address is info@willimanticriver.org.

Willimantic River Alliance, Inc. is a nonprofit 501 (c) (3) tax-exempt corporation. The Alliance promotes development of the Willimantic River Greenway, an official state greenway along the river's 25 miles from Stafford Springs to Willimantic. This regional project aims to connect recreational, historical and natural resource features along the river. These connections are being created by the nine riverside towns through natural resource preservation and recreation projects, such as linking trails and improving access to the river.

The river's watershed includes seventeen towns: (in Ct.) Andover, Ashford, Bolton, Columbia, Coventry, Ellington, Hebron, Lebanon, Mansfield, Stafford, Union, Tolland, Vernon, Willington, Windham, and (in Mass.) Monson, Wales.

Fall 2010

WILLIMANTIC RIVER ALLIANCE

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Gregory J. Padick

From: Arnold Jr, Chester [chester.arnold_jr@uconn.edu]
Sent: Thursday, October 07, 2010 4:00 PM
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Cc: Dietz, Michael; Richard Miller
Subject: Announcing the Impervious Cover TMDL Project Website

Friends and Collaborators of CLEAR and the NEMO Program,

A new website devoted to the Impervious Cover TMDL project is now online at:
<http://clear.uconn.edu/projects/tmdl/>

The project, funded by CTDEP, UConn and the Town of Mansfield, is developing a response to the first impervious cover TMDL in the country. This precedent-setting "IC-TMDL" is focused on Eagleville Brook, a small watershed that drains much of the UConn main campus. While the project is still ongoing, we feel that there's enough good information on the website to call your attention to it. Much on-the-ground progress has already been made, and we intend to use the website to track progress as it occurs.

As always, questions and comments are welcome

Thanks,

Chet
(for the project team of UConn, CTDEP, the Center for Watershed Protection, and the Horsley Witten Group)

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