

**AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting, Tuesday, April 19, 2011, 7:00 p.m.  
Council Chambers, Audrey P. Beck Municipal Building

**Minutes**

4/4/11

**Scheduled Business**

**Zoning Agent's Report**

- A. Monthly Activity Report for March
- B. Wildwood Road Noise Complaint
- C. Enforcement Update
- D. Other

**Old Business**

1. **3-Lot Subdivision Application, (2 New Lots) 64 Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299 (M.A.D. 5/11/11)**  
Report from Director of Planning
2. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**  
Report from Director of Planning
3. **March Draft: UConn Water Supply Plan update**  
Report from Director of Planning
4. **Request to stop collecting bond escrow funds for Freedom Green Phase 4C**  
(to be tabled until 5/2/11) Report from Director of Planning
5. **4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**  
(tabled pending 5/2/11 Public Hearing)
6. **3/30/11 Draft revisions to the Zoning Regulations, PZC File #907-35**  
(tabled pending 5/16/11 Public Hearing)
7. **Request to review and revise Plan of Conservation and Development regarding Hunting Lodge Road area**  
(tabled - referred to Regulatory Review Committee)
8. **Other**

**New Business**

1. **New Special Permit Application, Proposed Veterinary Hospital, 266 Stafford Rd, W. Ernst-applicant/ Y. Desiato-owner, PZC File #1300**
2. **New Application to amend the Zoning Regulation to add Place of Assembly-Banquet Hall as a permitted use in the Neighborhood Business 2 Zone, M. Healy, applicant, PZC File #1301**
3. **Regulatory Review Committee recommended revisions to the Zoning Regulations regarding Agricultural Uses**  
Report from Director of Planning
4. **Review of roadway/parking plans for Storrs Center Village Street**  
Report from Director of Planning
5. **Zoning Permit Application for Storrs Center Parking Garage/Intermodal Center**  
(Downtown Partnership Public Hearing - May 4, 2011 at 7:00 p.m. in the Buchanan Center)  
Memo from Director of Planning
6. **4/2011 CLEAR Recommendations for Low Impact Development Practices**

## 7. Other

### Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (Next meeting scheduled April 27, 2011 at 1:15 pm in Room B)
4. Other

### Communications and Bills

1. Invitation to 4/29/11 9am reception in Chaplin, RE: Natchaug River Basin Conservation Compact
2. Notice of 5/18 and 5/23 Green Valley Institute Workshop: Innovative Zoning Techniques
3. Coventry Referral: Proposed Permitted Use addition: Agriculture with accessory retail sales
4. Notice: 5/14 CT Land Use Academy Workshop in Storrs
5. Other

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, April 4, 2011  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:27 p.m. Chairman Favretti appointed alternates Loxsom and Rawn to act in the absence of Beal and Ryan.

**Minutes:**

03-21-11- Plante MOVED, Hall seconded, to approve the 3/21/11 minutes as written. MOTION PASSED with Loxsom and Holt disqualified. Pociask noted he had listened to the recording of the meeting.

**Zoning Agent's Report:**

Hirsch related that his monthly activity report would be distributed in the next meeting packet. He also informed the Commission that he and chairman Favretti had approved a site modification request for Mansfield Supply on Storrs Road for a storage building addition and related site improvements.

**Old Business:**

**1. Application to Amend the Zoning Map, Rezone a 10.4 acre parcel from R-20 to PB-1, K. Tubridy o/a. File #1297 (M.A.D. 5/6/11)**

Holt disqualified herself.

Hall MOVED, Plante seconded, to approve the application of K. Tubridy (File #1297) to rezone approximately 10 acres of land, owned by the applicant, from Residence 20 to Planned Business-1, as shown on a map dated 12/2/10 and located on the northerly side N. Frontage Road, and as heard at a Public Hearing on March 21, 2011.

This zone change shall become effective as of May 1, 2011, or upon Planning Office receipt of a legal boundary description. Approval is granted for the following reasons:

1. The subject re-zoning is consistent with mapping and text specified goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The subject site is classified as "Planned Business/Mixed Use" in Mansfield's Plan. The proposed re-zoning also is considered consistent with mapping and text recommendations contained in the 2010 Windham Region Land use Plan and the 2005-2010 Conservation and Development Policies Plan for Connecticut.
2. The subject site is proximate to existing commercial and multi-family housing uses and is within the service area of the Town of Windham's sewer and water systems. The site can physically support commercial and mixed use development. Adjacent land to the east is already zoned Planned Business-2 and this re-zoning essentially extends the existing zone.
3. The proposed re-zoning is considered to be consistent with approval considerations contained in Articles I and XIII of Mansfield's Zoning Regulations and Section 8-2 of the State Statutes.

4. Based on site and neighborhood characteristics, it is expected that any potential impacts from a Planned Business zone use can be appropriately addressed by existing Special Permit application review and approval processes. The Special Permit process requires specific approval of all uses and site work. Special Permit approvals require determinations that land use factors, including but not limited to: water supply, septic disposal, driveway access, drainage, traffic safety, building design, landscaping, buffering and neighborhood impacts, have been addressed suitably.

Pursuant to regulatory provisions, the applicant must file with the Planning Office a legal boundary description for this zone change to become effective.

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

2. **4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**

Noting that the Inland Wetlands Agency had decided to hold a public hearing on the Plimpton subdivision, Pociask MOVED, Plante seconded, that the Planning and Zoning Commission schedule a public hearing for May 2<sup>nd</sup> for the Plimpton subdivision, File # 1298. MOTION PASSED UNANIMOUSLY.

Padick related that reports from the Director of Planning, Assistant Town Engineer, EHHD, Fire Marshal, Open Space Preservation Committee and Conservation Commission would be referenced into the public hearing record on May 2<sup>nd</sup>. In addition, abutter-notification will be needed before the hearing.

3. **3-Lot Subdivision Application, (2 New Lots) 64 Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299**

Padick reported that the applicant had informed the Planning Office earlier today that abutter notice requirements had not been met but would be addressed within the next few days. It was agreed to postpone any consideration of the pending subdivision until the notice provisions had been met. Reports from the Director of Planning, Assistant Town Engineer and EHHD were received by the commission but not discussed. The application was tabled until the April 19<sup>th</sup> meeting.

4. **Request to review and revise Plan of Conservation and Development regarding Hunting Lodge Road area**

Favretti related that the subject request was received at the last meeting and that members desired more time to consider the proposal. Plante MOVED, Hall seconded, that the request be referred to the PZC's Regulatory Review Committee for its consideration and recommendation. Discussion followed. It was noted that in addition to considering the expressed neighborhood concerns, there are procedural issues that need to be reviewed. MOTION PASSED UNANIMOUSLY.

5. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**

Padick related that information regarding this pending request was mailed out to neighboring property owners last week. The item was tabled until the April 19<sup>th</sup> meeting.

**New Business:**

1. **Request to stop collecting bond escrow funds for Freedom Green Phase 4C**

Padick reported that the subject request was being reviewed by staff and that notice of the request had been provided to the Villages of Freedom Green Condominium Association. The item was tabled until the April 19<sup>th</sup> meeting.

2. **Regulatory Review Committee recommended revisions to the Zoning Regulations**

Favretti referenced a March 31<sup>st</sup> report from Director of Planning which included copies of draft regulations that had been reviewed and found ready for public hearing by the Regulatory Review Committee. He noted that explanatory notes still needed to be added, but that these notes, which are not part of the proposed regulation revisions, can be incorporated before referrals are sent out. Hall MOVED, Holt seconded, that a public hearing be scheduled for May 16<sup>th</sup>, 2011 to hear comments on the attached 3/30/11 draft revisions to the Zoning Regulations. The draft regulations shall be specifically referred to the Town Attorney, WINCOG Regional Planning Commission, adjacent municipalities, Town Council, Zoning Board of Appeals, Conservation Commission, Eastern Highlands Health District, Open

Space Preservation Committee, Four Corners Water and Sewer Advisory Committee and Design Review Panel. MOTION PASSED UNANIMOUSLY.

**3. March Draft: UConn Water Supply Plan update**

3/31 and 3/23 reports from Director of Planning were received with excerpts from the draft Water Supply Plan. Padick related that a requested extension of the comment period had been authorized and that staff reviews of the draft plans would be available prior to the next PZC meeting. He noted that the goal is to have one set of town comments that would be approved before the current 4/26 deadline. This will require PZC action at its 4/19 meeting. He requested that any questions from PZC members be forwarded to him as soon as possible.

**4. Verbal Update from Director of Planning on Storrs Center Garage/Intermodal Center**

Padick updated the members on the pending downtown projects and planned mid-April submittal of the next zoning permit for the Town's Parking Garage/Intermodal center. He related that the Downtown Partnership Planning and Design Committee would be meeting on this project on Tuesday April 5<sup>th</sup> at 5 p.m. in the Partnership Office.

**Reports from Officers and Committees:**

Chairman Favretti noted a Regulatory Review Committee meeting is scheduled for 4/13/11 at 1:15 p.m. in Conference Room B.

**Communications:**

Communications listed on the agenda were noted. Members commented on the importance of the recent court case regarding the role of alternates.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:17 p.m.

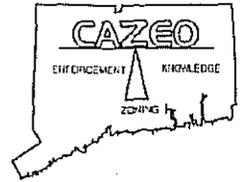
Respectfully submitted,

Katherine Holt, Secretary

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# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent  
Date: April 6, 2011

## MONTHLY ACTIVITY for March, 2011

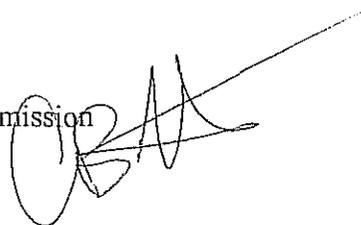
### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Shangold	66 Beacon Hill Rd.	inground pool
Adamson	7 Jackson La.	enlarge deck
First Niagra Bank	596 Middle Tpke.	replace signage
First Niagra Bank	6 Storrs Rd.	replace signage

### CERTIFICATES OF COMPLIANCE

Select South Physical Therapy	10 Dog La.	new occupancy
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To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: April 6, 2011



Re: *Monthly Report of Zoning Enforcement Activity*  
*For the month of March, 2011*

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	4	1	13	71	92
Certificates of Compliance issued	1	7	11	80	84
Site inspections	14	7	63	305	380
Complaints received from the Public	1	4	4	34	29
Complaints requiring inspection	1	1	3	26	23
Potential/Actual violations found	2	2	2	23	42
Enforcement letters	4	4	7	84	100
Notices to issue ZBA forms	1	1	1	1	7
Notices of Zoning Violations issued	0	0	2	12	31
Zoning Citations issued	0	0	4	39	46

Zoning permits issued this month for single family homes = 0, 2-fm = 0, multi-fm = 0  
 2010/2011 fiscal year total: s-fm = 3, 2-fm = 1, multi-fm = 8



# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission  
From: Curt Hirsch, Zoning Agent  
Date: April 13, 2011

Re: 4/12/11 letter from P. Williams  
51 Wildwood Road

The Planning & Zoning Department received an e-mail dated 4/12/11 from Penelope Williams of 51 Wildwood Road, stating her concern over activity taking place on property adjoining her own residential property on Wildwood Road. The owner of the adjoining properties Tom Burgess, operates Residential Foresters and also resides with his wife on the property. According to file information, most of the approximately 27-acre Burgess land is under a "forest" designation with the Mansfield Assessor and a forest management plan is filed with the State Forester's Office. Mr. Burgess harvests timber for his own use and transplants large trees as part of his business operation. Mr. Burgess has been before the PZC and the IWA for approvals of proposed activity during the early 1990's. The previous reviews of this site were not initiated from concerns or complaints from the neighborhood and local ordinances and/or State Statutes may have some jurisdiction in the present situation.

The issue of the public's right to pass over the route of the former town road (Munyan Rd.) has been raised before. It is a legal issue that is probably outside of the Commission's authority or ability to help this resident.

I would recommend that prior to making any specific response to Mrs. Williams 4/12/11 letter, that the matter be referred to staff for further review and comment.

Dear Mr. Padick,

I live on 51 Wildwood Road in Mansfield. I am writing to the Planning and Zoning Committee because I am increasingly upset about the noise coming from my adjoining neighbor, Tom Burgess. He has a large tree business, Residential Foresters. As far as I can gather, this involves transporting large trees to and from his property, cutting down and chipping up small trees and branches (very noisy!), digging large holes and planting them there in a holding area. The loud noisy machinery and upheaval in my opinion are beyond any normal farm or agricultural activity. They make it almost impossible to live nearby. At the moment there is a deafening noise that makes it very unpleasant for me to open a window or work in my yard. It is depressing.

This has been going on for a number of years and I have finally reached my limit. In past summers we have been subject to this noise while eating on our deck or having guests or visitors. This takes all the pleasure out of our rather charming country home and of our lives as we contemplate retirement. I have complained to Tom's wife on several occasions, and I'm told "I think he will be done all that soon." But the noise continues. I am wondering if we have to move after 40 years of living here - that seems very unjust and causes a great deal of personal stress.

My other question concerns the right of way that we previously enjoyed walking on a disused town road that borders our two properties. This led to a historical ruins and an old graveyard. We no longer have access to this area due to his machine blockages and heavy equipment deliberately preventing access. Other neighbors used to walk dogs on this road, so I am not alone in being deprived of this activity.

I would like the Planning and Zoning Commission to look into our intolerable predicament and investigate whether Mr. Burgess is violating any town noise ordinance, and if he has business permit that allows all this disturbing activity in a residential area. We pay high taxes and I believe should have the right to enjoy a relatively quiet life. I understand that some noise during property maintenance is normal, but that is usually finite and we do not expect it to go on indefinitely or unpredictably.

I know other neighbors have similar concerns and expect get their signatures. But now want to act to put this item on the April 19th agenda. I hope you and the Commission can help with this distressing situation and inform me of my options and rights as a long time resident of Mansfield.

Sincerely,

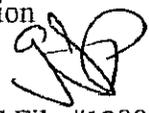
Penelope J. Williams  
51 Wildwood Road  
Storrs, CT 06268  
860-487-0468

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: April 14, 2011  
Re: Puddin Lane Subdivision, 2 new lots, PZC File #1299



Since the last meeting, the applicant has documented that certified mailing notice has been provided to abutting property owners. To date, no new communications have been received.

Due to the lack of issues raised by staff and a pending May mandatory action deadline, it is recommended that this item be reviewed at the April 19<sup>th</sup> meeting (the applicant plans to be present) and that a volunteer be sought to work with staff to prepare a motion for PZC consideration on May 4<sup>th</sup>.

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission  
From: Gregory Padick, Director of Planning   
Date: April 15, 2011  
Re: Paideia Request to Construct Exhibit Area and Upper Plaza of Amphitheatre Project at 28 Dog Lane, PZC File # 1049-7

**Background**

The Paideia Amphitheatre/Exhibit Hall Project at 28 Dog Lane was granted Special Permit approval on 1/22/02 but construction was not authorized until 2006. In 2007, the project was stopped due to unauthorized changes in the approved plans. On 3/3/08 the PZC authorized a number of modifications and work on some elements of the theatre project was allowed to continue. Paideia was not authorized to do any other additional work until architectural plans for the altered exhibit area were approved by the PZC. On 9/8/09, Paideia was allowed to complete work on the stage. On June 1, 2010, communications were received from neighboring property owners who raised concern about the timing of the project and the lack of landscaping work.

On March 15, 2011, Ilias Tomazos, President of Hellenic Society Paideia, Inc. submitted a floor plan for the exhibit area and an elevation plan depicting exterior walls of the exhibit area. These revised plans now include an upper plaza above the exhibit area. The originally approved plans included this upper plaza but subsequently, the revised plan approved in 2008 eliminated the plaza. The original plans for the upper plaza included a stairway connection to the lower plaza which is not included in the current plans.

**Review Comments**

The following review comments are offered for the PZC's consideration:

- The current footprint for the exhibit area has not changed from the plans approved in 2008.
- The current exterior elevation plan includes a 42 inch high patterned railing around the upper plaza. This railing which is mounted above the exhibit area walls was not included on previously approved plans. While the wall height has not increased, the railing will alter the visual appearance. No information has been submitted regarding the color or material that will be used for this railing. This change should be reviewed with the applicant.
- As currently proposed, the only access to the upper plaza will be from the front parking lot near Dog Lane. The previous plans included a stairway to the lower plaza. The applicant has been instructed to review this access issue with the Fire Marshal and Building Official.
- The current plans include Doric Greek Columns and a glass wall segment for the exhibit area. These changes will enhance the project.
- The applicant has requested permission to work on landscaping improvements. No timetable has been provided. This issue is of particular importance due to the slow progress on the construction. Neighborhood concerns have been communicated regarding roadside aesthetics and any approval action should include some specific timing requirements for landscaping work.
- A concern has been expressed regarding the stage construction and the nature of wall construction along Dog Lane and whether the originally approved plans have been followed. No changes in material and wall facing has been approved by the Commission. This issue should be addressed by the applicant.
- Property owners neighboring the Paideia site have been notified that this issue will be on the April 19<sup>th</sup> meeting agenda. Mr. Tomazos, representing the applicant is expected to be present to address questions and issues raised.

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission  
Conservation Commission  
From: Gregory Padick, Director of Planning  
Date: April 14, 2011  
Re: May 2011 Draft University of Connecticut Water Supply Plan



This memo supplements the attached 3/23/11 memo. The period for submitting Town review comments has been extended until April 26<sup>th</sup>. This extension will facilitate the submittal of consolidated comments from the Planning and Zoning Commission, Conservation Commission and Town Council. In keeping with previous Town actions, the objective is to finalize Town comments on April 26<sup>th</sup> following the April 25<sup>th</sup> Town Council meeting.

Mansfield staff members, primarily the Town Manager, the Director of Public Works and the Director of Planning, have participated in UConn's water supply planning activities for over five (5) years. A jointly funded Water and Wastewater Master Plan was completed in 2007 and subsequently, numerous meetings have been held to share information and coordinate planning efforts. The May 2011 draft Water Supply Plan comprehensively documents the significant amount of time and resources that have been spent in the last few years to upgrade the existing system and plan for meeting future water needs.

The following review comments are considered particularly important:

1. UConn's current Water Supply Plan was prepared in 2004, revised in 2006 and approved by the Connecticut Department of Public Health in 2006. The Plan covers the main campus and the depot campus. The May 2011 draft Water Supply Plan and associated Water Conservation Plan, Wellfield Management Plan and Emergency Contingency Plan (not publicly distributed for security reasons) provide detailed information on all physical components and operational elements of the water supply system. The draft reports are well organized and presented in a clear and useful manner.
2. Currently all of UConn's water supply is obtained from wells located in stratified drift aquifer areas along the Willimantic and Fenton Rivers. The Willimantic River wellfield, which is located west of Route 32 between Route 44 and Merrow Road, consists of four wells with a combined wellfield registration of 2.3077 million gallons per day (MGD). The Fenton River wellfield, which is located west of the Fenton River north of Gurleyville Road, consists of 4 wells with a wellfield registration of .8443 MGD. UConn's total wellfield registration is 3.152 MGD. The system has over eight (8) million gallons of storage capacity. In 2010, the average daily demand for the system was 1.29 million gallons per day. The draft plan indicates an interim safe yield of 1.48 million gallons per day and recommends a safe yield pumping test which may increase the safe yield calculation.
3. Over the last few years, over 14.6 million dollars have been spent improving the water supply system (see table 2-4 for a listing of projects).
4. Since 2006 UConn's water supply system has been operated by the Connecticut Water Company through its subsidiary New England Water Utility Services.

5. The Wellfield Management Plan incorporates into a consolidated management program, recommendations from the 2006 Fenton River Aquatic Habitat study and the 2010 Willimantic River study. Previous water supply plans did not include a detailed wellfield management plan.
6. The Connecticut Department of Public Health and Connecticut Department of Public Utilities recommend a margin of safety of 1.15. Margin of safety is “The unitless ratio of supply over demand and it is conservatively calculated particularly with respect to supply. The draft water supply plan documents that in 2010 UConn’s system significantly exceeded the recommended margin of safety in ten months but fell below the recommended level in September and October 2010. The plan states that during this two month period the system retained significant storage to address short term deficits. The report also specifies that “The University is committed to bolstering its available water supply and restoring monthly margins of safety to levels greater than 1 in the short term and greater than 1.15 in long term.”
7. The plan reports that a portion of UConn’s water supply (roughly 15/%) is considered “unaccounted for water usage.” The plan includes recommendations to address this issue.
8. In addition to serving UConn facilities, the UConn water supply services numerous off-campus users such as Town of Mansfield and Regional School District 19 facilities, commercial uses adjacent to the Main Campus, the Bergin Correctional Facility and a variety of residential uses in areas proximate to the campus. The plan indicates an ongoing commitment to service all existing off-campus uses.
9. Section 6 of the plan analyzes existing and planned land use and estimates future demands. The plan retains as “Committed” projects, North Campus development, Storrs Center, North Eagleville/King Hill Roads and Depot Campus New Development. Other potential service areas, including the Four Corners area are identified but the plan indicates that these areas will have to be served by other sources of water.
10. Section 7 of the plan projects future margins of safety for 5, 20 and 50 year planning periods. The projections demonstrate that state recommended margins of safety will not be obtained without additional sources of water. The plan identifies the potential year round use of Fenton River Well D and the planed Reclaimed Water Project as the most feasible alternatives for meeting near term future water demands. Intermediate and long term water demands may be met by relocating Well A, using new interconnections with neighboring water providers or developing new sources of supply. The interconnection and new supply options are essentially the same as recently identified by the Town’s Four Corners Water Supply Study.
11. The plan states that the next increment of new supply (after relocating Well A and constructing the Reclaimed Water Facility) will need to be in progress as of 2015 in order to ensure that margins of safety remain above 1.15. Table 7-19 identifies a short term improvement schedule for 2011-2015 that includes pursuing interconnection and other new supply options. The draft plan indicates an estimated cost of \$500,000 for permitting and design of the interconnection options, \$75,000 for working with Mansfield regarding other potential water supplies and \$3 to \$7 million to begin construction of additional future supply.

### Summary/Recommendation

The University of Connecticut's May 2011 draft Water Supply Plan and associated Water Conservation and Wellfield Management Plans provide valuable information regarding the existing system and future water supply needs. The University has demonstrated a commitment to providing a safe and suitable water supply system for the foreseeable future. In addition to identifying a number of important system improvements, the draft plan emphasizes the importance of managing wellfield withdrawals and the need for obtaining additional sources of potable water. Securing additional sources of water is particularly important for the Town of Mansfield as a number of important recommendations in the Town's Plan of Conservation and Development are directly linked with a need for public water and sewer services. My staff review has not identified any plan inaccuracies or issues that have not been appropriately addressed. University officials should be commended for their work regarding water supply planning and a significantly improved Water Supply Plan. Mansfield officials should reiterate our pledge to continue to work with University officials to address our Town's water supply needs.

The following draft motion has been prepared for the Planning and Zoning Commission's consideration:

**That the Planning and Zoning Commission Chairman be authorized to co-endorse with the Mayor, consolidated Town comments on the University of Connecticut's May 2011 Draft Water Supply Plan. Review comments from the Director of Planning and the Conservation Commission shall be considered in formulating the consolidated letter.**

**Any review comments from the Conservation Commission need to be forwarded to the Town Council prior to it's April 26<sup>th</sup> meeting.**

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Town Council  
Mansfield Planning and Zoning Commission  
Conservation Commission

From: Gregory Padick, Director of Planning

Date: March 23, 2011

Re: March 2011 Draft UConn Water Supply Plan



Please find attached the Table of Contents, Lists of Tables and selected pages from a March 2011 Draft UConn Water Supply Plan as prepared by Milone and MacBroom Inc. This draft plan would replace UConn's existing Water Supply Plan. I also have attached selected pages from associated "Water Conservation" and "Wellfield Management Plans". Complete copies of all three draft plans are available at: <http://www.facilities.uconn.edu/wtr-swr.html> Copies also are available at the Library and Town Clerk's Office.

The subject plans provide important information about UConn's existing water facilities, supply issues, existing and anticipated demands and recommended system improvements. The draft plans will be submitted to the State Department of Public Health in May 2011. Prior to this submission, University Officials will consider potential revisions based on public comments submitted on the draft plan. The deadline for submitting public comments is April 18, 2011.

Consistent with past Town practices, an effort will be made to forward consolidated Town comments prior to the April 18<sup>th</sup> public comments period deadline. Mansfield staff members are in the process of reviewing the March 2011 draft plans and it is anticipated that staff comments will be available prior to the Planning and Zoning Commission's April 4<sup>th</sup> meeting. Subsequently, Planning and Zoning Commissions comments and any comments then available from the Conservation Commission will be forwarded to the Town Council prior to the Council's April 11<sup>th</sup> meeting. It is noted that the Conservation Commission does not have a regularly scheduled meeting until April 20<sup>th</sup> and it may be appropriate for the Planning and Zoning Commission and the Town Council to authorize the PZC Chairman and Mayor to incorporate supplemental comments provided by the Conservation Commission.

It is understood that all comments received on the draft plan will be included in the submittal to the State Department of Public Health. University representatives also plan to include a description of any changes made to the plans in response to received comments. Comments on the draft plans should be sent in writing to Mr. Jason Coite, Environmental Compliance Analyst, UConn Office of Environmental Policy, 31 LeDoyt Road, Unit 2088, Storrs, CT 06269.

Please contact me at (860) 429-3329 or [padickgj@mansfieldct.org](mailto:padickgj@mansfieldct.org) if you have any questions regarding the water supply plan review process.

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University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

Office of Environmental Policy

April 1, 2011

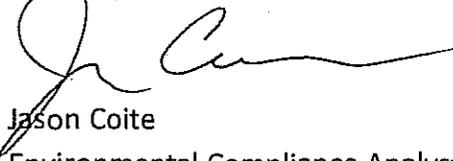
Gregory J. Padick, Director of Planning  
Town of Mansfield Office of Planning and Development  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Greg:

Please make sure we receive the Town's consolidated comments on the University of Connecticut's draft Water Supply Plan by April 26, 2011, per the request for an extension of the comment period in your letter dated March 30, 2011.

As you know, we are currently holding a public comment period on the draft Water Supply Plan before it has to be submitted to the CT Department of Public Health. This public comment period is not required and we do so voluntarily. The thirty-day duration of the period was selected to allow enough time to incorporate any revisions to the Plan in response to received comments. However, we do want to make sure that the Town and its various departments, agencies and commissions have time to adequately review and to comment, and your requested extension should still allow enough time for us to respond appropriately.

Sincerely,



Jason Coite  
Environmental Compliance Analyst

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
Storrs, Connecticut 06269-3055

Telephone: (860) 486-5446  
Facsimile: (860) 486-5477  
web: [www.ecohusky.uconn.edu](http://www.ecohusky.uconn.edu)

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: 4/15/11  
Re: Request for Phase IV C Escrow Fund Request  
Freedom Green File #636-4



After visiting the Freedom Green site, the Zoning Agent and Assistant Town Engineering have advised me that the developer needs to provide a more specific breakdown of the landscaping and other site improvements that remain to be completed. The Zoning Agent also related that the approved plans call for trail improvements in Phase 4C. We are in the process of communicating the need for more information to the developer. Discussion on this issue will be postponed until the May 4<sup>th</sup> meeting. I have communicated this tabling recommendation to Attorney Poitrus and will be forwarding a copy of this memo to the Freedom Green Homeowners Association President.

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RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

\_\_\_\_\_, move and \_\_\_\_\_ seconds to receive the

**Special Permit** application (file # **1300** )

submitted by **Wendy Ernst**

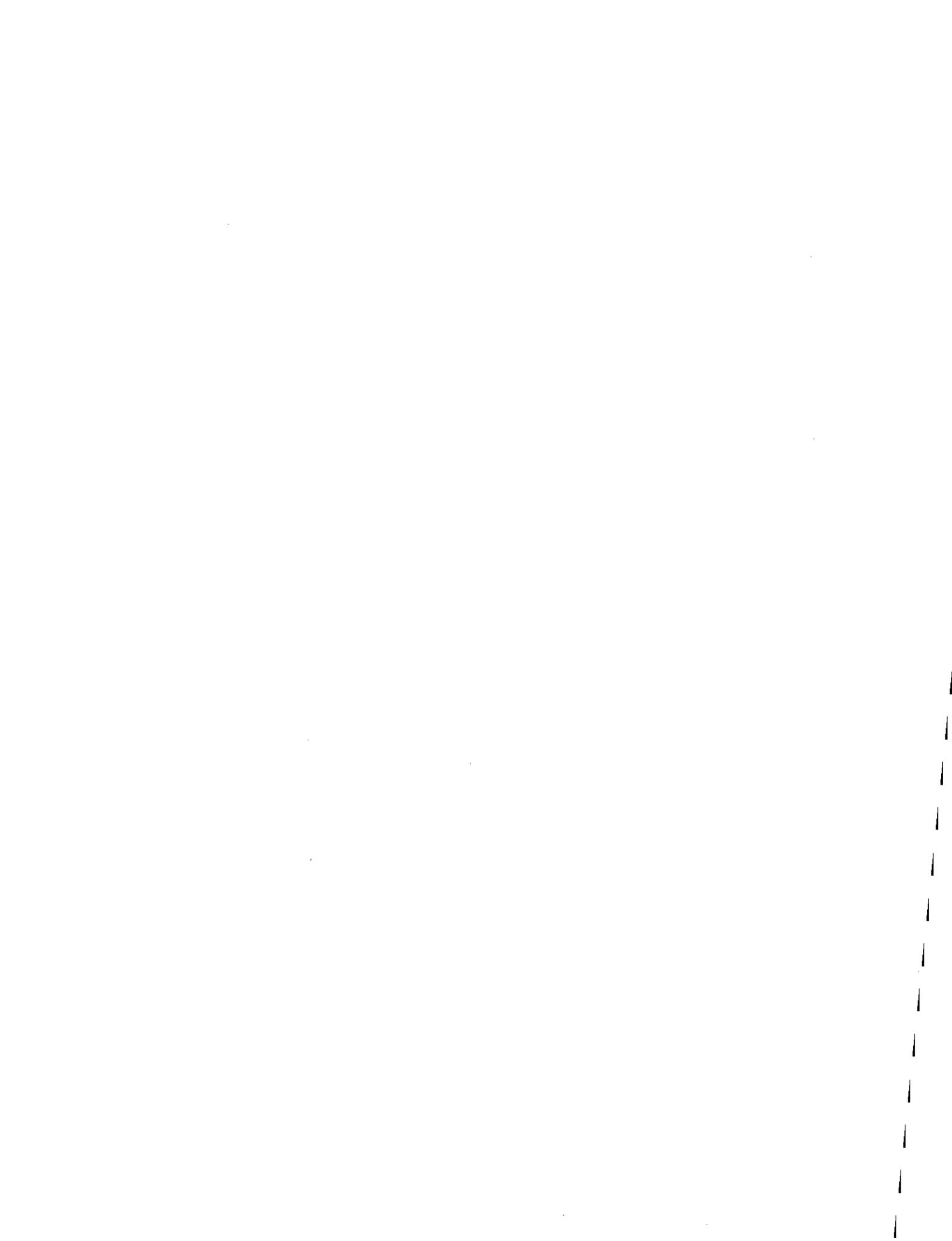
for **a proposed Veterinary Hospital**

on property located **266 Stafford Road**

owned by **Y. Desiato**

as shown on plans dated **3-17-11**

as shown and described in application submissions, and to refer said application to the staff, for review and comments and to set a **Public Hearing for 5-16-11.**



**SPECIAL PERMIT APPLICATION**  
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

File # 1300  
Date 4-11-11

1. Name of development (where applicable) \_\_\_\_\_
2. Proposed use of the property is Veterinary Hospital  
in accordance with Sec.(s) P.2.r of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 266 Stafford Road  
Assessor's Map 31 Block 88 Lot(s) 10 Vol. 218 Page 189
4. Zone of subject property PB5 Acreage of subject property 8.95
5. Acreage of adjacent land in same ownership (if any) None
6. APPLICANT Wendy Ernst  
(please PRINT) \_\_\_\_\_ Signature \_\_\_\_\_  
Street Address 148 Plains Road Telephone 860-268-1240  
Town Coventry, CT Zip Code 06238  
Interest in property: Owner \_\_\_\_\_ Optionee X Lessee \_\_\_\_\_ Other \_\_\_\_\_  
(If "Other", please explain) \_\_\_\_\_  
\_\_\_\_\_
7. OWNER OF RECORD: Yolanda Desiato  
(please PRINT) \_\_\_\_\_ Signature \_\_\_\_\_  
(OR attached Purchase Contract X OR attached letter consenting to application \_\_\_\_\_)  
Street Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Town \_\_\_\_\_ Zip Code \_\_\_\_\_
8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:  
Datum Engineering & Surveying LLC  
Name Edward Pelletier Telephone 860-456-1357  
Address 132 Conantville Road, Mansfield Center, CT Zip Code 06250  
Involvement (legal, engineering, surveying, etc.) surveying  
\_\_\_\_\_  
Name Gerald Hardisty, CES Engineering Telephone 860-742-0364  
Address 203 Boston Hill Road, Andover, CT Zip Code 06232  
Involvement (legal, engineering, surveying, etc.) engineering  
\_\_\_\_\_

(over)

9. The following items have been submitted as part of this application:

- Application fee in the amount of \$ 560 - includes \$60 State Fee
- Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests

pending Sanitation report as per Article V, Section B.3.e

- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- N/A As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I.
- N/A As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section I. The State Department of Public Health's on line form ([www.dph.state.ct.us/BRS/Water/Source\\_Protection/PA0653.htm](http://www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm)) shall be used with a copy of the submittal delivered to the Planning Office.
- Other information (see Article V, Section B.3.g). Please list items submitted (if any):  

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10. ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:

- Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding
- Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)
- Art. VI, Sec. A, Prohibited Uses
- Art. VI, Sec. B, Performance Standards
- Art. VI, Sec. C, Bonding
- Art. VII, Permitted Uses
- Art. VIII, Dimensional Requirements/Floor Area Requirements
- Art. X, Sec. A, Special Regulations for Designed Development Districts
- Art. X, Sec. C, Signs
- Art. X, Sec. D, Parking and Loading
- Art. X, Sec. H, Regulations regarding filling and removal of materials
- Art. X, Sec. S, Architectural and Design Standards

**MAP CHECKLIST**  
**FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS**

(To be submitted by applicant with other application materials)

PZC File # \_\_\_\_\_  
 Date \_\_\_\_\_

Name of Development     Veterinary Hospital    

Applicant     Wendy Ernst    

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. **Any requested waivers must be identified on this checklist.**

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	<u>    X    </u>	<u>          </u>	<u>          </u>
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	<u>    X    </u>	<u>          </u>	<u>          </u>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<u>    X    </u>	<u>          </u>	<u>          </u>
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<u>    X    </u>	<u>          </u>	<u>          </u>
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<u>    X    </u>	<u>          </u>	<u>          </u>
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	<u>    X    </u>	<u>          </u>	<u>          </u>
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>    X    </u>	<u>          </u>	<u>          </u>
8. Existing & proposed contours, quantity of material to be added or removed	<u>    X    </u>	<u>          </u>	<u>          </u>

(con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	<u>X</u>	_____	_____
10. Exposed ledge, areas shallow to bedrock	<u>X</u>	_____	_____
11A. Waste disposal, water supply facilities	<u>X</u>	_____	_____
11B. Test pit & percolation test locations & findings (include test dates)	<u>X</u> <u>X</u>	_____	_____
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	<u>X</u>	_____	_____
12B. Existing & proposed easements, rights-to-drain	<u>N/A</u>	_____	_____
12C. Proposed sediment & erosion controls	<u>X</u>	_____	_____
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	<u>X</u>	_____	_____
13B. Outside storage & refuse areas, fuel & chemical storage tanks	<u>X</u>	_____	_____
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	<u>X</u>	_____	_____
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	<u>see statement of use</u>	_____	_____
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	<u>X</u>	_____	_____
17. Other information (see Art. V, Sections A.3.g, B.3.g)	<u>X</u>	_____	_____

**Note: For non-exempt applications subject to Sand and Gravel regulations (Art. X, Sec. H), additional special application provisions must be met.**

\_\_\_\_\_  
(PRINT) Name of individual completing this form

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

(con't.)

APPLICATION BY:

WENDY C. ERNST, DVM, MS

SPECIAL PERMIT APPLICATION

STATEMENT OF USE

About the Applicant

Wendy C. Ernst, DVM, MS has been a local resident for approximately 25 years. Dr. Ernst graduated from Eastern Connecticut State University and then completed a graduate degree at the University of Connecticut prior to attending veterinary school. Upon finishing veterinary school and completing a Small Animal Medicine and Surgical Internship, Dr. Ernst returned to the community as a practicing veterinarian. For the past 10 years Dr. Ernst has worked as an associate veterinarian at veterinary hospitals within the greater Windham community.

Statement of Use

**INTRODUCTION**

This Special Permit Application seeks approval for the development of a Veterinary Hospital at 266 Stafford Rd. The existing building will be remodeled and an addition is proposed.

This property is located within PB Zone 5 and is currently an older 2 bedroom rental residence. The application request is for a Special Permit and site plan approval for change of use of the existing property and development of a Veterinary Hospital.

Veterinary Hospitals are a permitted use in PB Zone 5 (as listed in Article 7, P. 2. r.). A site plan as required by the Zoning Regulations has been prepared and submitted.

Regular activities of the Veterinary Hospital will include the medical diagnosis and treatment of animals. Animals may be treated as either outpatients or inpatients, depending on the situation. Routine physical examines and medical evaluation, vaccinations, routine lab work, imaging services (digital radiology/ultrasound) will be common outpatient procedures. Animals may be hospitalized for medical treatment and surgery. The majority of the day to day proceedings of the business will occur within the confines of the building. There

will be a small area behind the building with outdoor enclosures and fencing to provide the hospital patients with necessary time outside for appropriate elimination and exercise. Most scheduled routine surgical and treatment procedures allow for the pets to go home at the end of the day. Sick animals are often hospitalized within the hospital for continued medical treatment.

## **PHYSICAL IMPROVEMENTS**

The current residential structure, consisting of 877 square feet, will be remodeled and updated. A detached block garage and a cement pad will be removed. An addition, approximately 841 square feet, to the rear of the existing building is proposed. The addition will be off the back of the existing building (eastward) with a covered concrete pad and adjacent fenced-in area. The front footprint of the building will not change in size as seen from Route 32. The final structure will be one-story containing a total of 1,718 square feet. Windows in the existing structure will be replaced. The exterior of the building will be light grey vinyl siding with white trim. Roof shingles will be black architectural shingles.

Proposed site improvements include a new on-site septic system complying with the current health code requirements, upgrading the existing driveway entrance to comply with Department of Transportation requirements, construction of a gravel parking area to accommodate parking requirements, dumpster pad and screening along with additional landscaping.

The proposed improvements/addition are not located within any inland wetlands/watercourses or within any regulated upland area.

## **PERFORMANCE STANDARDS**

The established activity of the property does not emit noxious, toxic, or corrosive fumes or gases. All exterior lighting will be down lighting and will not produce glare on public highways/neighborhood property, nor conflict on public highways/neighborhood properties with any traffic signals.

Business will be conducted within the maximum permitted sound levels specified. Operations will be conducted in such a manner and with such precautions against fire and explosion hazards as to produce no serious exposure hazard to adjacent properties.

### Employees

The veterinary hospital will begin as a single-veterinarian practice. I plan to open with 1 or 2 employees in addition to myself. I hope to build the practice over the first two years and if I am able to obtain enough clients I would hope to bring the employee number up to 6-8. The proposed remodel and addition will accommodate this increase easily.

### Clients

Veterinary appointments are provided mainly by scheduled appointment only. Clients are scheduled so as to minimize overlap and to be spread out over the course of the business day. I would anticipate that as I am able to grow the practice I may see 10-15 clients throughout the course of a day. In the first and last parts of the business day there may be some overlap of clients present at the same time as they drop off/pick up pets scheduled for surgery and treatments.

### Hours of Operation

The hospital will offer scheduled appointments on a regular basis with planned hours not expected to exceed 8am-8 pm Monday through Friday. The office will also offer Saturday hours with planned hours possibly of 8am-1pm. In addition there may be occasional Emergency services outside of the normal hospital hours. These would be offered for our own clients only and it would be expected to entail a single client at a time and only for a short period. There may be staff present outside of normal hospital hours to offer treatment and care for hospitalized patients.

### Noise Abatement

There are a number of ways that potential noise impacts will be minimized. As this property is almost 9 acres, this will allow for a large area of buffering in and of itself. Plans include appropriate fencing and landscaping to minimize any impact on surrounding neighbors. The biggest factor that will minimize noise impact will be the fact that the vast majority of the business will be conducted within the building itself. Additionally, strategic placing of shrubs and fences around areas of the outdoor portion of the facility will work to minimize noise impact. Furthermore, the small outdoor portion of the facility will be located at the back of the building, which is away from the majority of the neighbors and the building itself will act to minimize noise impact.

### Disposal of Waste Products and Hazardous Materials

Medical waste and sharps will be contained in approved containers and an approved company specializing in disposal of medical waste will be contracted to remove these products from the hospital on a regular basis. Solid animal waste will be disposed of in plastic bags and stored in an appropriate closed container with the general refuse for regular removal by a commercial refuse company. A dumpster for refuse containment is planned and noted on the site plan with appropriate screening. Animal remains will be stored appropriately until regularly picked up by an animal cremation/burial service.

### Traffic

As this property is located on Route 32, there is no expectation that the business will have a negative impact on local traffic/roads. Typically in veterinary medicine appointments are spread out throughout the day. Thus expectations are for there to be steady low level of clients arriving and leaving the business throughout the day.

## **BUILDING PARKING/LOADING**

All parking will be off-street. There is already a current curb cut for the existing property. The entrance will be expanded to allow for two-way traffic. There will be an island to create a one-way flow of traffic coming into the parking area and then leaving. The plans include 7 parking spots for clients and staff, including one designated Handicap space. There is adequate space available for future parking needs. There is a designated loading area on the site plan. It would be typical for a Veterinary Hospital to receive deliveries a few times per week. The majority of deliveries arrive by Fed Ex and UPS (with their standard delivery vehicles). Occasional deliveries by other vendors are expected and would mostly likely be box trucks.

## **UTILITIES**

The existing building is connected to a private drilled well and on-site septic system. The proposed addition to the existing building will be provided with water from the existing well. A new septic system will be installed to accommodate both the existing structure and the addition. The septic system design will be submitted to Eastern Highland Health District for review.

I do not have final details of the exterior lighting worked out. All exterior lighting will be down lighting. Preliminary plans include a light outside the front and back doors and 2-3 lights for the parking lot.

## **SIGNS**

I do not have details for the sign as of this time. However, when available I will submit an application for the signage, as required. I anticipate a sign to be located at the front of the property in the vicinity of the entrance for the parking lot.

## **LANDSCAPE DESIGN**

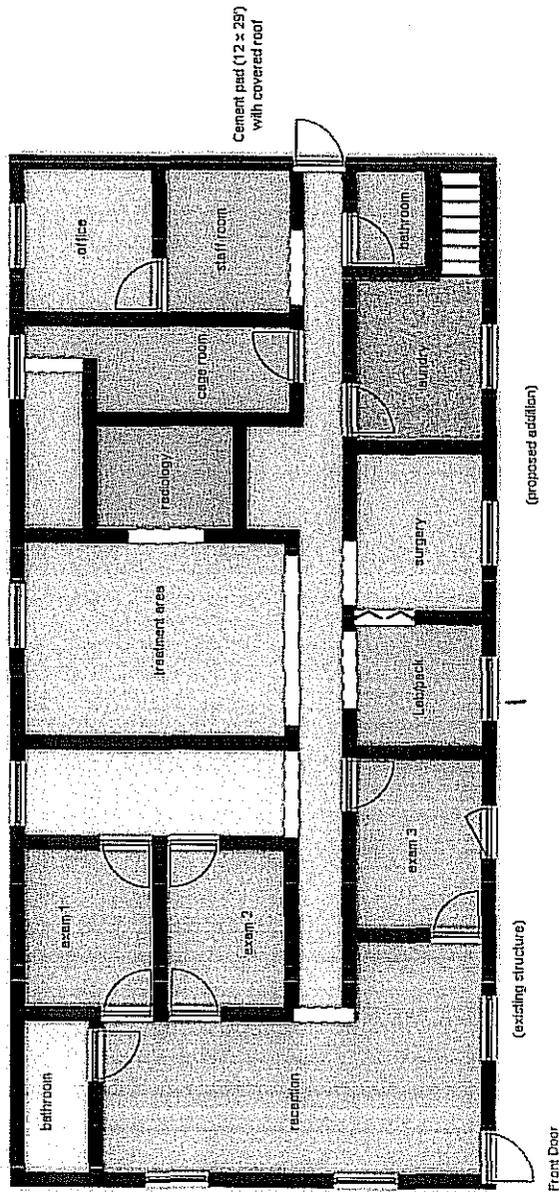
A landscape plan has been prepared that provides ample amounts of landscaped area. The plan will provide aesthetic accents to the proposed building and parking areas.

## CONCLUSION

I feel that the proposed use of 266 Stafford Rd as a Veterinary Hospital has many positive benefits for the Town of Mansfield and for the area of PB 5 Zone. The property currently is an older residential rental within a designated business district. By allowing the proposed Veterinary Hospital the existing structure on the property would be updated, which will increase the value of this property as well as the general zone. The area of PB Zone 5, and specifically 266 Stafford Rd, is particularly well suited for use as a Veterinary Hospital. The location along Route 32, the acreage of the property, as well as, the property being a corner lot all make this ideal. Additionally, approximately 50% of the properties within PB 5 Zone are currently active commercial properties.

Wendy Ernst  
266 Stafford Rd

Proposed Floorplan  
166by Veterinary Hospital  
266 Stafford Rd



Front of Building  
(facing Route 32)

0ft

24ft

48ft

**Wendy C. Ernst, DVM, MS**  
**148 Plains Road**  
**Coventry, CT 06238**  
**(860)268-1240**  
**wenernst@aol.com**

---

April 11, 2011

I acknowledge that certified notice will be sent to all neighboring property owners within 500 feet of the perimeter boundary as required in the Special Permit Requirements. Notice shall be by certified mail and sent at least 10 days prior to the date of the scheduled Public Hearing, and shall include the Mansfield Planning and Zoning Commission Neighborhood Notification Form, Statement of Use, date and time of the public hearing and notice that the subject plans are on file in the Mansfield Planning Office. I will file a copy of the notice, listing of the property owners notified and return receipts from the certified mailings in the Mansfield Planning Office at least 5 days prior to the Public Hearing.



Wendy C. Ernst, DVM

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DRAFT MOTION - Healey file # 1301

RECEIPT OF APPLICATION FOR AMENDMENT TO ZONING REGULATIONS

\_\_\_\_\_ MOVE and \_\_\_\_\_ seconds to receive the application of  
Michael Healey to amend Article VII Section S. 2. of the  
Zoning Regulations, (file # 1301), regarding to add a new permitted use  
category in the Neighborhood Business-2 zone: Places  
of Assembly - Banquet Hall

as submitted to the Commission, to refer it to staff <sup>and</sup> Town Attorney, ~~Windham Regional Planning  
Commission (where applicable) and \_\_\_\_\_~~

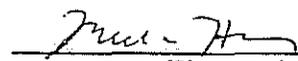
for review and comment, and to set a Public Hearing for May 16, 2011

(Alternative Date: June 6, 2011)



APPLICATION TO AMEND THE ZONING REGULATIONS  
(See Article XIII of the Zoning Regulations)

File # 1301  
Date 4/13/11

1. **APPLICANT** Michael C. Healey   
(Please PRINT) (Signature)  
Street Address 476 Storrs Road, P.O. Box Telephone 860-456-4500/860-377-9901  
Town Mansfield Center 557 Zip Code 06250

2. **AGENT** who may be contacted directly regarding this application:  
Michael C. Healey 476 Storrs Road, P.O. Box 557  
Name (please PRINT) Address Mansfield Center CT 06250  
860-456-4500/860-377-9901  
Telephone number

3. List article(s)/section(s) of Zoning Regulations to be amended:  
(Consideration should be given to interrelated sections that must also be modified to ensure consistency within the Regulations)  
Revision to Article Seven Section S.2. Add Subsection h.

4. Exact wording of proposed amendment(s) – use separate sheet if necessary:  
Article VII Section S.2. Add Subsection h. Category H Place of  
of Assembly - Banquet Hall (A hospitality use group that is specific  
to special events/special occasions such as weddings, wedding  
receptions, rehearsals and banquets generally not used on a  
daily basis)

5. Statement of Justification addressing approval considerations of Article XIII, Section C and  
(1) substantiating the proposal's compatibility with Mansfield's Plan of Development;  
(2) the reasons for the proposed amendment (including any circumstances or changed conditions that justify the proposal and how the amendment would clarify or improve the Zoning Regulations);  
(3) the effect the change would have on the health, safety, welfare and property values of Mansfield residents

(use separate sheet if necessary)

See attached sheet for Statement of Justification

6. The following have been submitted as part of this application:

Application fee

Reports or other information supporting the proposed amendment (list or explain):

Statement of Justification  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(end of applicant's section)

\*\*\*\*\*

(for office use only)

ck # 819

Date application was received by PZC: \_\_\_\_\_ Fee submitted \$560,00

Date of Public Hearing \_\_\_\_\_ Date of PZC action \_\_\_\_\_

Action: Approved \_\_\_\_\_ Effective \_\_\_\_\_

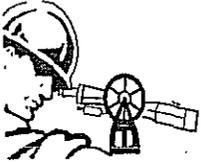
Denied \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Chairman, Mansfield Planning & Zoning Commission

\_\_\_\_\_  
Date



# HEALEY & ASSOCIATES, LLC

Land planning, Consulting & Surveying P.O. Box 557 Mansfield Center, CT 06250-0557 860-456-4500

Applicant: Michael C. Healey  
Application to Amend Zoning Regulations

## Item 5. Statement of Justification XIII section D

- 1) The proposed text amendment allowing for a place of assembly-banquet hall is compatible with the plan of development while offering an additional mixed use for properties within a NB-2 Zone. The type of use is in harmony with the surrounding neighborhood businesses.
- 2) The current zoning regulations are silent on the type of use proposed under this zoning regulation amendment. An Amendment to the regulation would aide in its clarity.
- 3) By adapting additional provisions for land use within the NB-2 Zone property owners have additional mixed use options allowing for an adaptive reuse and investment into existing structures that might otherwise continue to deteriorate. The Public Health Code has tight controls over the infrastructure necessary for the establishment of such a venue. All properties within the zone have frontage on an Arterial State Route 195. The traffic generated from the proposed use is typically off peak from rush hour events and creates opportunities for shared parking scenarios. An established Banquet Hall would add to the charm and character of the Mansfield Center NB-2 Zone, add to the grand list, and encourage neighboring investment.

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

GREGORY J. PADICK, DIRECTOR OF PLANNING

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Memo to: Mansfield Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: Thursday, April 14, 2011  
Re: 4/14/11 Draft Revisions to the Zoning Regulations Regarding Agricultural Uses



Please find attached 4/14/11 draft Zoning Regulation revisions regarding agricultural regulations. . The draft revisions relocate and refine existing provisions and incorporate a number of significant changes from a previous proposal that was presented at a public hearing in 2009. Since 2009, a concerted effort has been made to consult with the Agriculture Committee and a number of suggestions from the Agriculture Committee have been incorporated into the current draft. It is important to note that the Agriculture Committee has not yet reviewed the current draft. Significant changes from the 2009 draft include:

- The 4/14/11 draft refined Statement of Purpose and numerous provisions have been clarified or modified with additional detail.
- Seasonal farm stands with structures less than 300 square feet in size are authorized by right, subject to meeting certain conditions. The 2009 draft required Zoning Permit approval.
- Provisions for the Keeping of Animals have been clarified and refined. Square footage requirements no longer exclude a 40,000 square foot area for residential use.
- Provisions for 4H, FFA and other student projects involving the Keeping of Animals no longer requires Zoning Permit approval or compliance with animal unit provisions. These projects require an animal management plan.
- New Special Permit provisions allow property owners on smaller lots (less than 5 acres exclusive of non-farmable wetlands) to exceed accessory/secondary use animal unit requirements. The 2009 draft did not include any opportunity to demonstrate that a greater number of animals could be appropriately raised on a particular lot.
- New agricultural signage provisions authorize identity signage, product identification signage and directional signage. The 2009 draft did not change existing provisions which do not include separate site identity and product identity signs and allow 3 rather than 4 directional signs.

The draft revisions were refined at the 4/13/11 Regulatory Review Committee meeting and are considered ready for PZC consideration and the scheduling of a public hearing. May 16<sup>th</sup> has been tentatively identified as an appropriate public hearing date. If the Commission considers the 4/14/11 draft revisions ready for public hearing the following motion should be considered:

**MOVE                      seconds, that a public hearing be scheduled for May 16<sup>th</sup>, 2011 to hear comments on the attached 4/14/11 draft revisions to the Zoning Regulations regarding Agricultural Uses. The draft regulations shall be referred to the Town Attorney, WINCOG Regional Planning Commission, adjacent municipalities, Town Council, Zoning Board of Appeals, Agriculture Committee, Conservation Commission, Eastern Highlands Health District and Open Space Preservation Committee.**

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**Proposed Revisions to Mansfield's Zoning Regulations Associated with Agricultural Uses**

(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 and subdivision revisions.)*

1. In Article IV- Delete existing subsections B.3 (definition of animal unit) and B.4 (definition of avocational livestock)
2. In Article VII. Section G- Delete existing subsections 13, 14, 15 and 16 and add a new subsection 13 to read as follows:
  13. Agricultural Uses as per the provisions of Article X, Section T. Certain Agricultural uses and structures require special permit approval in accordance with Article V, Section B and/or Zoning Permit approval in accordance with Article XI, Section C.

3. In Article VIII Section B.1.b replace the existing provisions with the following:

[ b. **Stable, barn or manure pit** - No stable, barn or manure pit shall be located within 100 feet of any lot line.]

b. **Agricultural structures/Manure pits** Article X Section T includes special setback provisions for agricultural uses and structures.

4. In Article X Section C.4.h.3 replace the existing provisions with the following:

[ **3.Agricultural/horticultural sales** sites authorized by the permitted use provisions of these regulations may have one non-illuminated sign not exceeding sixteen (16) square feet in area, provided the sign is located at the stand site, and provided it is utilized only when products are available for sale. In addition, up to three (3) offsite directional signs, provided each of said signs does not exceed two (2) square feet in area and provided the signs comply with the locational provisions of Section C.7 of this Article.]

3. See Article X Section T. 6 for agricultural sign provisions

5. In Article X, add a new subsection T to read as follows:

**T. Agricultural Uses**

1. **Statement of Purpose**

The purpose of these regulations is to preserve existing agriculture uses, encourage new agriculture uses, and to maintain and promote a healthy and sustainable environment for people, livestock, plants and wildlife in the Town of Mansfield through the use of appropriate standards and permit processes. Agriculture in Mansfield has its roots in the New England tradition of the small farm, the fruit orchard, and the dairy. It has continually evolved to include other farming enterprises such as silk worms, poultry, horses and ornamental horticulture. These numerous types of farms and farming enterprises have contributed to Mansfield's economy, scenic character and environmental resources. The Town's farmlands offer an inviting atmosphere and local source of fresh foods, ornamental plants and recreation. Grazing livestock, the scent of

new mown hay and experiencing the ever changing farmland scenery are treasures these regulations seek to preserve.

For the purposes of these regulations, agriculture is considered as the growing of crops, the raising of livestock and the storing, processing and sale of livestock and horticultural products and commodities, including those defined in Connecticut General Statutes Section 1-1q, as incidental to agricultural operations.

2. **Agricultural uses such as field crops and orchards are permitted by right provided the following standards are met (special provisions apply to the on site display and sales of agricultural products):**
  - a. All State and Federal requirements, including pest control and provisions for the storage and use of fertilizers, pesticides, fungicides and other chemicals, shall be met. Each property owner shall be responsible for maintaining records and data required by State or Federal agencies that pertain to the subject agricultural or horticultural use, including information on fertilizers, pesticides, fungicides and chemical uses onsite. All agricultural uses shall utilize practices recommended by the State Department of Agriculture, the University of Connecticut Cooperative Extension Service, the University of Connecticut Animal Science and Plant Science Departments, the Connecticut Agricultural Experiment Station and/or the Connecticut Department of Environmental Protection;
  - b. All other applicable sections of Mansfield's Zoning Regulations, including the Performance Standards cited in Article VI, Section B shall be met;
  - c. All agricultural uses involving onsite display and sales of products, including seasonal retail outlets, pick-your-own operations or permanent retail sales outlets shall comply with the standards listed below. It is the intent of these standards to allow the on-site retailing of agricultural products primarily grown or produced on the subject property or other land owned, leased or used by the subject property owner and a limited amount of related products. Furthermore, these standards are designed to prevent retail operations where a significant portion of the products displayed and sold are grown or produced on sites that are not owned, leased or used by the subject property owner, as this type of retail operation is more appropriately located in one of the Town's commercial zones.

It is recognized that for certain periods each year, due to seasonal or weather related issues or cooperative arrangements between agricultural property owners that the display and sale of products grown on land not owned, leased or used by the subject property owner may exceed a limited amount and may be considered significant. Any questions regarding whether the display and sale of agricultural products is in compliance with the intent of these regulations or the provisions listed below shall be resolved by the Planning and Zoning Commission.

1. The on-site display and sales of products shall be limited to agricultural products grown on the premises or on other land owned, leased or used by the property owner, a limited amount of agricultural products grown off-site on land not owned, leased or used by the property owner, and a limited amount of products that are accessory and associated with the agricultural products sold on the subject site. Examples of accessory products include but are not limited to: wreaths or tree stands associated with a Christmas tree farm; jams,

jellies, herb vinegars or cider associated with a fruit or vegetable farm; maple syrup associated with a sugar bush; and seeds, fertilizers, peat moss and other soil amendments;

2. To address traffic safety concerns, adequate off-street parking shall be provided so that customers and employees do not park on the travel portion of town or state roads. A minimum of one off street parking space for each five feet of stand or building length shall be provided pursuant to Article X, Section D. Except for authorized seasonal retail outlets, all parking spaces shall meet the setbacks contained in the Schedule of Dimensional requirements cited in Article VIII, Section A, or be 100 feet from existing dwelling units on adjacent properties, whichever setback is greater, unless these setbacks are waived by the Commission after consideration of potential neighborhood impacts and safety problems;
3. All driveway and parking areas shall be designed and constructed to promote vehicular and pedestrian safety and the proper discharge of storm water runoff. Safe and adequate sightlines shall be provided at access drive intersections with Town or State streets. As required, a driveway permit shall be obtained from the Mansfield Public Works Department or the State Department of Transportation;
4. In situations where sales or pick-your-own operations, parking areas, or access driveways are within one hundred (100) feet of an adjacent lot containing an existing residence, buffering by the use of fencing, berming or vegetative screening shall be considered, where appropriate, to help minimize neighborhood impacts;
5. All signs shall comply with the provisions of Article X, Section T.6;
6. Seasonal retail outlets consisting of display tables, shelving carts and/or structures less than 300 sq. ft. in area, that are only utilized during periods when agricultural or horticultural products are harvested onsite or on other land owned, leased or used by the property owner and "pick-your-own" operations are permitted by right, provided the following criteria are met:
  - a. The seasonal retail outlet is on the same site as the agricultural or horticultural use;
  - b. Applicable provisions of subsection c.1 through c.5 above are met;
  - c. Any structures shall be at least thirty (30) feet from any lot line, unless this setback provision is specifically reduced or waived by the concurrence of the Chairman of the Planning and Zoning Commission and the Zoning Agent. Any waiver or reduction shall be based on specific site characteristics and a determination that the structure's location is not expected to result in neighborhood or environmental impact, traffic safety or parking problems. (Any questions regarding this provision and the appropriateness of a setback reduction or waiver shall be reviewed with the Planning and Zoning Commission);
7. Other retail sales outlet (any fixture or structure other than one authorized in Subsection c.6 above) that is utilized for retail purposes either seasonally or for longer periods of time) are permitted, provided Special Permit approval is obtained in accordance with Article V, Section B and provided the following additional criteria are met:
  - a. The retail use is on the same site as the agricultural or horticultural use;
  - b. The provisions of subsection c.1 through c.5, above, are met

3. Keeping of Farm Animals

The following provisions establish four (4) separate permitted use categories that authorize the keeping of animals. Sections 3.a, Principal Farm Use, Section 3.b, Accessory/Secondary use and Section 3.c, 4H,FFA or other Student Project use authorize the keeping of farm animals by right provided applicable standards are met. Section 3.d authorizes, subject to special permit approval of the Planning and Zoning Commission, additional Accessory/Secondary uses where the number of animals per lot exceeds the number of animals per lot authorized by right in section 3.b

a. Principal Farm Use Permitted by Right

The keeping, breeding, or raising of beef or dairy cows, sheep, poultry, swine, goats, horses, and other animals for either commercial or non-commercial purposes, and accessory buildings and facilities, are permitted by right, provided the following standards and recommendations are addressed:

1. The subject lot is a minimum of five (5) acres in size exclusive of non-farmable wetlands and watercourses. (Any questions regarding non-farmable wetlands and watercourses shall be reviewed with the Planning and Zoning Commission)
2. The animals shall be provided with safe and adequate shelter and shall be kept in a manner that conforms to all applicable regulations of the Connecticut Department of Environmental Protection, the Connecticut Department of Agriculture and the Connecticut Department of Public Health and with all applicable provisions of the State Statutes.
3. Zoning Permits, pursuant to Article XI, Section C, shall be required for all buildings and structures and all applicable zoning setback requirements shall be met.
4. It is recommended that all property owners keeping animals prepare a farm management plan that addresses the particular shelter, outdoor keeping areas, pasture and manure management needs related to the specific animals being kept on the property and any associated drainage or neighborhood impact issues. Information available from the CT Department of Agriculture, the University of Connecticut Cooperative Extension Service, the Connecticut Farm Bureau and/or the USDA Natural Resources Conservation Service should be utilized in preparing a site specific farm management plan. Agriculture practices contained in the Connecticut Department of Environmental Protection's manual of Best Management Practices for Agriculture should be followed.
5. Agriculture practices recommended by one of the agencies listed above in Section 3 a. 4 shall be utilized for all manure piles. Surface water flows shall be diverted away from manure piles, stables, barns and outside keeping areas such as corrals or pens. Manure piles, stables, barns, and outside animal keeping areas (such as corrals or pens but excluding fenced pastures) shall be a minimum of one hundred (100) feet from any adjacent property line and a minimum of seventy-five (75) feet from any well, unless these setbacks are specifically waived or reduced by the concurrence of the Planning and Zoning Commission Chairman and Zoning Agent. Any waiver or reduction shall be based on site and neighborhood characteristics and a determination that a waiver or reduction in setbacks would not be expected to result in environmental or neighborhood impacts. (Any questions regarding this provision and the appropriateness of a setback waiver or reduction shall be reviewed with the Planning and Zoning Commission)

6. In order to maintain and improve animal health and water quality, all pasture land shall be managed to maintain healthy grass cover and it is recommended that pastures be a minimum of thirty-five (35) feet from rivers, streams and other watercourses. Additionally, it is recommended that all stables, barns, outside animal keeping areas, such as corrals or pens, and manure/compost piles be located a minimum of one-hundred (100) feet from rivers, streams and other watercourse areas. Greater setback buffers are recommended wherever slopes exceed fifteen (15) percent between watercourse channels and stable barns, outside keeping areas and manure/compost piles. It is further recommended that any necessary livestock watercourse crossings be confined to a short length of the watercourse and that culverts or bridges be used at crossings when feasible.
7. All manure stored on an agricultural site shall be composted or removed from the site on a regular basis pursuant to recommended agricultural practices.

b. **Keeping of Farm Animals-Accessory/Secondary Uses Permitted by Right**

The keeping, breeding, or raising of beef or dairy cows, sheep, poultry, swine, goats, horses and other animals for accessory and primarily, non-commercial purposes, and accessory buildings and facilities, on lots not meeting the lot size provisions of Article X, Section T.3.a. above are permitted by right, provided the following standards and recommendations are addressed. These standards and recommendations are designed to help ensure that each qualifying site is physically capable of safely supporting the proposed keeping of farm animals and that authorized animals are kept in a safe manner without inappropriate impact on the environment or neighboring land uses.

1. The provisions of Article X, Section T.3.a 1. through 7. shall be met.
2. Unless special permit approval is granted pursuant to the provisions of Article X, Section T.3.d, the square footage requirements contained in the following chart shall be met for each animal category. These square footage requirements exclude non-farmable wetlands and watercourses but include areas used for residential structures and accessory site improvements.

<b>FARM ANIMALS: ACCESSORY/SECONDARY USE CHART FOR RESIDENTIAL LOTS</b>	
<b><u>ANIMAL CATEGORY</u></b>	<b><u>SQUARE FOOTAGE</u></b> <b><u>(Excludes non-farmable wetlands and watercourses but includes areas used for residential structures and accessory site improvements)*</u></b>
Large animals including: Beef or Dairy Cows, Horses, Ponies, Mules, Buffalo, Donkeys and similar sized animals **	One (1) animal per 40,000 sq. ft.
Swine	Two (2) breeding sows plus litter (3 months or less) per 40,000 sq. ft.
Medium animals including: Sheep, Goats, Ostriches, Alpacas, Llamas and similar sized animals	Five (5) animals per 40,000 sq. ft.
Small poultry including: Chickens and Ducks***	Sixteen (16) birds per 40,000 sq. ft.
Large poultry including: Geese and Turkeys	Eight (8) birds per 40,000 sq. ft.
Rabbits	Twenty-five (25) animals per 40,000 sq.ft.
Other Animals	As determined by the Zoning Agent consistent with this chart
* Combinations consistent with this chart are permitted as determined by the Zoning Agent. Livestock offspring shall not apply to the animal unit calculation until after weaning. Special provisions also may be approved by the Zoning Agent for dwarf animal breeds and for young animals who have not reached adult size. Any questions regarding non-farmable wetlands shall be reviewed with the Planning and Zoning Commission.	
** Male animals in this category shall be neutered on or before one (1) year of age. Non-neutered males over the age of one (1) are not authorized by this use provision.	
***Due to potential noise and neighborhood impact problems, it is recommended that guinea fowl not be kept pursuant to this permitted use provision.	

**c. 4H, FFA or other Student Projects Permitted by Right**

Student projects involving the temporary keeping of farm animals are authorized by right provided a Statement of Use and animal management plan (see Article X, Section T.3.a.3) that comprehensively describes the proposed project, including shelter provisions, outside keeping areas and manure management, is prepared and found acceptable with respect to animal welfare and potential environmental and neighborhood impacts by the 4H Club Agent of the Cooperative Extension Service or a qualified school instructor or project manager.

**d. Keeping of Farm Animals-Accessory/Secondary Uses-Permitted subject to Special Permit Approval**

It is recognized that on a case by case basis, it may be appropriate to authorize a greater number of animals that is allowed by right pursuant to Article X, Section T.3.b. Therefore, subject to obtaining special permit approval in accordance with Article V, Section B, property owners may seek approval for more animals that would otherwise be permitted pursuant to Article X, Section T.3.b and the associated Farm Animals: Accessory/Secondary Use Chart For Residential Lots. To help address potential animal safety issues and potential environmental and neighborhood impact issues, applications shall include a specific animal management plan that demonstrates compliance with the standards of Article X, Section T.3.a.1 through 7 and all special permit approval criteria of Article V, Section B.5. Article X, Section T.3.a.4 provides potential sources of information that should be considered in preparing an animal management plan. Special Permit applications submitted pursuant to this provision shall be referred to Mansfield's Agriculture Committee for review and comment.

4. **Other Commercial Agricultural Uses (Special Permit Approval Required)**

Any other agricultural use that is not specially authorized by subsections T.2. and T.3. above or other provisions of these Regulations may be permitted provided special permit approval is obtained in accordance with Article V. Section B.

5. **Manure/Compost**

Any excess manure and/or compost produced on an agricultural site may be sold for off-site use. However, compost that is primarily from materials not generated on the subject site shall not be sold for off-site use unless special permit approval is obtained in accordance with Article V, Section B. (Any questions regarding this provision shall be reviewed with the Planning and Zoning Commission)

6. **Agricultural Signage**

The following agricultural signs are authorized in Mansfield:

- a. **Identity Sign:** One unlighted agricultural identity sign per site is authorized by right provided the sign does not exceed sixteen (16) square feet in area and it complies with the location, height, sign area and construction and design standards of Article X Sections C 7 through 10.
- b. **Product Identification Signs:** Up to three (3) unlighted product identification signs per site are authorized by right on sites with onsite retail sales outlets provided the cumulative square footage of the sign(s) does not exceed thirty-two (32) square feet in area and the sign complies with the location, height and sign area standards of Article X Sections C7 through C9. Product identification signs shall be removed during seasonal periods when products are not available for sale.
- c. **Directional Signs:** Up to four(4) unlighted off site directional signs are authorized by right for sites with onsite retail sales outlets provided each sign does not exceed a size of two (2) square feet and provided the signs comply with the locational provisions of section C.7. for seasonal retail outlets, off site directional signs shall be removed during seasonal periods when products are not available for sale. In addition, for agricultural sites that qualify for a State Department of Agriculture authorized permanent directional sign, one additional sign compiling with state requirements is authorized provided the locational provisions of Article X Section C.7 are met.

7. **Agriculture Committee**

The Planning and Zoning Commission shall refer Special Permit applications pursuant this section to the Town of Mansfield's Agriculture Committee for their advice and comment.

Explanatory Note:

*These revisions are designed to reorganize, clarify and incorporate new standards (particularly for the keeping of farm animals as a secondary or accessory use) for agricultural uses in Mansfield. As proposed, agricultural use provisions would be relocated from Article VII to a new subsection of Article X and a new statement of purpose has been added. The proposed revisions would exclude non-farmable wetlands and watercourses from the 5 acre minimum lot size requirement to qualify as a principal farm use and from the acreage needed per animal unit for secondary or accessory keeping of farm animal uses. Revised provisions are included for seeking special permit approval to exceed the secondary/accessory provision that limit the number of animals that may be kept for each 40,000 square feet of land excluding non-farmable wetlands and watercourses and for 4H, FFA or other student projects involving the keeping of farm animals. The proposal includes provisions that authorize certain setback waivers or reductions and that refer any questions regarding setback waivers or reductions or non-farmable wetlands to the Planning and Zoning Commission. The revised regulations are designed to promote agricultural uses while providing appropriate standards and permit processes to address potential environmental impact, neighborhood impact or animal welfare issues. The revised regulations also specifically reference the important ongoing role of the Agriculture Committee. Mansfield's zoning regulations for agricultural uses should be periodically reviewed and updated where appropriate to address any issues that arise and to address new technologies and innovative practices*

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: Thursday, April 14, 2011  
Re: Village Street Modifications



Since the 2007 approval of the Preliminary Master Plan for the Storrs Center project, a significant amount of additional attention has been given to fine tuning the project design, including the planned street layout. The PZC approved plans and associated regulations recognized that some revisions or modifications would take place and that phase boundaries could be altered. The regulations require all Zoning Permit applications to be “reasonably consistent” with the PZC approved plans, reports and guidelines.

The Town of Mansfield will soon be submitted a Zoning Permit for the garage/intermodal center and the Town also is working on a future Zoning Permit application for the Village Street. Two Village Street revisions will be proposed that I wanted to bring to the PZC’s attention. These changes, which will be depicted on mapping which will be distributed at Tuesday’s meeting, are:

- The parking garage/intermodal center plans will depict a roadway adjacent to the southerly side of the intermodal center. This roadway will link the village street with a secondary roadway that will extend southerly from Dog Lane. The revised street layout will facilitate access to the parking garage and enhance bus access and parking and other intermodal center functions.
- The future Zoning Permit for the Village Street extension to the Post Office Road will include diagonal parking. The 2007 plans depicted parallel parking spaces. The Village Street will be widened in areas with diagonal parking to enhance traffic safety. This roadway/parking revision will provide additional parking spaces closer to commercial storefronts which should benefit both customers and merchants. The diagonal parking concept has been reviewed and found appropriate by Mansfield’s Traffic Authority members and the Downtown Partnership Planning and Design Committee.

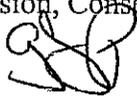
These changes have been brought to the Commission’s attention because they do constitute a change from the PZC approved plans. Subject to any comments from the PZC, I intend to communication to the Town’s consultants that these changes are considered enhancements of the project and “reasonably consistent” with the PZC approved plans.

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

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission, Conservation Commission  
From: Gregory Padick, Director of Planning   
Date: Thursday, April 14, 2011  
Re: Zoning Permit Review: Storrs Center Project Parking Garage/Intermodal Center

In 2007, the Planning and Zoning Commission (PZC) unanimously approved the Storrs Center Special Design District (SC-SDD) zone and associated Zoning Regulations establishing a specific review and approval process for all development in the SC-SDD. The approved zoning permit review and approval process is designed to ensure compliance with all applicable zoning approval criteria including a determination by the Director of Planning that the proposed development is "reasonably consistent" with the PZC approved preliminary master plan mapping, the Storrs Center Design Guidelines, the master parking study, the master traffic study and the master drainage study. The Zoning Regulations define "reasonably consistent" as "some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations".

Although the SC-SDD Zoning Permit review process is administrative, provisions are included for public participation. A public hearing conducted by the Mansfield Downtown Partnership Inc, Mansfield's officially designated Municipal Development Authority for the Storrs Center project, is required, and all public comments will be considered before a decision is made on a zoning permit application. Furthermore, all zoning permits in the SC-SDD will be thoroughly reviewed by Mansfield staff members and it will be confirmed that submitted plans remain acceptable to the State and Federal review agencies, including the State Department of Environmental Protection, the State Traffic Commission and the Army Corp of Engineers.

The planned Storrs Center garage/intermodal center is a Town of Mansfield project. Over the past few months, consultants hired by the Town have developed plans and discussed the project with staff members and the Downtown Partnership Planning and Design Committee. An official Zoning Permit application is expected to be submitted prior to the PZC's April 19<sup>th</sup> meeting and the Conservation Commission's April 20<sup>th</sup> meeting. Portions of the submittal will be distributed at the meeting. Plans for a new village street connecting Dog Lane and the Post Office Road are under design and will be subject to a subsequent Zoning Permit Application. Zoning Permit approval also will be required for Town Square improvements.

The Downtown Partnership has scheduled a public hearing on this Zoning Permit application on May 4, 2011 at 7p.m. in the Buchanan Center/Library on Warrenville Road. Following the completion of the public hearing process, the Downtown Partnership Inc. will forward comments and a recommendation for consideration by the Director of Planning. This issue will be included on the PZC's May 2<sup>nd</sup> agenda for review and potential comment. Any comments from the Conservation Commission should be agreed upon and/or authorized on April 20<sup>th</sup> or a special meeting before May 4<sup>th</sup>.

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April 8, 2011

Town Council  
Town of Mansfield, CT  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Council Members,

As you most likely are aware, Eagleville Brook in Mansfield has been identified by CT DEP as an "impaired stream," due to a number of water quality and quantity issues related to urban runoff. As a result, a Total Maximum Daily Load (TMDL) analysis was initiated to reduce impacts to aquatic life in the stream, which drains much of the UConn campus and is part of the Willimantic River system.

For the past two years, the University of Connecticut Center for Land Use Education and Research (CLEAR) has been working in collaboration with CTDEP, various departments of the University, and your Town staff on a project to improve the health of the watershed. Much of the focus of the project is on the highly urbanized core campus area, and involves identifying and implementing opportunities to install "Low Impact Development" (LID) practices that reduce the impacts of stormwater on the Brook.

However, Mansfield is also a key part of the solution, so over the past year educators from CLEAR have been working with Greg Padick on how to integrate these same LID concepts into various Town documents and standards. Specifically, we reviewed subdivision regulations, the Plan of Conservation and Development, and Engineering Plans and Specifications. Additionally, Mr. Padick reviewed and commented on the Watershed Management Plan that has been drafted for Eagleville Brook. The attached document contains a summary of these recommendations, and the relevant section from the draft Watershed Management Plan.

We have enjoyed working with Mr. Padick, Mr. Hultgren and others from the Town of Mansfield, and we look forward to continuing this relationship into the future. We hope that the Council and the land use boards of Mansfield will support the recommendations of the project, and stand ready to help if further assistance is needed. Finally, we would be glad to hold an informational meeting for the Council, the commissions and the public in which we describe the study, our progress to date, future plans, and the critical role that the Town can play in protecting Eagleville Brook. Please contact Mike Dietz (860-345-5225) with any questions, or to discuss such a meeting.

Sincerely,

Handwritten signature of Michael Dietz in black ink.

Michael Dietz  
Department of Extension  
UConn Center for Land Use Education and Research

Handwritten signature of Bruce Hyde in black ink.

Bruce Hyde

Handwritten signature of Chester Arnold in black ink.

Chester Arnold

*cc: Greg Padick, Lon Hultgren, Planning and Zoning Commission, Inland Wetland Agency, Conservation Commission, Town of Mansfield; Eric Thomas, CT DEP*

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# **Town of Mansfield, CT**

**April 2011**

## **Recommendations for Modifications to Include Low Impact Development Practices**

**Prepared By:  
Center of Land Use Education and Research  
University of Connecticut Extension**

**Bruce Hyde  
Michael Dietz  
Chester Arnold, Jr.**

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## Recommendations for Modifications to Planning and Engineering Documents

### *Plan of Conservation and Development Recommendations*

While a number of recommendations in the POCD under Policy Goal #2, Objective a (shown below in bold) generally support the concept of Low Impact Development (LID), a specific LID recommendation should be included at the time of the next POCD revision or amendment. This will reinforce Mansfield's commitment to LID as well as provide a foundation for inclusion of LID requirements in the regulations.

**Policy Goal #2- To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas.**

#### **a. Objective**

**To protect natural resources, including water resources, geologic/topographic resources and important wildlife habitats and plant communities, by refining the Zoning Map, land use regulations and construction standards, considering new municipal ordinances and capital expenditures, and considering other actions**

Consider including language similar to the following as a Recommendation under this objective: Revise the Zoning Regulations, Subdivision Regulations and Engineering Standards and Specifications to support and encourage the use of Low Impact Development practices and design strategies to preserve a site's predevelopment hydrology, to the maximum extent practicable. These revisions should include a system by which developers will be required to employ LID practices or demonstrate why specific practices are not feasible.

### *Zoning Regulations Recommendations*

The addition of a Low Impact Development Checklist to be completed by a developer is recommended for inclusion in the Zoning Regulations. The checklist will provide applicants, site designers and regulatory boards and agencies with guidance in the application of LID practices to development projects. An applicant seeking land development approval from a regulatory board should be

required to identify LID practices that have been incorporated into the project's design. If an applicant contends that it is not feasible to incorporate any of these practices into the projects design, particularly for engineering, environmental or safety reasons, the applicant should be required to provide a justification for that contention.

Definitions-The following definitions of should be added:

Predevelopment Hydrology- The water balance between runoff, infiltration, storage, groundwater recharge, and evapotranspiration prior to the development of a site.

Low Impact Development: The integration of site ecological and environmental goals and requirements into all phases of urban planning and design that ranges in size from the individual residential lot to an entire watershed.

Article Six, Section B (4), Performance Standards, in bold below, could be modified to include references to LID in the following sections (suggestions are underlined):

#### ***4. Performance Standards***

**m. Aquifer Areas - To prevent or minimize detrimental effects on the groundwater quality within aquifer areas, which are existing or potential sources of significant quantities of potable water, land use activities on or within 500 feet of identified aquifer areas must be carefully reviewed and appropriately regulated.**

**Accordingly the following requirements shall apply to all land use activities on or within 500 feet of aquifer areas as identified in Mansfield's Plan of Conservation and Development, Mansfield's Water Supply Plan, an October, 1979 map entitled GROUNDWATER RECHARGE AREAS, prepared by the Connecticut Areawide Waste Treatment Management Planning Board, sheets 40, 41, 55 and 56, (on file in the Mansfield Planning Office and the Town Clerk's Office), and any additional information obtained from the State Department of Environmental Protection, federal agencies or on-site investigation.**

**5. All commercial, industrial or multi-family developments and other land uses with cumulatively**

more than 1/2 acre of impervious surface shall incorporate best management practices for storm water controls in accordance with the Low Impact Development (LID) principles as outlined in the checklist shown in Appendix XX of these regulations, as well as the State Department of Environmental Protection Best Management Guidelines as set forth in the 2004 Connecticut Stormwater Quality Manual, and shall prohibit or restrict the use of salts and chemicals for ice removal in order to minimize the risks of ground water contamination. A storm water management plan and a LID Checklist detailing efforts to reduce the amount of storm water runoff and minimize its impacts shall be submitted for Commission approval.

p. Road and Drainage Standards - All road and drainage improvements, including private roads, driveways and parking and loading areas, must be designed and constructed to promote vehicular and pedestrian safety and the proper discharge of storm water runoff. Appropriate separation of pedestrian and vehicular traffic and adequate sightlines for all intersections, including those within a private parking or loading areas, must be incorporated into development plans. All road and drainage improvements, with the possible exception of roadway width, should conform with the standards and specifications of the Mansfield Public Works Department (available in the Mansfield Engineering Office) and, to the maximum extent practicable, conform with LID principles. As appropriate, peak storm water discharges should be retained on site to minimize or prevent downstream impacts.

r. Site Development Principles

1. Intent - Through the establishment of specific site development principles, this section will serve to protect, maintain, and enhance public health, safety environment, and general welfare by encouraging a more sustainable approach to development. Requirements and procedures established in this section reduce damages from soil erosion and sedimentation, reduce downstream flooding and, in general, ensure proper storm drainage management in a

manner consistent with Low Impact Development (LID) principles, where appropriate. It is the intent of these regulations that, to the maximum extent practicable, there will be no onsite or offsite impacts from changes in storm water that result from development activities. In addition to the site development principles below, applicants for projects that will disturb more than XXX square feet are required to complete the LID Site Planning and Design checklist attached as Appendix X to these regulations. This checklist will insure that the applicant has considered LID strategies in the design of the development. (Also see Article VI, Section B.4.s. - Erosion and Sediment Control Plans)

2. Site Development Principles - Earth-moving, grading or land-disturbing activities including the removal of trees and other vegetative cover, the development of haul roads and logging decks for forestry operations, and all cut and fill activities shall (as applicable to the specific site and development) comply with the following site development principles:

g. To the extent practicable, the predevelopment hydrology of the site, with respect both to peak flow rates and total volume of runoff, shall be preserved. Where the predevelopment hydrology of the site is not maintained, drainage provisions shall be made to effectively regulate any increased runoff caused by changed soil and surface conditions during and after development. Stormwater runoff shall be minimized and retained on site wherever possible to help prevent downstream flooding and erosion problems. Wherever possible, erosion control or storm water management measures shall be used to prevent water from entering and running over disturbed areas. Drainage easements shall be obtained whenever necessary. Where runoff computations are necessary for proper review of existing and proposed drainage facilities, said computations shall be in accordance with Chapter 9 of the Connecticut Guidelines for Soil Erosion and

**Sediment Control, 1985, as amended, unless an alternative is approved by the Town Engineer or his designee.**

Besides the recommendations above, there are likely to be other changes needed in the body of the regulations for the sake of consistency.

### ***Subdivision Regulation Recommendations***

Section 3.0 Definitions- The following definitions should be added:

Predevelopment Hydrology- The water balance between runoff, infiltration, storage, groundwater recharge, and evapotranspiration prior to the development of a site.

Low Impact Development: The integration of site ecological and environmental goals and requirements into all phases of urban planning and design that ranges in size from the individual residential lot to an entire watershed.

Section 4.0 General Provisions: add, Low Impact Development (LID)- The applicant shall demonstrate to the satisfaction of the Planning and Zoning Commission that he/she has considered, in designing the submitted subdivision plan, the use of LID practices which preserves, to the extent practicable, a site's predevelopment hydrology.

Section 5.2 Suggested Information: add a section recommending a description of potential LID practices to be utilized.

Section 6.8 Construction and Public Improvement Plans: add a reference to LID requirements in the Zoning Regulations.

Section 7.10 Common Driveways: Encourage common driveways as part of LID practices, etc.

Section 8.1 Street Planning: Include a reference to LID practices in the planning of streets.

Section 10.0 Drainage: Include references to LID and methods to reduce stormwater runoff.

As with the Zoning Regulations, there are likely to be several areas where modifications will be needed for continuity purposes or which will strengthen the LID requirements.

### ***Engineering Standards and Specifications Recommendations***

Note: Sections of the existing Engineering Standards and Specifications are shown in **Bold** below.

#### **Page 5 Section II- Reference to Related Codes, etc.**

Recommendation: Include a reference to the CT Stormwater Quality Manual which can be found at <http://ct.gov/dep/cwp/view.asp?a=2721&q=325704>.

#### **Section IV-Town Roads and New Subdivision Construction**

##### **Page 8 #5. Width of Surfacing, Shoulder and Roadway**

Recommendation: Consider modifying the residential standards for roadway width to 20'-24'. A simple rule of thumb regarding traffic volume is the fewer vehicles, the narrower the road may be. Research shows that 20 to 24 foot widths (two 10 to 12 foot travel lanes are adequate for most local roads.

Source: 2004 CT Stormwater Manual.

Make modifications, as appropriate, to the detail sheets shown on pp. 39 and 40.

##### **Page 10 #7. Curbing**

Recommendation: Consider modifying this section to allow for curbless streets. We recommend that curbs be used only where needed, such as steep slopes or to protect downhill properties. Curbless street design will allow open drainage through sheet flow off the street to grass drainage channels or dry swales.

##### **# 8. Required Intersection and Cul-de-sac Geometry**

Recommendation: Add a statement that encourages the use of a vegetated island as part of the as part of the cul-de-sac design. The vegetated island would be used as a bioretention area, with the ability to accept road runoff.

This would entail curbless design, with the landscaped area being lower than the surrounding road.

#### **Page 15 Section VI- Drainage Requirements**

Recommendation: Include a reference to the CT Stormwater Manual.

**A. Basis of Design--**It is suggested that a reference to LID be made in this section. For example, Appendix A of the LID manual (referenced in the preamble of checklist, but available here: <http://www.epa.gov/owow/NPS/lidnatl.pdf>) can be referenced here, as it has an example hydrologic calculation adapting LID practices in a new development, using standard TR-55 calculations. It may also be helpful to state in here that all efforts should be made to AVOID concentrating flow in the first place, such as encouraging sheet flow from impervious surfaces to pervious areas. This also relates to the curbing issue referenced earlier.

#### **Page 18 Section VIII-Property Transfers and Easements**

Recommendation: There may be a need to add some language relative to drainage easements if the LID practice will result in drainage being directed to other than town owned property. The Town's attorney should be consulted relative to the easement question. It is possible that the existing language will be sufficient to protect the Town.

#### **Page 32 Section IX- Highway Permits**

##### **Q. Driveways**

Recommendation: Add language to this section that will encourage, to the extent practicable, the construction of driveways using LID practices such as minimizing and disconnecting impervious surfaces. There are a number of provisions in this section that may require modification to incorporate LID and still allow for construction under the existing specifications. Also consider reducing the maximum driveway width for residential to something much less than 40'.

**General Comment-** Consider allowing the use of permeable pavements (paver blocks, porous asphalt, porous concrete, etc.) if the applicant can demonstrate appropriate use of the treatment. Consider allowing porous paving materials on sidewalks, or mandating that they drain to pervious areas such as lawns.

## Guidance Document for Low Impact Development Best Management Practices

Similar to many towns in Connecticut, Mansfield has seen increased interest in balancing community growth and environmental conservation. When an undeveloped site is converted into residential housing or commercial areas, roads, roofs, parking lots and driveways replace the native vegetation and soils that were on the site. As would be expected, much more water runs off developed sites in response to rain storms. Pollutants, such as oil from vehicles, bacteria, nitrogen and phosphorus collect on the impervious surfaces and are washed off during precipitation events. Typical development approaches do not provide adequate treatment for this stormwater, and receiving waters suffer a variety of impairments due to these human induced changes in the landscape. Stormwater runoff has been identified as one of the biggest causes of stream quality degradation.

Low impact development (LID) is an approach that will help to minimize the impacts of traditional development, while still allowing for growth. Pioneered in Maryland<sup>1</sup>, this approach is being successfully utilized throughout the country. LID has also been adopted as the preferred method of site design in the 2004 Connecticut Stormwater Quality Manual<sup>2</sup>. In addition to protecting ecosystems and receiving waters, the LID approach can often result in cost savings on projects<sup>3</sup>.

The following areas of focus will help guide planning for your project:

1. *Assessment of natural resources.* Ideally, LID is considered early in the site planning process. The objective is to allow for development of the property, while maintaining the essential hydrologic functions of the site. A thorough assessment of the existing natural resources on the site needs to be performed, so that essential features can be preserved, and suitable sites for development can be identified.
2. *Preservation of open space.* Cluster subdivision design can complement the LID approach. Cluster subdivisions provide a key way to protect natural resources while still providing landowners with the ability to develop their property. In most cases, the number of residential units allowed in a cluster subdivision equals the number allowed under conventional subdivision regulations.
3. *Minimization of land disturbance.* Once the development envelope is defined, the goal is to minimize the amount of land that needs to be disturbed. Undisturbed

forest, meadow, and wetland areas have an enormous ability to infiltrate and process rainfall, providing baseflow to local streams and groundwater recharge. Construction equipment causes severe compaction of soils, so after development, even areas that are thought to be pervious such as grass, can be quite impervious to rainfall.

4. *Reduce and disconnect impervious cover.* With careful planning, the overall percentage of impervious cover in a proposed project can be minimized. Roads, driveways, sidewalks, parking lots, and building footprints can be minimized to reduce impacts, but still provide functionality. Additionally, not all impervious surfaces have the same impact on local waterways. With proper planning, runoff from impervious surfaces can be directed to pervious areas such as grass or forest, or to LID treatment practices. It should be noted that every project is unique, and not every LID practice will be appropriate. For example, sidewalks or bike paths may be an asset to a new subdivision, if there is some connection to existing pedestrian travel routes. However, sidewalks may not be needed in other settings, and would add unnecessary costs and impervious cover. The objective is to evaluate each site individually and determine the most appropriate management techniques to reduce impacts to waterways.

5. *LID practices installed.* There are a variety of practices that can be used to maintain the pre-development hydrologic function of a site. For more detail on the following practices, see the references below:

-Bioretention areas or rain gardens are depressed areas in the landscape that collect and infiltrate stormwater.

-Vegetated swales can be used to convey runoff instead of the typical curb and gutter system, and they can also infiltrate and filter stormwater.

-Water harvesting techniques can be employed, so that stormwater can be a resource rather than a waste product.

-Pervious pavements allow rainfall to pass through them, and can be installed instead of traditional asphalt or concrete.

-Green roofs can reduce stormwater runoff through evaporation and transpiration through plants, and they also can help save on heating/cooling costs.

LID represents a change from typical design approaches. Proper installation and maintenance of LID practices is critical to their performance. Therefore, installation should be performed by someone with LID experience to avoid costly mistakes.

With proper design and installation, LID can provide multiple benefits including decreased construction costs, reduced impacts to receiving waters, increased habitat for wildlife, beautiful landscape features, and increased property values.

## References

- <sup>1</sup>Prince George's County, Maryland. 1999. Low-Impact Development Design Strategies: An Integrated Design Approach. MD Department of Environmental Resources, Programs and Planning Division.
- <sup>2</sup>CT DEP. 2004. Connecticut Stormwater Quality Manual. Department of Environmental Protection. 79 Elm St., Hartford CT. Available at Mansfield Town Hall, or online at [http://www.ct.gov/dep/cwp/view.asp?a=2721&q=325704&depNav\\_GID=1654](http://www.ct.gov/dep/cwp/view.asp?a=2721&q=325704&depNav_GID=1654)
- <sup>3</sup>US EPA. 2007. Reducing Stormwater Costs through Low Impact Development (LID), Strategies and Practices. EPA Publication number 841-F07-006.

## Low Impact Development (LID) Site Planning and Design Checklist

Items listed below need to be considered by developers when submitting plans for subdivisions. Due to individual site differences, not all items will apply to each individual property. Check items that have been applied, or explain why the items have not been used. For more information on LID practices and how to implement them please refer to the 2004 Connecticut Stormwater Quality Manual.

### 1. Assessment of Natural Resources

- Natural resources and constraints have been indicated and are identified on the plans (wetlands, rivers, streams, flood hazard zones, meadows, agricultural land, tree lines, slopes [identified with 2 foot contours], soil types, exposed ledge & stone walls.
- Is the property shown on the latest copy of CT DEP State and Federal Listed Species and Significant Natural Communities Map as listed in the Natural Diversity Data Base (NDDDB)? If so, provide a copy of the CT DEP NDDDB request form and CT DEP reply letter.
- Development is designed to avoid critical water courses, wetlands, and steep slopes.
- Soils suitable for septic & stormwater infiltration have been identified on plans.
- Soil infiltration rate/permeability has been measured and listed on plan:  
**See sheet#** \_\_\_\_\_
- Onsite soils have been assessed to determine suitability for stormwater infiltration.
- Natural existing drainage patterns have been delineated on the plan and are proposed to be preserved or impacts minimized.

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

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**2. Preservation of Open Space**

- Percent of natural open space calculation has been performed.

Percent= \_\_\_\_\_

- An open space or cluster subdivision design has been used.
- Open space/common areas are delineated.
- Open space is retained in a natural condition.
- Reduced setbacks, frontages, and right-of-way widths have been used where practicable.
- For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:*

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**3. Minimization of Land Disturbance**

- The proposed building(s) is/are located where development can occur with the least environmental impact.
- Disturbance areas have been delineated to avoid unnecessary clearing or grading.
- Native vegetation outside the immediate construction areas remains undisturbed or will be restored.
- Plan includes detail on construction methods and sequencing to minimize compaction of natural and future stormwater areas.
- For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:*

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**4. Reduce and Disconnect Impervious Cover**

- Impervious surfaces have been kept to the minimum extent practicable, using the following methods (check which methods were used):
  - Minimized road widths
  - Minimized driveway area
  - Minimized sidewalk area
  - Minimized cul-de-sacs
  - Minimized building footprint
  - Minimized parking lot area
- Impervious surfaces have been disconnected from the stormwater system, and directed to appropriate pervious areas, where practicable. Pervious areas may be LID practices, or uncompacted turf areas.

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

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**5. LID Practices Installed**

- Sheet flow is used to the maximum extent possible to avoid concentrating runoff.
- Vegetated swales have been installed adjacent to driveways and/or roads in lieu of a curb and gutter stormwater collection system.
- Rooftop drainage is discharged to bioretention/rain gardens.
- Rooftop drainage is discharged to drywell or infiltration trench.
- Rain water harvesting methods such as rain barrels or cisterns have been installed to manage roof drainage.
- Driveway, roadway, and/or parking lot drainage is directed to bioretention/rain gardens.
- Cul-de-sacs include a landscaped bioretention island.
- Vegetated roof systems have been installed, if appropriate.
- Pervious pavements have been installed, if appropriate.

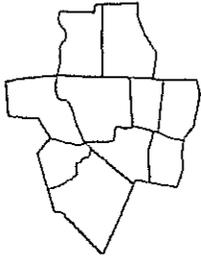
*For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:*

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# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: April 6, 2011  
Referral #: 11-03-14-CN  
Report on: **Zoning**

**CHAPLIN**  
**Municipal Adaptive Reuse**  
**Overlay District (MAROD)**

To: Town of Chaplin Planning and Zoning Commission  
C/o: Demian Sorrentino, Planning and Zoning Agent

Commissioners;

This referral involves: A proposal to create the Municipal Adaptive Reuse Overlay District.

Receipt is hereby acknowledged of the above courtesy referral. Thank you for the opportunity to comment on this important proposal.

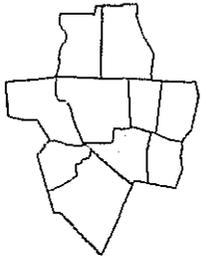
**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendment to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The proposal is consistent with the Chaplin Plan of Conservation and Development.
- The proposal is not anticipated to create negative intermunicipal impacts.
- The Regional Planning Commission supports the efforts of the Chaplin Planning and Zoning Commission in striving to improve the Chaplin Zoning Regulations.

Questions concerning this referral should be directed to Jana Butts at the Windham Region Council of Governments.

Sincerely,

Ted Melinosky, Vice Chair  
WINCOG RPC



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: April 6, 2011  
Referral #: 11-03-09-WN  
Report on: **Zoning**

**WILLINGTON**  
Subdivision Regulations

To: Town of Willington Planning & Zoning Commission  
C/o: Susan Yorgensen, Town Planner

Commissioners;

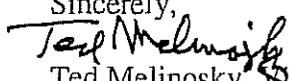
This referral involves: A proposal to adopt comprehensive changes to the Subdivision Regulations and associated changes to the Zoning Regulations.

Receipt is hereby acknowledged of the above referral. Notice of the proposed changes to the Zoning Regulations were transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

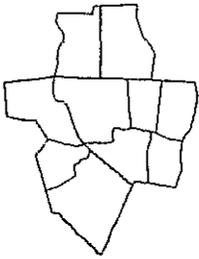
**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendments to the zoning and subdivision regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The Regional Planning Commission applauds the tremendous four year effort of the Willington Planning and Zoning Commission to improve the Willington Subdivision Regulations. The new set of regulations has been thoroughly reviewed and critically tested.
- The new Subdivision Regulations and associated changes to the Zoning Regulations provide strong incentives to reduce lot sizes while maintaining density and conserving open space. The new regulations will implement conservation values and encourage compatibility with traditional development patterns and the landscape.
- The proposal is directly compatible with the goals and policies of the Windham Region Land Use Plan 2010.

Questions concerning this referral should be directed to Jana Butts, AICP at the Windham Region Council of Governments.

Sincerely,  
  
Ted Melinosky, Vice Chair  
WINCOG RPC

Distribution: S. Yorgensen, Willington; G. Padick, Mansfield.  
W:\WINCOG Office\RP\CFY 2011\Referrals\11-03-09-WN.doc



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: April 6, 2011  
Referral #: 11-03-07-WN  
Report on: **Zoning**

**WILLINGTON**  
  
Subdivision Moratorium

To: Town of Willington Planning & Zoning Commission  
C/o: Susan Yorgensen, Town Planner

Commissioners;

This referral involves: A proposal to extend the subdivision moratorium an additional 3 months or until the new Subdivision Regulations are adopted.

Receipt is hereby acknowledged of the above referral. Notice of the proposed changes to the Zoning Regulations were transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

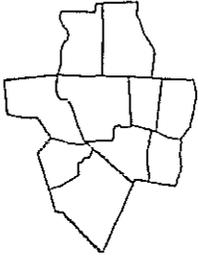
**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendments to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The Regional Planning Commission supports the Willington Planning and Zoning Commission's efforts to improve the Subdivision Regulations.

Questions concerning this referral should be directed to Jana Butts, AICP at the Windham Region Council of Governments.

Sincerely,

Ted Melinosky, Vice Chair  
WINCOG RPC



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: April 6, 2011  
Referral #: 11-03-07-CY  
Report on: **Zoning**

**COVENTRY**

**Wineries & accessory uses**

To: Town of Coventry Planning and Zoning Commission  
C/o: Eric Trott, Director of Planning/Economic Development

Commissioners;

This referral involves: A proposal to allow "wineries and accessory assembly" uses by Special Permit in the General Residential-40 and General Residential-80 zones.

Receipt is hereby acknowledged of the above referral. Notice of this proposal was transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendment to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

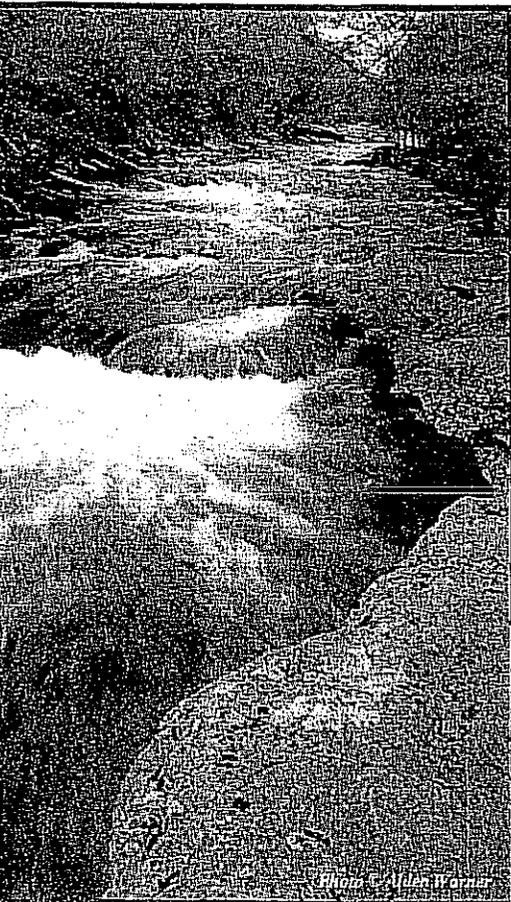
- The proposal is compatible with the Windham Region Land Use Plan 2010. The plan states "**Agriculture and Agricultural Products** should be strongly encouraged for the strength and diversity which they add to the regional economy, to help make New England more self-sufficient in its food supply, to preserve the rural landscape currently committed to agriculture, and to encourage the expansion of such areas."
- The proposal is not anticipated to create any new intermunicipal impacts.

Questions concerning this referral should be directed to Jana Butts at the Windham Region Council of Governments.

Sincerely,

Ted Melinosky, Vice Chair  
WINCOG RPC

# NATCHAUG RIVER BASIN



*William Allen Warner*

*Ashford, Chaplin, Eastford, Mansfield, Union, Willington, Windham, Woodstock*

Please join the  
Natchaug River Basin Steering Committee  
For the Signing Ceremony of the

**Natchaug River Basin  
Conservation Compact**  
*Friday, April 29, 2011*  
**9:00—10:30 AM**  
*Reception to follow*

*Parking and Reception at*

**Chaplin Fire House**  
*106 Phoenixville Rd. (Route 198)*  
**Chaplin, CT**

*RSVP To: [HDrinkuth@tnc.org](mailto:HDrinkuth@tnc.org)  
(860)774-9600 x 19  
By April 23, 2011*

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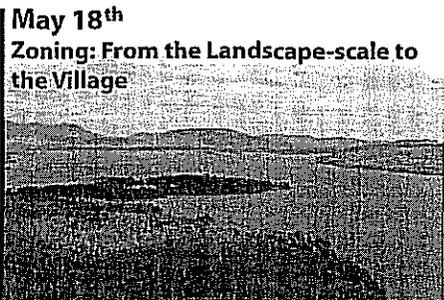


# Innovative Zoning Techniques

that protect what we value

# Innovative Zoning Techniques

that protect what we value



Workshops are 6:00-8:30 at Canterbury Town Hall

Co-Sponsored by



4 AICP CMs pending

## GVI Workshops

Communities in The Last Green Valley struggle with how to create and maintain vital community centers while protecting valuable natural resources. Each of these workshops will explore the tools and techniques that other communities in Connecticut and throughout New England have used to protect what they value.

Workshop 1: May 18, 2011

**Zoning: From the Landscape-scale to the Village**

On the landscape scale, come hear how Maine's Land Use Regulation Commission created an innovative concept plan and related zoning for a rural area of nearly 400,000 acres around Moosehead Lake. On a much smaller scale, hear about innovative zoning techniques that have been implemented in Connecticut including a hybrid of traditional zoning and form-based zoning.

Workshop 2: May 23, 2011

**Innovative Regulatory Techniques: Connecticut & Beyond**

Need tools to protect your community's character and natural resources? Come hear about the more innovative regulatory tools communities are using in New England to direct new growth and protect important natural resources. Learn about Simbury's consensus building process for the adoption of a form-based code for its town center and other innovative approaches underway.



The Green Valley Institute  
c/o Windham County Extension  
139 Wolf Den Road  
Brooklyn, CT 06234

Gregory Padick  
4 S Eagleville Rd  
Storrs CT 06268-2574

NONPROFIT ORG



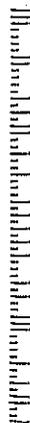
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# Innovative Zoning Techniques

that protect what we value

Wednesday  
May 18<sup>th</sup>  
6-8:30 pm

## Workshop 1:

2 AICP CMs pending

### Zoning: From the Landscape-scale to the Village

Carol Gould, Community Planning Team Leader at Fitzgerald & Halliday, has worked with communities to implement a hybrid zoning code that strives for a balance between the old zoning foundations and new perspectives by blending traditional and form-based language. Ms. Gould will offer insights and case study examples of this approach in Connecticut, including one in Bolton. She will share the philosophy behind hybrid zoning codes and the up and down sides of this approach for practical local land use management.

Aga Pinette, Land Use Planning Consultant, led Maine's Land Use Regulation Commission's review of the Moosehead Lake Regional Concept Plan which led to the largest rezoning effort in the state's history. The Moosehead Lake region is known for its outdoor recreation opportunities, its scenery and valuable natural resources. The state approved a nearly 400,000-acre plan that includes a long-range vision, customized zoning and conservation easements. The planning process included significant public involvement to achieve what has been referred to as northern Maine's version of smart growth - "well-planned growth that provides for a continuation of traditional ways of life, sustainable economic opportunities and outdoor recreation without compromising the region's unique natural resources and remote character."

## Workshop 2:

2 AICP CMs pending

### Innovative Regulatory Tools: Connecticut & Beyond

Susan Westa, Co-Director Green Valley Institute, conducted a research project for the Borderlands Village Innovation Pilot Project that focused on Killingly, CT & Exeter, RI. She will share an overview of the regulatory tools examined including form-based codes and design guidelines and how they're being used throughout New England. See what's working and what's not and how these tools are being used to focus new development and protect resources.

Hiram Peck, Director of Planning Town of Simsbury, has been working with several consulting firms to develop a form-based code for the Simsbury Town Center. Learn about the community's extensive consensus building process, involving a week-long community design charrette. Mr. Peck will share the resulting form-based code proposal and other innovative efforts currently underway including Low Impact Development Stormwater Regulations.

Registration will begin at 5:45 p.m. We will make every effort to begin and end sessions on time!

A light dinner will be served and take-home literature provided.

The Green Valley Institute is a cooperative venture among The Last Green Valley, UConn College of Agriculture and Natural Resources, UMass Extension, The Nature Conservancy and numerous other partners. It is dedicated to: improving the knowledge base from which land use and natural resource decisions are made, and building local capacity to protect and manage natural resources as our region grows.



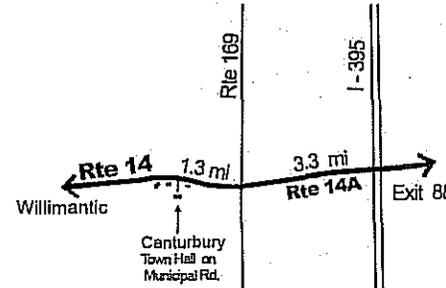
Eastern Connecticut Resource Conservation & Development - RC&D is a program of the United States Department of Agriculture, led by local volunteer councils that help people care for and protect their natural resources in a way that improves the local economy, environment and living standards.

Connecticut Chapter of the American Planning Association (CCAPA) is dedicated to advancing the practice of good planning in Connecticut by providing our members with up-to-date information about current planning issues and techniques. [www.ccapa.org](http://www.ccapa.org)



## Location and Info

Both workshops will be held at the Community Room of Canterbury Town Hall, Municipal Rd off Route 14.



### Questions?

Contact GVI at 1-860-774-9600 ext 24 or email [susan.westa@uconn.edu](mailto:susan.westa@uconn.edu)

## Registration

### Innovative Zoning Techniques

- May 18th 6-8:30pm Workshop 1
- May 23rd 6-8:00pm Workshop 2

\$15 per workshop including a light dinner

We can provide light dinner and handouts only to those who have registered and paid one week in advance. Space is limited and registrations will be accepted on a first come, first serve basis.

Please register by May 11th.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Commission or Organization \_\_\_\_\_

Please return this form with your check, payable to TLGV to:

The Green Valley Institute  
c/o Windham County Extension Center  
139 Wolf Den Road  
Brooklyn, CT 06234

Notice of Certain  
Planning and Zoning Matters  
in Neighboring Municipalities

DATE: 4/6/11

TO: Town Clerks of: Andover Vernon Mansfield  
Tolland Columbia Windham  
Bolton Willington

FROM:  Planning and/or Zoning Commission       Zoning Board of Appeals  
 Inland Wetland Commission

Town of Coventry

Pursuant to P.A. 87-307 which requires zoning, planning, and inland wetland commissions and zoning boards of appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

- 1) Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
- 2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- 3) A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
- 4) Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

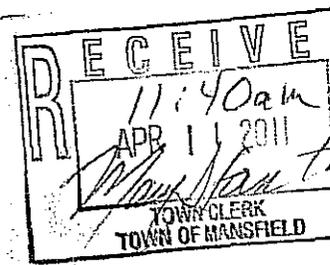
Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of application and location: 'Specially Permitted Uses' add:  
Section 6.03.02.0; Agriculture with Accessory Retail  
sales use not to exceed 2,500 s.f. in area.

Scheduled hearing:      Date: May 9, 2011  
   Time: 7:00 pm  
   Place: Annex Building  
   1712 Main St.  
   Coventry, CT 06230



Date: 3.17.11

Application #: 11-04ZR

RECEIVED

COVENTRY PLANNING AND ZONING COMMISSION

MAR 23 2011

APPLICATION FOR:

PLANNING & ZONING

PETITION FOR CHANGE OF THE ZONING REGULATIONS

The undersigned hereby petitions that the Zoning Regulations of the Town of Coventry be Changed as Described Below:

SECTION 6.03.02.0. - A00 - AGRICULTURE

WITH ACCESSORY RET. SALES USE NOT TO

EXCEED 2,500 S.F. IN AREA

- APPLICANT INTENDS TO ESTABLISH NEW RETAIL SALES

USE - FEED, GRAIN, PET FOOD, AREA RELATED

ITEMS -

(Please attach additional information if necessary)

A fee of \$150.00 and a State fee of \$60.00 is herewith included.

AMOUNT RECEIVED: \$ 210.00

DATE RECEIVED: 3.21.11

AGENT: LAURA TRICK MALMSEN

APPLICANT: SAME

ADDRESS: 2000 MAIN ST COVENTRY

ADDRESS: ↓

PHONE: (860) 992-2929

PHONE: ↓

(800) 559-6762

x SIGNATURE: [Signature]

x SIGNATURE: [Signature]

DATE: 3.21.11

DATE: 3.21.11

CALLPEDIEMSS@YAHOO

Date: April 6, 2011  
Public Hearing: May 9, 2011  
Applicant: Laura & Rick Marenger, 2880 Main Street  
PZC Application #: 11-04ZR

*Bold and Italicized Text = Change*

Section 6.03.02 Specially Permitted Uses

The Commission may issue a special permit in accordance with Section 7.03 of these Regulations for the following uses in the General Residential Zones:

- a. Philanthropic, educational, religious, cemetery and eleemosynary uses by non-profit organizations.
- b. Golf courses, which may include as accessory uses clubhouses, retail golf pro shops, restaurants, banquet facilities, and other athletic recreational facilities, such as tennis courts and swimming pools.
- c. Taverns, inns and boarding houses.
- d. Designed Apartment/Condominium Developments, including, but not limited to senior housing, in accordance with Section 5.13 of these Regulations.
- e. Hospitals, sanitariums, rest homes and convalescent homes.
- f. Veterinary hospitals on lots greater than five (5) acres in size, provided that all structures or fenced areas within which animals are enclosed, fed or maintained shall be no less than 200 feet from any property line.
- g. Parking garages for more than two commercial vehicles.
- h. Studios for the creation, preparation, exhibition, demonstration and/or sale of photography, sculptures, paintings or other artwork, and/or crafts. Artistic instruction and lectures may be permitted in such studios, but no such studio shall be used for the presentation of musical, theatrical or similar "live" performances.
- i. Power-generating facilities, substations or offices.
- j. The raising of animals other than common domestic household pets on a lot less than two (2) acres, but no less than one (1) acre, in size.
- k. Child and adult day-care facilities.
- l. Nurseries having on-site sales of products.
- m. Greenhouses having on-site sales of products.
- n. Commercial recreation.
- o. *Agriculture with Accessory Retail Sales Use not to exceed 2,500 s.f. in area.*

PAGE  
BREAK



### Land Use Academy

#### About the Academy

The University of Connecticut Center for Land Use Education and Research's Land Use Academy provides education for local land use commissioners on the basic skills needed to support sound decision making. The core course covers roles and responsibilities of commissions, legal requirements and map reading. The Academy is a made-in-Connecticut-for-Connecticut educational program. [Learn More]

#### Basic Training

#### Online Academy

#### Beyond the Basics



#### 2011 ACADEMY SCHEDULE

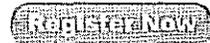
**DATE:** Saturday, May 14, 2011

8:30 Sign-in/coffee  
9:00 Start Training  
3:00 End Training | See Detailed Agenda

**LOCATION:** University of Connecticut, Storrs Campus

College of Agriculture and Natural Resources  
W.B. Young Building, Room 100 1376 Storrs Rd.  
Storrs, CT 06269

**DIRECTIONS:** Google Maps | Directions



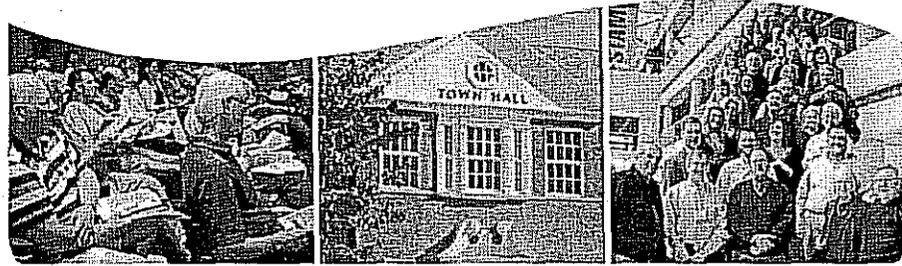
#### Contact Us

**Land Use Academy**  
University of Connecticut  
Department of Extension

1066 Saybrook Road  
Haddam, CT 06438

**Email:**  
bruce.hyde@uconn.edu

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The Land Use Academy is a program of the University of Connecticut Center for Land Use Education and Research (CLEAR), Land, Sea and Space Grant collaborating. The Academy is supported by the State of Connecticut Office of Policy and Management, Office of Responsible Growth.

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# Land Use Academy

Center for Land Use Education & Research



[ABOUT THE ACADEMY](#)

[BASIC TRAINING](#)

[ONLINE ACADEMY](#)

[BEYOND THE BASICS](#)

Overview and Course Descriptions

## Standard Agenda

Schedule and Directions

Standard Agenda

Instructors

Registration

8:30 a.m.	<b>Sign-in and Coffee</b>
9:00-10:45	<p><b>Welcome</b></p> <p><b>Roles &amp; Responsibilities of Land Use Commissions</b></p> <p>Instructor: <b>Bruce Hyde</b>, <i>UConn CLEAR, Land Use Academy Director</i></p> <p><b>About Bruce Hyde</b></p>
10:45-11:00	<b>Break</b>
11:00-12:30	<p><b>Legal Requirements in Land Use Decision-making</b></p> <p>Instructors: <b>Kenneth R. Slater, Jr.</b>, <i>Halloran &amp; Sage, LLP, Connecticut Bar Association</i></p> <p><b>About Kenneth R. Slater, Jr.</b></p>
12:30-1:15	<b>Lunch</b>
1:15-3:00	<p><b>Map Reading for Site Plan Review</b></p> <p>Instructor: <b>Paula Stahl</b>, <i>UConn CLEAR, Green Valley Institute</i></p> <p><b>About Paula Stahl</b></p>
3:00	<b>End</b>



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