

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, May 2, 2011, 7:30 p.m.

Or upon completion of Inland Wetland Agency Meeting

Council Chambers, Audrey P. Beck Municipal Building

Minutes

4/19/11

Scheduled Business

Zoning Agent's Report

- A. Monthly Activity Report
- B. Wildwood Road Noise Issue
- C. Four Corners Clothing Drop Off Containers
- D. Proposed Shed at 14 Adeline Place
- E. Enforcement Update
- F. Other

7:45 p.m. Public Hearing

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

Reports from Director of Planning, Assistant Town Engineer, Fire Marshal, EHHD; Conservation Commission; Open Space Preservation Committee

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)
2. 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)
3. Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7
(to be tabled-awaiting information from applicant)
4. Request to stop collecting bond escrow funds for Freedom Green Phase 4C
(to be tabled-awaiting information from applicant)
5. Special Permit Application, Proposed Veterinary Hospital, 266 Stafford Rd, W. Ernst-applicant/ Y. Desiato-owner, PZC File #1300
(tabled pending 5/16/11 Public Hearing)
6. 3/30/11 Draft revisions to numerous sections of the Zoning Regulations, PZC File #907-35
(tabled pending 5/16/11 Public Hearing)
7. 4/14/11 Draft revisions to the Zoning Regulations Re: Agricultural Uses, PZC File #907-36
(tabled pending 5/16/11 Public Hearing)
8. Request to review and revise Plan of Conservation and Development regarding Hunting Lodge Road area
(tabled - referred to Regulatory Review Committee)
9. 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
(tabled pending 6/6/11 Public Hearing)
10. Other

New Business

1. **8-24 Referral, 2011-12 Proposed Capital Improvement Budget**

Memo from Director of Planning

2. **New Site/Building Modification Request, Proposed gym/fitness center at 1768 Storrs Road**

Memo from Zoning Agent

3. **Other**

Reports from Officers and Committees

1. Chairman's Report

2. Regional Planning Commission

3. Regulatory Review Committee (Next meeting scheduled May 25, 2011 at 1:15 pm in Room B)

4. Other

Communications and Bills

1. 4/26/11 letter Re: UConn Water Supply Plan

2. April 2011 Update: UConn Student Enrollment; On Campus Residents

3. Notice of 5/11/11 Water Supply Forum in Coventry

4. Spring 2011 Willimantic River Review

5. 4/28/11 The Impervious Cover TMDL Project Update

6. Other

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, April 19, 2011
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:02 p.m. Chairman Favretti appointed alternate Loxsom to act in Goodwin's absence.

Minutes:

04-04-11- Hall MOVED, Lewis seconded, to approve the 4/4/11 minutes as written. MOTION PASSED with all in favor except Ryan who disqualified herself. Beal noted he had listened to the recording of the meeting.

Zoning Agent's Report:

Hirsch related that his review of the Wildwood Road noise complaint is ongoing and he expected to have a report for the next meeting. He also reported that Chairman Favretti and he had approved a parking modification at the Southeast School site.

Favretti raised a concern regarding clothing collection structures at the southeast corner of Routes 44 and 195. Hirsch will investigate.

Old Business:

1. **3-Lot Subdivision Application, (2 New Lots) 6 Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299 (M.A.D. 5/11/11)**

A 4-14-11 report from the Director of Planning was referenced. Rob Hellstrom, applicant, briefly discussed the proposal. After a number of members indicated that an open space dedication did not appear appropriate, Hall volunteered to work with staff on a draft motion.

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

Pociask disqualified himself. A 4-15-11 report from Director of Planning was noted. Representing the property owner, E. Tomazos, explained their new plans for the exhibit area and upper plaza. Mr. Tomazos said he had met with the Fire Marshal and Building Official regarding access to the upper plaza and he was awaiting their review comments. He also noted that with the PZC's approval of the new plans, Paideia would begin installing landscape improvements along Dog Lane in the fall of 2011.

After discussing with Mr. Tomazos the various issues raised in the Director of Planning's 4-15-11 memo, members informed Mr. Tomazos that in addition to addressing the upper plaza access issue, he needs to provide specific details on the proposed upper plaza railing and a specific timetable for implementing the approved landscape plan. Chairman Favretti then provided an opportunity for neighborhood comments:

Richard Schwab, who lives at the corner of Willowbrook Road and Dog Lane, expressed frustration over the site's appearance, the overall lack of progress on completing the project and in particular the landscape improvements that have yet to be implemented. Schwab also stated that, at a minimum, the landscaping needs to be completed as soon as possible. He recommended that no additional approvals be granted until landscaping improvements are done.

Suzanne Bansel, 67 Willowbrook Rd, related that neighbors have three main concerns: potential changes

in stage and amphitheatre façade treatment, railing design and associated visual impacts, and the current lack of landscaping. She submitted a letter providing more details on these concerns.

Peter Millman, who resides on Dog Lane, supported previously raised concerns and noted the property in its current state has had a negative impact on neighboring property values.

Karen Zimmer, who resides on Dog Lane, sought a more specific completion timetable from Mr. Tomazos. He replied that the project would be completed “as soon as possible”.

It was agreed to table the subject request, until additional information is submitted from Mr. Tomazos and reviewed by staff.

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

A 4/14/11 report from Director of Planning was noted. Lewis noted that the plan supports many supply improvements, including the Reclaimed Water Facility, but they have not been implemented. He emphasized that attention needs to be given to reducing demand as well as identifying new supply. Member agreed that these issues should be incorporated into the Town’s letter. After additional discussion, Beal MOVED, Holt seconded, 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 and discussion at the 4/19/11 PZC meeting shall be considered in formulating the consolidated letter. MOTION PASSED UNANIMOUSLY.

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

Item tabled pending the 5/2/11 meeting.

5. **4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**

Item tabled pending a 5/2/11 Public Hearing.

6. **3/30/11 Draft revisions to the Zoning Regulations, PZC File #907-35**

Item tabled pending a 5/16/11 Public Hearing.

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

Item tabled - referred to Regulatory Review Committee.

New Business:

1. **New Special Permit Application, Proposed Veterinary Hospital, 266 Stafford Rd, W. Ernst-applicant/ Y. Desiato-owner, PZC File #1300**

Holt MOVED, Loxsom seconded, 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 March 17, 2011 and as shown and described in application submissions, and to refer said application to the staff, Committee on Needs for Persons with Disabilities and Design Review Panel for review and comments and to set a Public Hearing for May 16, 2011. MOTION PASSED UNANIMOUSLY.

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**

Holt MOVED, Beal seconded, to receive the application of Michael Healey to amend Article VII, Section S.2. of the Zoning Regulations, (File #1301), to add a new permitted use category in the Neighborhood Business 2 zone: Places of Assembly-Banquet Hall, as submitted to the Commission, and to refer it to staff and the Town Attorney for review and comment, and to set a Public Hearing for June 6, 2011. MOTION PASSED UNANIMOUSLY.

3. **Regulatory Review Committee recommended revisions to the Zoning Regulations regarding Agricultural Uses**

Holt MOVED, Lewis seconded, that a public hearing be scheduled for May 16th, 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. MOTION PASSED UNANIMOUSLY.

4. **Review of roadway/parking plans for Storrs Center Village Street**

A 4/14/11 report from the Director of Planning was noted. Padick reviewed with members the planned revisions to the Village Street layout and the introduction of diagonal parking. Both concern and support for diagonal parking was expressed. The primary concern was for backing out movements. After discussion, the consensus of the Commission was that the proposed diagonal parking could be considered consistent with PZC approved plans as long as parking space widths and aisle widths are wide enough.

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)

a 4/14/11 memo from the Director of Planning was noted. Copies of the submitted Zoning Permit application were distributed and members agreed to review the proposal at their May 2nd meeting.

6. **4/2011 CLEAR Recommendations for Low Impact Development Practices**

Holt MOVED, Beal seconded, to refer the Low Impact Development Practices recommendation to the Regulatory Review Committee for review and comment. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

Beal, as chairman of the Regulatory Review Committee, noted the next meeting is scheduled for 4/27/11 at 1:15 p.m. in Conference Room B.

Beal related that he is seeking a replacement representative for the Town/University Relations Committee, which typically meets on the 1st Tuesday of the month.

Communications:

Communications listed on the agenda were noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:48 p.m.

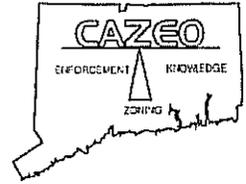
Respectfully submitted,

Katherine Holt, Secretary

PAGE
BREAK



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 *CPH*
Date: April 28, 2011

MONTHLY ACTIVITY for April, 2011

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Region 19 / E.O. Smith	1235 Storrs Rd.	renovations to athletic fields
Kronish	495 Chaffeeville Rd.	10 x 16 shed
Taylor	12 Stonemill Rd.	10 x 12 shed
Beall / Higgins	828 Wormwood Hill Rd.	14 x 24 shed
Klein	101 Stonemill Rd.	12 x 16 shed
Adamson	7 jackson La.	8 x 16 shed
Coyote Flaco	50 higgins Hwy.	roof over deck

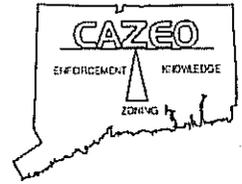
CERTIFICATES OF COMPLIANCE

Molloy	18 Adeline Pl.	shed
Cobb	28 Jacobs Hill Rd.	shed & deck expansion

PAGE
BREAK



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 & Zoning Commission
From: Curt Hirsch, Zoning Agent *CBA*
Date: April 21, 2011

Re: Request for B.A.E. exception for shed, 14 Adeline Place. D. & J. Higham, owners
Pine Grove Estates, PZC file # 1187-2

Article VIII, Section B.1.d authorizes the PZC to approve smaller storage sheds in areas outside of building area envelopes on subdivision lots approved after 2/20/02. Such storage sheds shall not exceed 200 square feet in area and ten feet in height, shall not be used as a motor vehicle garage or for housing animals or humans. This regulation allows the PZC to approve smaller sheds provided that the shed meets the standards above; there is a minimum 10-foot setback from side or rear lot lines; the shed is within a PZC-approved development area envelope and the shed is consistent with subdivision standards regarding the protection of significant natural and manmade features and/or scenic views and vistas.

Daniel and Jessica Higham of 14 Adeline Place have requested PZC approval for a 96 square-foot shed at the edge of their tree-line toward the rear of their property. A plot plan has been submitted depicting the proposed shed location on the lot. The proposed shed will be set at the edge of existing lawn against the tree-line. The location exceeds a set back of ten feet from the rear and side lot lines and is within the designated DAE. The location is not within a regulated wetland area based on the subdivision map. I have reviewed the proposed location with respect to the protection of significant natural and manmade features and scenic views and vistas. In my opinion the location of the shed will not conflict with these standards.

I recommend that the PZC authorize the placement of a 8 by 12-foot storage shed at 14 Adeline Place as described in 4/14/11 letter from D. & J. Higham and depicted on the submitted 4/14/11 plan, as provided for under Article VIII, section B.1.d of the regulations.

PAGE
BREAK

Daniel & Jessica Higham

14 Adeline Place • Mansfield Center, Connecticut 06250 • Phone: 860.786.7392
E-Mail: jjolhigham@gmail.com

April 14, 2011

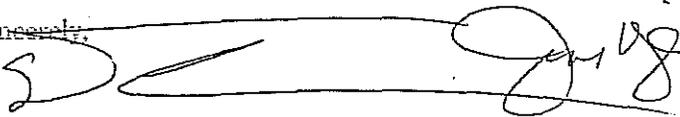
Curt Hirsch
Mansfield Zoning Officer
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Mr. Hirsch:

We are hoping to purchase a new shed for our yard and would like to place it outside of the buildable area envelope (BAE) on our property. As you can see on the attached map, the shed would be placed approximately twenty-one feet beyond the BAE but still would remain approximately thirty feet from the rear property line. The shed is eight feet by twelve feet and is less than ten feet tall. We are making this request because the BAE stops in the middle of our back yard and we would prefer to set the shed at the back edge rather than in the middle of the lawn.

Thank you for your time and consideration.

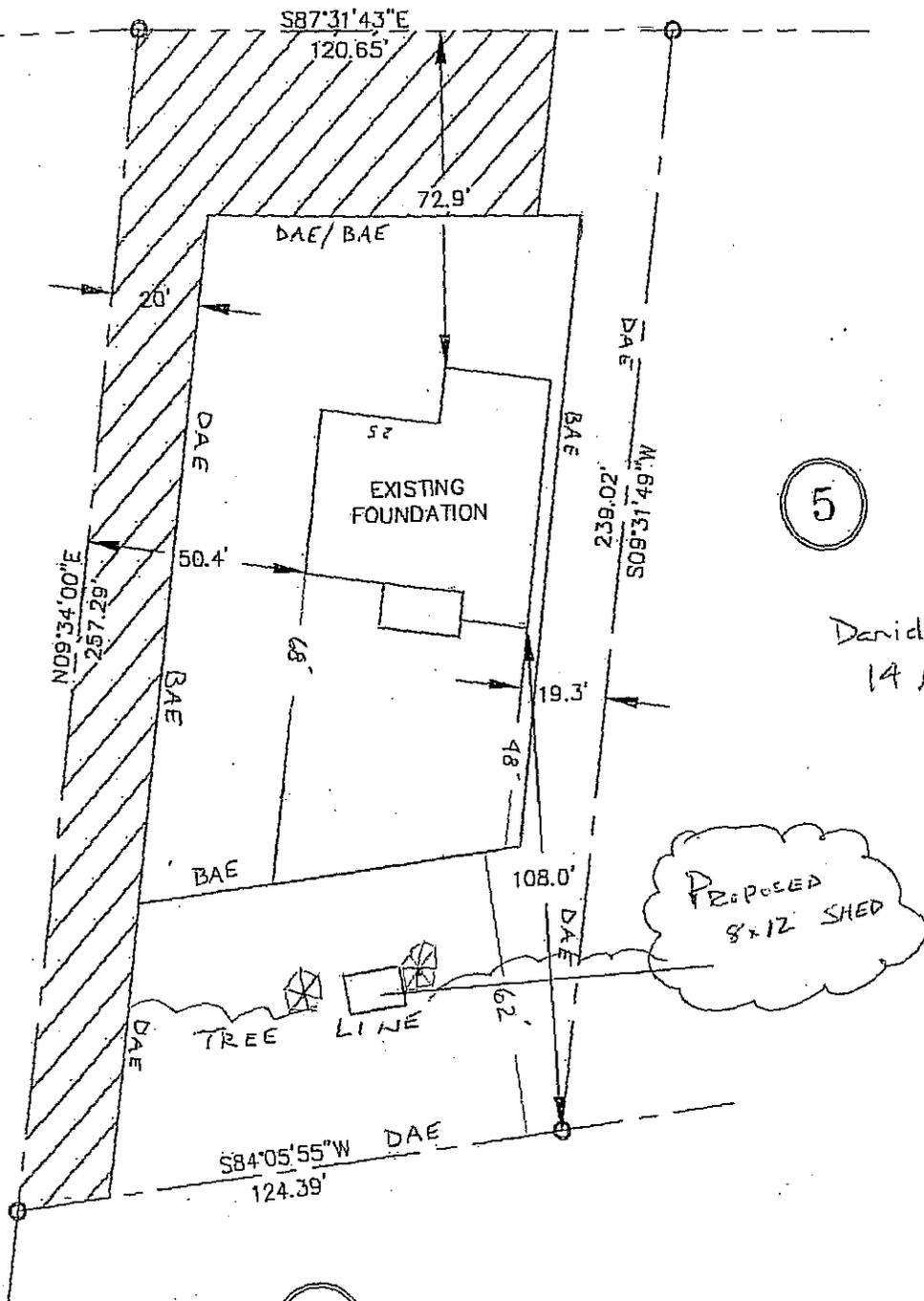
Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel & Jessica Higham', written over a horizontal line.

Daniel and Jessica Higham

ADELINE PLACE

ENRY
BARTON



5

David + Jessica Higham
14 Adeline Place
4-14-11

PROPOSED
8x12 SHED

1" = 40'

6

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: 3/31/11
Re: Plimpton subdivision, 4 lots (3 new) on Gurleyville and Wormwood Hill Roads, File #1298



General

The following comments are based on the applicant's submissions (including a 15-page set of subdivision plans dated January 2011, as revised to 2/9/11, as prepared by Swamp Yankee Survey LLC and P. Biscuti Consulting Civil Engineer and a February 2011 drainage report) and consideration of applicable subdivision and zoning regulations.

The subject application seeks approval to subdivide 49.4 acres of land into four lots ranging in size from 4.7 to 32.9 acres. Lot 1 (6.5 acres in size) is located at the corner of Wormwood Hill and Gurleyville Roads and contains two existing dwellings. Lot 2 (5.3 acres in size) and lot 3 (4.7 acres in size) are located off of Gurleyville Road. Lot 4, which includes a 19.2 acre conservation easement area, is situated off of Wormwood Hill Road.. The property is in an RAR-90 zone.

The subject site is primarily wooded in character and contains a significant amount of wetland/watercourse areas and steeply sloped areas. The drainage report and the submitted plans provide details of the existing site characteristics. A wetland license is pending before the Inland Wetland Agency. The property is not within designated flood hazard or stratified drift aquifer areas and it is within the Willimantic River drainage basin.

The proposed new lots on Gurleyville Road would be accessed by a proposed 700 foot common driveway. The proposed Wormwood Hill Road lot would be accessed by an individual 1000 foot long drive. Proposed lots 2,3 and 4 do not have 200 feet of frontage on a Town or State road and necessitate frontage waivers. The applicant has submitted a yield plan which depicts a potential Town Road in the location of the common driveway from Gurleyville Road. To authorize the necessary frontage waivers, the PZC must determine that the yield plan is feasible and approvable by both the PZC and Inland Wetland Agency. Depending on final building area envelope depictions, approval of some setback waivers may also be appropriate.

The Open Space Preservation Committee and Conservation Commission reviewed the plans (see attached comments) and comments have been received from abutting property owners C. and K. Gottman (email attached). It must be confirmed that return receipts have been submitted as per subdivision provisions.

Sanitary

- A 3/24/11 report has been received from Eastern Highland Health District. It has been determined that all lots can meet Health Code requirements.
- The proposed lots would be served by individual well and septic systems that have been designed for 4-bedroom homes.

Road/Drainage/Driveways

- Reports are expected from the Assistant Town Engineer and Fire Marshal. Any identified issues should be addressed by the applicant.
- The front property lines of Lots 1, 3 and 4 do not appear to be setback 30 feet from the centre of the abutting town road. If confirmed, a right of way dedication is required pursuant to Section 8.3 of the regulations. .
- A catch basin/pipe drainage system has been proposed for the Lot 4 driveway. As depicted, the drainage system would convey storm water northerly along Wormwood Hill Road to an existing cross culvert outlet area. It must be confirmed that this proposed drainage work is acceptable to the Assistant Town Engineer and that all required easement rights have been obtained.
- Drainage concerns have been expressed by property owners abutting the Lot 2/3 common driveway (see email from C. and K. Gottman). As proposed, the common driveway will have a gravel surface and stormwater would

sheet flow from driveway edges. Potential drainage issues for property owners abutting the Lot 2/3 driveway should be reviewed with the applicant's engineer and plans need to be found acceptable by the Assistant Town Engineer.

- Sidewalks could be required, but are not considered appropriate.
- The proposed driveways exceed 300 feet in length and are subject to bypass and turnaround requirements (See Section 7.11).
- The Lot 2/3 common driveway does not include a required pull-off area and only one pull-off area is depicted for the Lot 4 drive. Pull-offs are required at an average interval of 300 feet. The Lot 2/3 drive is about 700 feet long and the Lot 4 drive is about 1,000 feet long. This issue needs to be reviewed with the applicant and pull-offs and turnarounds need to be found acceptable by the Fire Marshal.
- The plan includes acceptable sightline information for both driveways. No roadside tree cutting or road edge work is required for acceptable sightlines.
- Driveway cross-sections are provided on the plans. The Lot 4 drive will be paved for the initial 450 feet and a retaining wall is proposed. Section 7.9 authorizes the Commission to require driveways over 10% in grade to be constructed by the subdivider.
- Section 7.10.e. requires common driveways to be completed or bonded prior to the filing of a subdivision on the land records. This can be addressed in any approval motion and should be noted on the plans.
- The plans depict underground utility routes to Lot 2 and Lot 4 and along a portion of Lot 3. Final plans should include the proposed underground utility lines to Lot 3.

Environmental Impact/Erosion Control

- As noted, the subject plans are pending before the IWA and no PZC action can be taken until the wetland license application has been acted upon.
- Sheet C-2 of the plans includes erosion and sediment control notes and sheet C14 of the plans depict erosion checks downgradient of areas to be disturbed. Anti-tracking construction entrances are proposed. The E&S control plan includes daily inspections of controls during periods of construction and monthly E&S monitoring reports are indicated. It must be determined that the E&S control plan is acceptable to the IWA and Assistant Town Engineer.
- Other than proposed driveway construction, no significant fill is proposed. To meet regulatory requirements, the plans need to provide an estimate of the amount of fill are needed for each house site exclusive of septic system fill.
- As previously noted, the site is not within stratified drift aquifer areas or flood hazard area. It is within or the Willimantic Reservoir watershed. The Windham Water Works has indicated that the plans are acceptable subject to implementation of E & S control measures.
- The depicted houses have an acceptable solar orientation and an adequate note encouraging solar orientation and energy efficient design.
- As per regulatory requirements, soil classification information is provided on the plans.
- Based on DEP mapping, there are no areas with species of special concern on the proposed areas of development.
- The proposed Development Area and Building Area envelopes for Lots 2 and 3 are within regulated wetland areas. The Conservation Commission has recommended envelope revisions for Lot 3. It must be determined that proposed envelopes are acceptable to the Inland Wetlands Agency.

Subdivision Design Criteria

- The plans indicate that proposed DAE's meet the 40,000 square foot provisions of Article VIII, Section B.6 of the Zoning Regulations.
- As previously noted, the proposed subdivision necessitates frontage waivers for 3 of the proposed 4 lots. These waivers cannot be granted unless the Commission determines that 3 conventional lots with standard frontage are feasible and approvable based on all applicable requirements. Based on the provisions of Section 6.10.6, the applicant has submitted a yield plan that depicts a new 1,100 foot long road from Gurleyville Road. Yield plan lot locations and planned house and septic sites are similar, if not identical, to the proposed subdivision. The open space dedication and the depicted DAE's on the yield plan also are similar to the proposed development. The submittal includes a plan and profile of the new road and drainage details. My review indicates that a new road would have somewhat greater potential for drainage and environmental impact than the proposed plan. However, with appropriate stormwater management and design, it is considered approvable.

- It is important to note that there is no apparent alternative way to access a majority of the 49 acre site without building a new Town road.
- Section 7.4.a authorizes the PZC to require a cluster design with lot sizes less than 90,000 square feet and a larger open space dedication. While any significant reduction in lot size does not appear warranted, some increase in the size of the conservation easement could be considered to enhance wetland protection and interior forest characteristics. These issues should be reviewed in conjunction with the open space dedication.
- Final plans must include appropriate notation that depicted BAE's serve as setback requirements and that revisions in envelopes need PZC approval. Authorized frontage and setback waivers also need to be addressed on the map as well as in any approval motion.
- On a lot by lot basis, I have identified a few additional DAE and BAE issues that should be reviewed and, as appropriate, incorporated onto the plans. More specifically:
 - As recommended by the Conservation Commission, the Development Area Envelope and Building Area Envelope on Lot 2 should be moved further away from wetland areas. The currently depicted DAE is over 55,000 square feet. The current plans have common borders for the DAE and BAE. The BAE does not have to be over 40,000 square feet in size.
 - The DAE's on both Lots 3 and 4 need to extend out to Town roads and include all areas that will be disturbed in association with driveway construction.
 - On Lot 4 the existing stone wall west of areas of proposed development should be used for both the DAE and BAE.
 - No BAE setback is indicated between Lots 2 and 3. This would allow structures to be built on the property line which could be considered problematic. Consideration should be given to moving the BAE's away from the common boundary line.
 - On Lots 2 and 3, the plans indicate that four existing trees will be saved "as appropriate". The protection of these trees needs to be reviewed with the applicant and if saving them is appropriate, the plans should clearly indicate that they "will be saved" and will be protected during construction activity. It must be determined that the provisions of Section 7.8 have been met.
 - The submitted plans indicate that the only significant views are on Lot 4.
 - The plans indicate a number of stonewalls and that some of the existing wall segments will be disturbed for septic system construction (Lots 2 and 3). The plans note on Lot 3: "Reuse removed stones to enhance other existing stonewalls". Section 7.7 authorizes the PZC to require more specific provisions for protecting existing stonewalls. Wherever possible, stonewalls should be used as property lines or boundaries for development area or building area envelopes. This issue needs to be reviewed with the applicant.

Open Space/Recreation

- Reports have been submitted from the Open Space Preservation Committee and Conservation Commission.
- Sec. 13 provides criteria for judging the suitability of an open space dedication. The PZC must make a final determination based on the criteria and standards of Sec. 13, particularly subsection 13.1.2. Any approval motion should require deeds or easements for open space dedications to be finalized before maps are signed. In addition, any approval should require the perimeters of all open space areas to be delineated with the Town's official medallions every 50 to 100 feet. Depending on the PZC's determination of the appropriate dedication alternative, map notes and details may need to be revised.
- Mansfield's Existing and Potential Conservation Areas map depicts wetlands on the subject property within an open space preservation classification and the entire property is within an "interior forest" open space preservation classification. The site does not abut any existing preserved open space areas.
- To address Mansfield's open space dedication requirements, the applicant has proposed a 19.2 acre conservation easement area on Lot 4. The reports from the OSPC and Conservation Commission have recommended the expansion of the easement area to include more of the steep hillside on Lot 4.
- The applicant has not provided any data regarding the percent of wetlands or slopes over 20% on the subject property. Accordingly, character of land provisions of Section 13 are difficult to address. My review indicates that this is not an issue for determining compliance with a conventional 15% dedication but the lack of this information is an issue for reviewing a 40% cluster dedication. This issue should be reviewed with the applicant.
- In this reviewer's opinion, the use of a conservation easement is the most appropriate alternative for addressing open space dedication requirements. Due to expressed concerns regarding the wetland areas on Lots 1 and 2,

consideration should be given to including a conservation easement to protect the observed pool area. Additionally, the PZC can require a more specific analysis of the percent of wetlands and slopes over 20% in order to determine the maximum open space dedication that can be required pursuant to Section 13.

Other

- It must be confirmed that the applicant has mailed certified notice to abutting property owners.
- Final plans must be signed and sealed by all responsible professionals, as per Sec. 6.3.d.
- Final plans need to be submitted in digital format, as per the requirements of Sec. 6.3.g.
- Subject to resolution of identified subdivision issues, any approval motion should address the filing requirements of Sec. 6.12.6.

Summary

Within this report I have identified a number of issues and a number of recommended map revisions that should be reviewed with the applicant and resolved to the PZC's satisfaction. The primary issues to resolve are:

- Confirmation that the plans are acceptable to the Inland Wetlands Agency.
- Confirmation that driveway construction and associated drainage and easement issues are acceptable to the Assistant Town Engineer.
- Confirmation that the submitted yield plan is adequate to address regulatory requirements and that the proposed use of a common driveway and necessary frontage waivers are acceptable to the PZC.
- Confirmation that the proposed open space dedication is in compliance with Section 13 and considered acceptable to the PZC.

Memorandum:

March 30, 2011

To: Planning and Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Plimpton - Gurleyville & Wormwood Hill Rds
4 lot subdivision

plan reference: bearing latest revision date February 9, 2011, 21 sheets

This application proposes 3 new lots together with one lot containing the existing Plimpton homestead and associated buildings.

The new lots are numbered 2, 3, and 4. Lots 2 and 3 are on a shared driveway located on Gurleyville Road. Lot 4 is on a drive located on Wormwood Hill Road.

Traffic

Traffic at this location is quite light and the amount of traffic from these three new lots will be easily accommodated. I have timed approaching traffic at the proposed driveway location for Lot 4 on Wormwood Hill Road and found 8.4 seconds for northbound vehicles. This is ample time for an exiting vehicle to be seen and the approach vehicle to be seen as well. Most cars were travelling at very moderate speeds.

The maximum slope on the driveways:

1. Lot 4 is set at 12.0 percent and is paved from Wormwood Hill Rd to the top of the hill at about 450' from the road where the drive levels off.
2. The drive for Lots 2 & 3 has 3.0 percent slope at its steepest point.

Drainage

The shared drive for lots 2 and 3 is graded to keep outflow on the west side of the drive. Protection for potential construction period impacts has been provided by beginning excavation away from Gurleyville Rd and directing collected water to a dirt bag to filter sediment from the water being removed. This is appropriate treatment.

I recommend placing stone filled areas on the west side of the drive near the edge of Gurleyville Rd and at stations 11+00 and 12+00 to limit outflow for the longer term.

On Wormwood Hill Rd for the Lot 4 driveway, upgrading of the roadside drainage from the present 6" underdrains to 15" pipe is shown. Additional piping is needed to maintain the roadside flow coming from the uphill section of roadside swale. The proposed pipe ends where the existing pipe size increases to 15". Adding new water to this pipe system across the Potz property and Lot 1 on the Plimpton property requires the acquisition of drainage rights in favor of Lot 4 from each of these properties.

Sediment & Erosion Plan

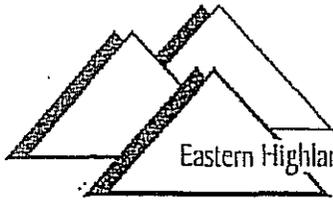
Silt fencing has been provided along downhill edges of the house construction area on Lot 4. The sediment & erosion plan provides for excavation starting at the top

of the hill on both driveways and excavation towards the adjacent roads. This will trap water and allow suitable treatment with fabric bagging to trap sediments.

Silt fencing on Lots 2 and 3 should be extended to protect wetland areas located downhill to the rear of each lot.

Summary Recommendations:

1. I recommend professional comment be sought from an appropriate expert to comment on the potential for significant impact on the pool on Lot 2 that is likely a vernal pool.
2. I recommend placing a stone filled excavation on the west side of the shared drive near the edge of Gurleyville Rd and at stations 11+00 and 12+00 to limit outflow for the long term.
3. On Wormwood Hill Rd for the Lot 4 driveway, upgrading of the roadside drainage from the present 6" underdrains to 15" pipe is shown. Additional piping is needed to maintain the roadside flow coming from the uphill section of roadside swale.
4. Adding new water to the system carrying water across the Potz property and Lot 1 on the Plimpton property requires the acquisition of drainage rights in favor of lot 4 from each of these properties along the frontage of each lot.
5. A street dedication of right of way 30 feet from the centerline of Wormwood Hill Rd and Gurleyville Road is required.
6. Silt fencing on Lots 2 and 3 should be extended to protect wetland areas located downhill to the rear of each lot.



Eastern Highlands Health District

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

PLAN APPROVAL MEMO

March 24, 2011

Scott Plimpton
627 Wormwood Hill Rd
Mansfield Center, CT 06250

Re: **Subsurface Sewage Disposal System Plan** for: 4-lot subdivision (3 new)
Address: 627 Wormwood Hill Rd Mansfield Center CT
Plan Designed by: Swamp Yankee Survey
Plan Date: 1/7/2011, Latest Revision Date: 2/9/2011

Dear Scott Plimpton:

The above referenced plan has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards. **The plan is approved with the following conditions:**

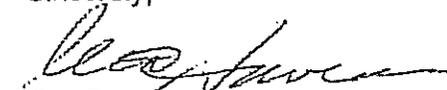
- 1) Lots 2, 3 and 4 have been shown to be capable of supporting site development in compliance with the requirements of the Public Health Code, pending final approval of design plans by this office.
- 2) Designation of depth to firm layers as the soils' restrictions rather than depth to mottling has resulted in lower values for calculated MLSS on data from test pits #1 and 4 than should be applied. Even so, the proposed leaching areas show available space for required MLSS:
- 3) Lot 1 has been evaluated for compliance with Section 19-13-B100a of the Public Health Code and found to satisfy requirements for reduction of potential repair area.

Please note that this plan approval is not an approval to construct the sewage disposal system.

If not already done, a completed application and fee for the Permit to Construct the Sewage Disposal System must be submitted to the health district for review and approval. The permit will be approved when all above noted conditions of approval have been met.

If you have any questions, please call the health district office at 860-429-3325.

Sincerely,


Geoffrey W. Havens
Sanitarian II

✓ Cc: Greg Padick, Mansfield Town Planner



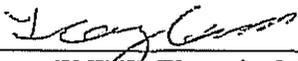
TOWN OF WINDHAM
WATER WORKS

174 Storrs Road
Mansfield Center, CT 06250
Tel. 860-465-3075 • FAX 860-465-3085

- Inland Wetlands Commission
- Zoning Commission
- Planning & Zoning Commission
- Zoning Boards of Appeals

TOWN: Ashford Chaplin Eastford
 Hampton Mansfield Pomfret
 Union Willington Windham
 Woodstock

INSPECTED BY:



Troy Quick W.W.W. Watershed Inspector

DATE: March 8, 2011, WW File #M0111

The Windham Water Works has received notification of a proposed project per the requirements of Public Act 89-301.

PROJECT DESCRIPTION:

4-lot subdivision on 49 acres w/septic systems & wells, 2-lots at 5 ac+/-, 1-lot at 32 ac +/-, 1 lot w/house existing at 6-1/2 ac +/-

Applicant: Scott Plimpton

COMMENTS:

The Windham Water Works has reviewed the proposed project and with best management practices and with proper soil and erosion control measures throughout the duration, we would have no objections, we will monitor accordingly.



Town of Mansfield
Mansfield Fire Department
Office of the Fire Marshal



To: Planning and Zoning Commission
From: John Jackman, Deputy Chief/Fire Marshal 
Date: Wednesday, March 30, 2011
Re: Plimpton – 627 Wormwood Hill Road Subdivision

After reviewing the site plan and file for a proposed 3 lot subdivision located at Gurleyville Road and Wormwood Hill Road, submitted by S. Plimpton, I have the following comments:

- Proposed driveway (Driveway A) is a common driveway serving lots 2 and 3 approximately 700 feet in length and has a maximum slope of 3 %. With the exception of the requirement for a pull off area the driveway meets the requirements of § 7.10. To be considered acceptable to this reviewer, a pull off area (that meets the requirements of § 7.11.b) should be located approximately 300 feet from Gurleyville Road.
- Proposed driveway (Driveway B) is a driveway serving lot 4 approximately 900 feet in length and has a maximum slope of 12 %. It was noted that the applicant proposes to pave the area of the driveway with slopes exceeding 10%. With the exception of the requirements for pull off areas every 300 feet the driveway meets the requirements of § 7.11. To be considered acceptable to this reviewer, an additional pull off area (that meets the requirements of § 7.11.b) should be located approximately 600 feet from Wormwood Hill Road.

PAGE
BREAK

OPEN SPACE PRESERVATION COMMITTEE

Comments on Plimpton Subdivision Proposal

March 15, 2011

To: Mansfield Planning and Zoning Commission, Greg Padick

The committee reviewed this proposed four-lot subdivision at their meeting on March 15, 2011. The proposed open-space dedication is a 19.21-acre conservation easement in the southwest corner of the property on Lot 4.

COMMENTS

The proposed conservation easement (rather than Town-owned land) is acceptable for the open-space dedication area since there does not appear to be present or future access to the area. The ratio of wetlands vs. uplands in the proposed open-space area is not indicated. This ratio is supposed to be consistent with the wetlands vs. uplands ratio in the development area, but it appears that there are more wetlands in the open-space area than in the development area.

The committee recommends that the open-space area be extended up the slope on Lot 4 for these reasons:

- address the wetlands vs. uplands ratio issue
- protect more of the interior forest habitat
- provide a wooded buffer on this steep slope to protect the wetlands below.

A conservation easement boundary beginning at 50 feet from the development area envelope of Lot 4 is recommended.

Other issues:

The yield plan does not show the required 200-foot frontage on either Wormwood Hill Road or on the proposed new road for Lot 4. Does PZC plan to waive this requirement? The yield-plan table indicates only 50 feet of frontage.

The proposed driveway for Lot 4 would be steep and be located in a deep cut in the hillside. The committee has concerns about stormwater runoff onto Wormwood Hill Road (which already has stormwater problems) and about how snow could be removed from the deep cut.

**TOWN OF MANSFIELD
CONSERVATION COMMISSION**

Memo to: Mansfield Inland Wetland Agency and Planning and Zoning Commission
From: Mansfield Conservation Commission
Date: Wednesday, March 30, 2011
Re: Plimpton Subdivision

At a meeting held on 3/16/11, the Mansfield Conservation Commission unanimously agreed on the following comments:

“The Commission suggests (1) that the house on Lot 2 be moved farther from the wetland lying to the northeast and (2) that the conservation easement on Lot 4 be enlarged by moving its eastern boundary farther up the slope to increase protection of the large wetland below from logging and other activities. The Commission observes (a) that the common driveway provision of the subdivision regulations is again being used to enable development at less expense to the developer with no off-setting environmental gain from clustering, (b) that some stone walls will apparently be disturbed by construction, and (c) that no open space calculation has been provided. It hopes that disturbed stone walls will be rebuilt as required and that the open space calculation, when done, will take account of previous lots carved out of the Plimpton property.”

Commissioner Lehmann visited the Plimpton site on the 03/15/11 IWA Field Trip; and made the following comments:

IWA #1474 (Plimpton, Wormwood Hill & Gurleyville Roads). A 3-lot subdivision is proposed for 43 interior acres off Wormwood Hill and Gurleyville Roads.

A 32.9 acre back-lot (numbered 4) would be accessed by a long driveway ascending from Wormwood Hill Road (between two existing houses) along the path of an old woods road. We did not walk to the house site. This lot does not appear to raise wetland issues: house & septic system would be located at considerable distance from, and about 80 vertical ft above, a large wetland, which would be protected by a 19-acre conservation easement.

The remaining two back lots (numbered 2 and 3 – 5.3 and 4.8 acres respectively) would be accessed by a common driveway (running between three existing houses) off Gurleyville Road. The interior end of this common driveway is close – around 60 ft – to a wetland that may be a vernal pool. (It did not have a particularly vernal aspect when we saw it, being still partially ice-covered.) The house proposed for Lot 2 is also about 60 ft from this wetland. A minimum distance to wetlands of 100 ft is recommended for vernal pools; both the driveway and this house could be moved to honor this recommendation. There is also a small area near Gurleyville Road and about 70 ft from the proposed driveway entrance that was submerged when we visited – probably runoff dammed by the next driveway to the east. Development proposed for Lot 3 is not as close to wetlands as the house on Lot 2.

Logging on Lots 2 and 3 this past fall removed every tree of value from the area; only spindly specimens remain. Apparently these lots will be marketed to people who prefer acres of lawn.

Jessie L. Shea

From: Karen Gottmann [gottmann.karen@gmail.com]
Sent: Monday, March 28, 2011 2:17 PM
To: PlanZoneDept
Cc: cliffgottmann@gmail.com
Subject: Subdivision Concerns: PZC file 1298 / IWA W1474
Attachments: Natural Buffer 580 Gurleyvl.JPG; Natural Buffer Slope 580 Gurleyvl.JPG; Slope Toward House Foundation.JPG; Shed 580 Gurleyvl.JPG

I write to express three concerns regarding the property owned and to be developed by Scott Plimpton: PZC file 1298 / IWA W1474.

My first concern, which may or may not be turn out to be an issue, is that of privacy: noise, headlights, etc. that may be a nuisance due to construction equipment, and subsequent automobile, traffic on the proposed driveway on Gurleyville Road.

My second concern is far more serious: water runoff from this proposed driveway onto our property at 580 Gurleyville Road. Our lot slopes toward the house from east to west and, to a lesser degree, south to north. A significant section of the proposed driveway appears to be positioned where our back yard would be subject to increased water runoff and snow melt. Our leach fields run north-south in our back yard, directly downhill from the proposed drive. Our septic tank fills rapidly, necessitating pumping every 18 months. I am concerned that unless the drainage from the proposed driveway is directed away from our property we may have real problems with our leach fields.

At this time of year, even under normal rain and snowfall conditions, our back yard is already wet.

As the proposed driveway along our southern border drains toward our back yard, another question I raise is whether the increased runoff will undermine the strength of the surface footings for our shed.

My third concern is disruption to an area of natural growing trees and underbrush, interspersed with large boulders, which is right next to our house. As this naturally-occurring buffer lies substantially higher than our foundation, I am concerned that development of the driveway as proposed will break down or even eliminate this buffer, with the resulting runoff flowing directly toward my foundation.

Question: As there is a second driveway proposed on Wormwood Hill Road, could it serve as access for all of these subdivision lots? Obviously, this approach would eliminate my water runoff concerns.

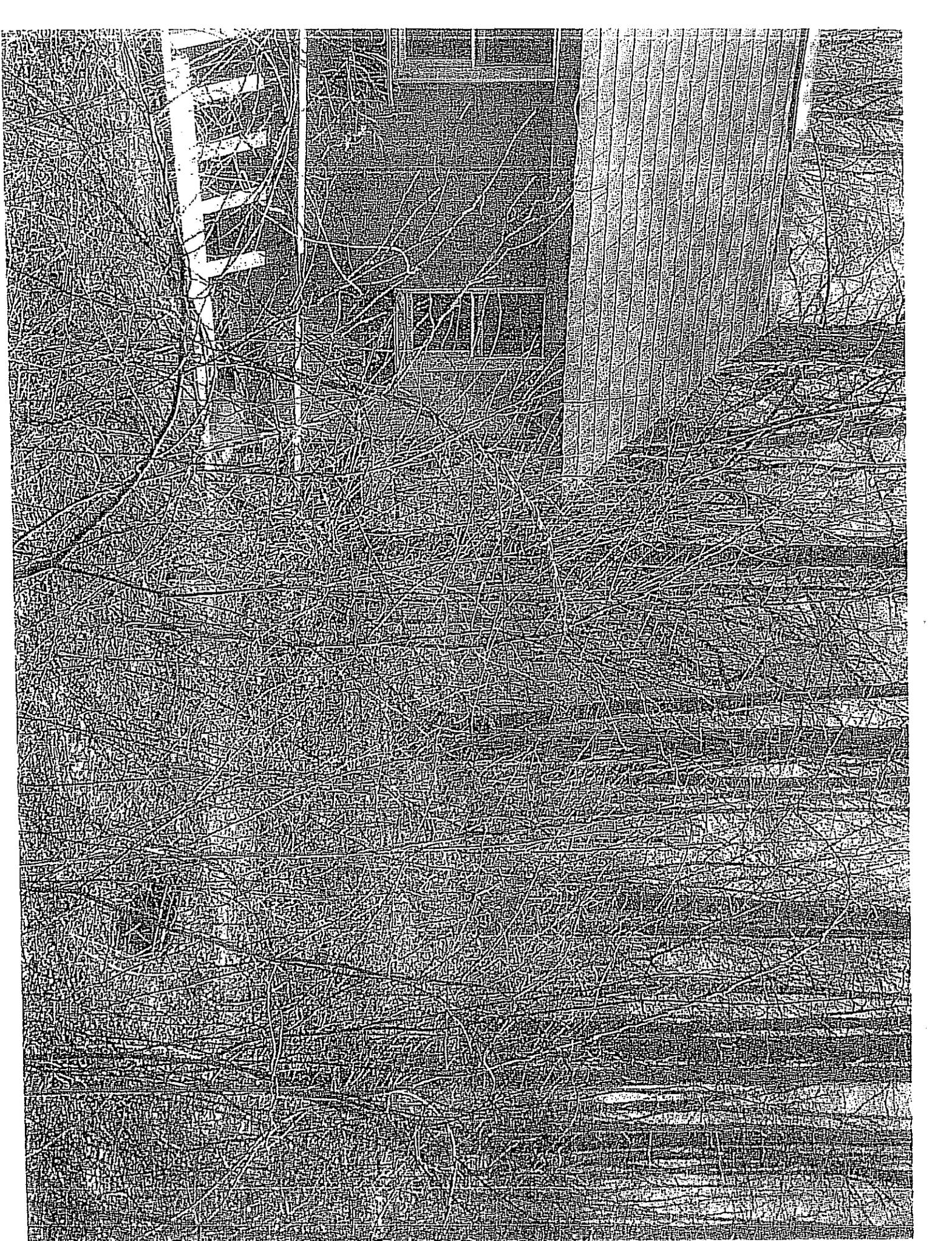
Additionally, I would consider purchasing some of the unusable land from Scott Plimpton, if that would help him in this process.

Respectfully,

Cliff Gottmann
Karen Kidder Gottmann

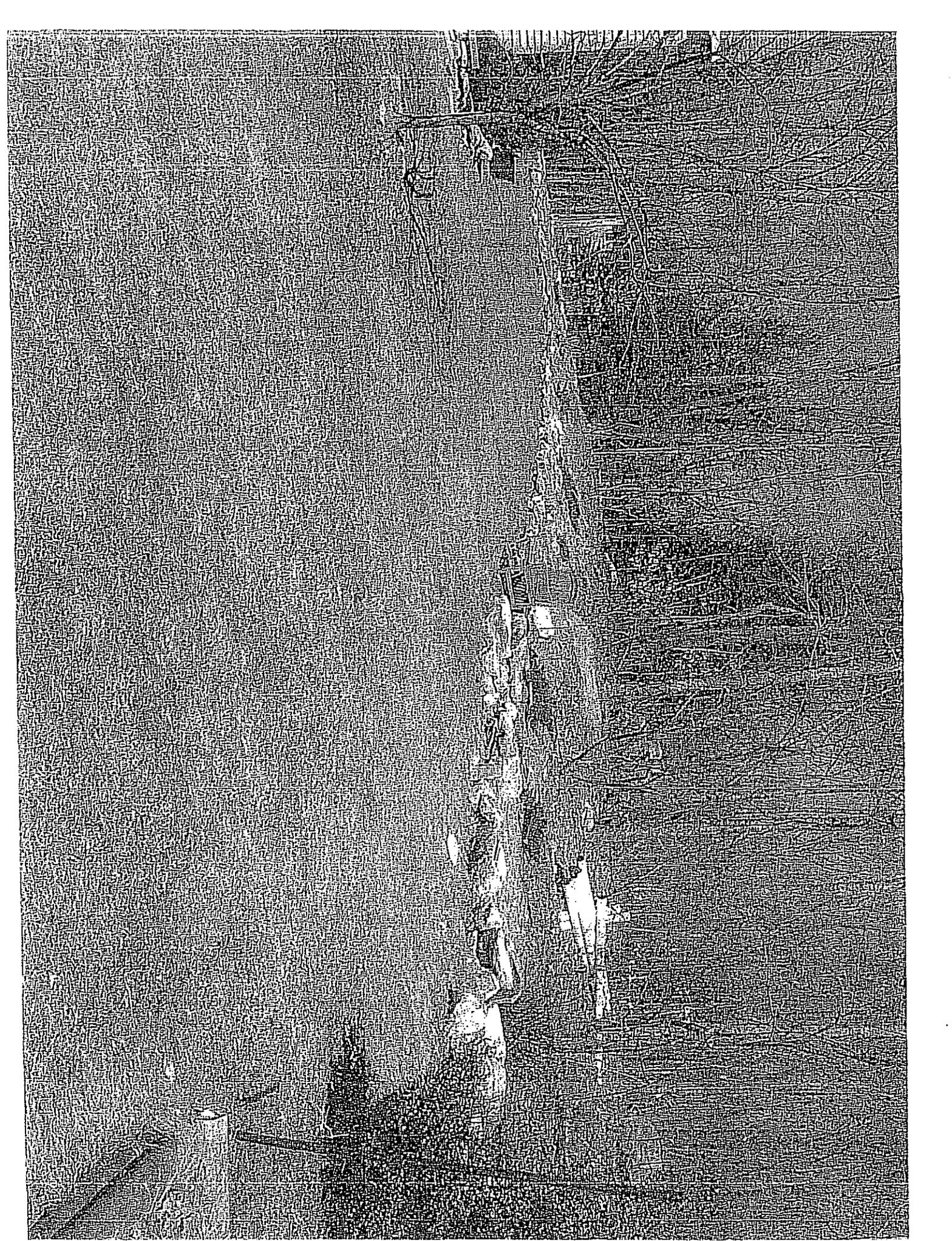
3/28/2011

PAGE
BREAK









RUDY J. FAVRETTI
P.O.BOX 403
STORRS, CONNECTICUT 06268
E-mail: trystwood1066@charter.net
Telephone: 860-429-6027

FELLOW PLANNING AND ZONING COMMISSION MEMBERS:

Since our last meeting, I have been thinking about the plan that we were presented for the "Roadway/parking Plan for the Storrs Village Street." I am especially concerned about the congestion and conflicts that will arise between vehicles, pedestrians, bicyclists where three streets meet outside the proposed Intermodal Center. It almost seems that the proposed plan is based on a textbook list of congestions to avoid in circulation planning.

I foresee this situation as one where we'll be saying "I told you so" in years to come unless certain items are addressed now.

I am proposing that we discuss this a bit more at our May 2nd meeting, and that after our discussion the Commission authorize me to write a letter expressing any of our concerns to the Downtown Partnership and the Town of Mansfield. I will be prepared to verbally present a list of my concerns at the meeting and encourage you to do the same.

Sincerely,

A handwritten signature in cursive script that reads "Rudy Favretti". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Rudy J. Favretti, Chairman
Mansfield Planning and Zoning Commission

27 April 2011

PAGE
BREAK

Dear Members of the Mansfield PZC,

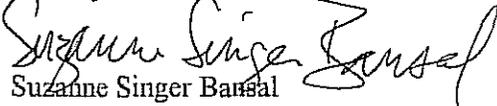
On behalf of the Willowbrook and Dog Lane neighborhoods I am expressing three items of concern regarding Paideia's most recent application to the PZC for approval of changes to the previously approved theatre plan.

1. We have noticed detailed concrete work being done on the stage area. Workmen have tediously smoothed over the original underlying concrete and have inscribed vertical lines as though to represent fluted columns. It has lead us to believe that Paideia might be planning to leave the stage in concrete, rather than to face the concrete with marble as was approved by the PZC in Sept. 2002 (please see attached page 4 of a memo from Greg Padick to the PZC dated July 11, 2002 in which it is clearly noted that the stage would be faced with marble). We ask that the PZC clarify Paideia's intentions. We feel strongly that consistency in building materials is critical to preserving aesthetic integrity and to prevent the project from acquiring a theme-park appearance. The stage is clearly visible from the road. The Dog Lane and Willowbrook neighborhoods really do care about Dog Lane's *Scenic Road* designation and urge the PZC to honor it.

2. We ask that you stick to the previously proposed railing design along the top of the plaza if you should choose to approve the plaza at all. Paideia has not specified the material to be used in their newly proposed, highly ornate railing. While the newly proposed railing could be engaging in white-on-white marble, it is more likely that it would end up being done in wrought iron, thus taking the project's aesthetic appeal and integrity down several notches. Again, this part of the structure is highly visible and is well within the area designated *scenic road*. The previously approved railing, I believe, was evaluated positively by the Town design committee when the original plans were submitted. If the design committee was consulted the first time around, the neighborhood believes it would be appropriate for the committee to evaluate the new proposal as it is a sensitive architectural detail with great visual impact.

3. The Dog Lane and Willowbrook neighborhoods ask you not to allow further construction until extensive landscaping has actually taken place (again, please see Greg Padick's attached memo to the PZC dated July 11, 2002, page 3). Promises and good intentions on the part of Paideia have not proven effective to date. This project was supposed to have taken two years to complete after breaking ground. It has been an eyesore for several years now. We hope that the PZC will assert some authority at this time.

Thank you.



Suzanne Singer Bansal
67 Willowbrook Rd.

April 19, 2011

Legal Notice

Mansfield Planning and Zoning Commission

At its 12-7-92 meeting the PZC approved effective January 1, 1993, the designation of Dog Lane from Bundy Lane to the crest of the hill east of Rt. 195 as a "Scenic Road" subject to Mansfield's Scenic Road Ordinance. Details of this action are available in the Mansfield Planning Office.

Dated 12-15-92

Aline L. Booth, Chairman

Steve Lofman, Secretary

TO BE PUBLISHED FRIDAY, DECEMBER 18, 1992

PURCHASE ORDER #

20715

Legal Notice
Mansfield Planning and Zoning Commission
At its 12-7-92 meeting the PZC approved effective January 1, 1993, the designation of Dog Lane from Bundy Lane to the crest of the hill east of Rt. 195 as a "Scenic Road" subject to Mansfield's Scenic Road Ordinance. Details of this action are available in the Mansfield Planning Office.
Dated 12-15-92.
Aline L. Booth,
Chairman
Steve Lofman,
Secretary
12/18

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, TOWN PLANNER

Memo to: Planning & Zoning Commission
From: Gregory J. Padick, Town Planner
Date: July 11, 2002

Re: Special permit application, proposed outdoor Hellenic theatre complex, Dog Ln., file 1049-7

General

My review comments are based on the submissions of the applicant (including a 13-page set of site and architectural plans with various dates and as revised to 4/11/02 and an updated Statement of Use information packet; onsite visitations, and a review of applicable zoning regulations, particularly Art. V, Secs. A and B. Public Hearing testimony and other referral reports should be considered before rendering a decision on this application. Upon completion of the Public Hearing, PZC action must be taken within 65 days.

The subject application seeks approval for a proposed classical Hellenic theater complex which consists of a 500-seat open air amphitheater with 20 ft. by 62 ft. stage area; a two level plaza/courtyard and a one-story refuge/exhibit area with bathrooms below the upper plaza. Related site work includes a drainage system with riprap retention pond and a grass paver accessway providing stage access from Dog Lane. The proposed construction is immediately east of a Greek Chapel and Educational Center approved by the PZC in 1992 and constructed in 1995. The applicant's Statement of Use specifies that the new facilities will be "for educational and cultural events only," with no commercial use. The applicant has further indicated that it is expected that the theatre will be in use from early spring through early fall. The exhibit area is expected to be used on a year-round basis. The applicant's Statement of Use and map submissions provide more information about the proposed development and its intended usage.

It is noted that the current plans have the same basic design and coverage as the plans denied by the PZC on 1/22/02 (Minutes from that meeting are attached). It is noted that in the current submittal, the isle around the upper perimeter of the theatre seating has been reduced to eleven (11) feet in width and the outer wall of the theatre has been moved about fifteen (15) feet closer to the seats. This alteration has resulted in the outer wall of the amphitheatre and a portion of the upper plaza being moved further from Dog Lane and a corresponding increase in the width of portions of the upper and lower plazas. The revised plans also include a new fountain in the lower plaza, incorporation of a more specific sequence of construction and erosion and sediment control plan and a number of specific map revisions to address technical details cited in previous staff reports. It is noted that the applicant's Statement of Use indicates that the entire complex has been moved closer to the educational center. This was a change incorporated into the previous submittal and is not a new element of the plans.

The subject property is 3.96 acres in size and is within an RAR-90 zone. Educational facilities may be authorized as a special permit use (Art. VII, Sec. L.9). The existing educational center and chapel were approved by the PZC on May 4, 1992 and site plan modifications were subsequently authorized on 7/21/97 and 9/15/97. In 1992, the applicant listed an amphitheatre as a future use, but no specific plans were submitted at that time. The area proposed for the new development is immediately east of the existing educational center and associated parking lots. The site slopes to the east, and the proposal will not involve extensive filling or removal activity. Retaining walls will be utilized and the most significant wall areas are situated along the northern edge of the amphitheatre, south of Dog Lane and along the southwestern portion of the amphitheatre. Wetland areas are situated to the south of the proposed development area, and on June 4, 2001, the IWA conditionally approved the work within regulated areas. The property is within the Willimantic Reservoir drainage basin, but it is not within flood hazard or

ified drift aquifer areas. The proposal was granted a variance on 1/1/99 by the Zoning Board of Appeals to allow development within 50 feet of the Dog Lane property line. It also is noted that the area of proposed construction is along a portion of Dog Lane designated as a "Scenic Road." The Scenic Road Ordinance contains review criteria, but only applies to areas within the road right-of-way.

Sanitary

- See report from the Director of Health
- The site is served by UConn sewer and water systems. Any approval motion should condition the issuance of a Zoning Permit to the receipt of a letter from UConn officials approving specific plans to tie into UConn's sewer and water systems.
- The proposal includes new bathrooms under the upper plaza, with access from the area of refuge as well as the lower plaza level.

Road/Driveways/Parking/Traffic

- See reports from the Ass't. Town Engineer and Traffic Authority.
- The proposal does not include any changes to the existing access driveways or parking areas, except for handicap parking space revisions. The proposed site plan contains 60 parking spaces (including 6 handicap spaces). Access is provided from a UConn-owned service road immediately west of the property. A one-way exit driveway is situated at the crest of Dog Lane north of the educational center. Existing sidewalks are located along Dog Lane. A 12-ft.-wide grass paver access drive to the stage area is proposed off Dog Lane. Ten of the existing parking spaces are utilized by the adjacent commercial use during their business hours.
- The 1992 approval for this site recognized that some events would necessitate the use of offsite parking areas. Condition #3 of this approval required the use of a crossing guard whenever UConn's Bishop Center lot north of Dog Lane was utilized for Paideia activities. This approval also specified that if offsite parking is required more than 4 times per year, additional onsite parking would need to be constructed. In 1997, modification approval was granted to expand the Paideia parking by approximately 15 spaces.
- The applicant's Statement of Use notes that a traffic and parking plan will be developed in coordination with the Mansfield Resident State Trooper's Office, the University Police Department and the University Parking and Transportation Department. It also specifies that the applicant will be responsible for arranging and providing adequate personnel to implement vehicular and pedestrian traffic controls. Specific elements that will be included in a traffic/parking plan are cited. The existence of sidewalks along Dog Lane should facilitate safe pedestrian passage from offsite lots.
- Art. X, Sec. D does not include specific parking for outdoor theatres and the required number of parking spaces is "as determined by the Commission." The unique nature of the proposed use makes analysis of appropriate parking and associated vehicular and pedestrian traffic impact difficult. The Commission must determine that the approval criteria of Art. V, Secs. A.5.e and f have been suitably addressed. Any approval motion must address this issue with respect to the scheduling of events, the use of offsite parking areas and traffic control. As noted in the Traffic Authority's letter, any approval motion should require a finalized parking and traffic control plan, approved by the Mansfield Resident State Trooper, prior to authorizing the use of the amphitheatre.
- The current plans provide for 6 suitably-sized handicap parking spaces and note that these spaces will be in accordance with State and local codes. Any approval motion should reference signage and striping requirements for accessible parking spaces.
- With respect to construction traffic, the applicant has noted that State routes will be utilized. Due to sightline issues along Dog Lane, any approval motion should consider a requirement to notify the State Police prior to the delivery of materials for the amphitheatre and other site work.

Drainage/Environmental Impact

- See report from Ass't. Town Engineer.
- The proposal includes a drainage collection system for the amphitheatre which directs storm waters to a planned 5 foot deep retention basin. Sheet S2 indicates a stone gutter along the stage area access drive to help direct storm water to the south. Drainage calculations are indicated on the plans. The drainage system and retention pond have been found acceptable by the Ass't. Town Engineer. Sheet S2 notes that an existing drainage outlet control for the lower parking lot will be retained.
- The current area of development was approved with conditions by the Inland Wetland Agency at its 6/4/01 meeting. IWA modification approval will be required to reference any new plans approved by the PZC.
- Sheets S1 and S2 provide a development schedule (a summer 2002 start is planned, with completion by 2004), and comprehensive erosion and sedimentation control plan. Deficiencies cited in previous reports have now been addressed. The plans include daily inspections and the submittal of bi-weekly E&S monitoring reports. It is important to note that the plans specify that, upon completion of foundation work and utility installation, final grading, seeding and planting will be completed in areas not affected with additional construction. The current submittal is considered to be in conformance with the E&S provisions of Article VI, Section B.4.s.
- As an approval requirement for the educational center and chapel, the PZC required the posting of a \$5,000 cash site development bond. Due to the nature of construction and the anticipated 24-month construction period, site development bonding is considered appropriate for the pending project. This can be addressed in any approval motion.
- The Statement of Use notes that it is estimated that 3,000 cubic yards of stone fill material will be needed for the project. It is understood that little or no material will need to be removed from the site.
- The project is within the drainage basin of the Willimantic Reservoir. In previous reports, the Windham Water Works recommended "stringent soil and erosion control measures throughout this project... and routine inspections of such measures."

Neighborhood Impact

- The applicant has not yet submitted return receipts to verify that neighborhood notification requirements have been met.
- The subject site is adjacent to commercial, governmental (UConn) and residential uses. Nine single-family homes along Dog Lane and Willowbrook Road are within 500 feet of the subject site boundaries. During construction there will be noise and construction traffic impacts, but these impacts will be short-term. More significant impacts are possible in association with events at the amphitheatre. Noise and traffic impacts are possible. Public Hearing testimony is expected to provide more information and the PZC must determine that the neighborhood impact approval criteria of Art. V, Secs. A.5 and B.5.c and d have been met.
- The applicant's Statement of Use emphasizes educational and cultural event uses that will primarily take place from early spring to early fall during daylight hours. Proposed lighting will be "restricted to directional lighting of walkways and other safety lighting to meet minimum Code standards and, when needed, portable stage lighting." The applicant also has stated that Paideia is prepared to monitor the site to prohibit unauthorized use. Due to potential neighborhood impacts, event scheduling, construction timing, lighting, sound/noise generation, and any unauthorized uses of the site should be specifically addressed in any approval motion.
- Sheet S2 provides lighting fixture specifications: 100-watt wall lights are proposed at the easterly corners of the existing educational building and 400-watt lights on 20 ft.-high poles are proposed along the southern edge of the lower parking lot and lower plaza area. The fixtures on the light posts are directed downward.

To reduce neighborhood impacts, consideration should be given to restricting the hours of construction traffic and onsite construction activity. This issue can be addressed in any approval action.

- Art. VI, Sec. B.4.q.2 require a 50-ft. wide landscape buffer along residential property lines. The access drive to the stage area is partially within this buffer area along the eastern property line. The applicant's landscape plan includes drainage and landscape improvements in this area, which abuts UConn-owned land. This treatment of the landscape buffer area is considered acceptable, but requires specific PZC authorization.

Architecture/Design/Landscaping/Signage

- Reports are expected from Design Review Panel members and Fire Marshal.
- The submittal includes elevation plans and floor plans of the amphitheatre, stage, and refuge/bathroom area and some cross-section details. The amphitheatre plans are based on classical designs based on designs provided by the Greek government. Based on current application submissions, the amphitheatre seats are to be made of solid white marble with natural coloration. Retaining walls and the refuge/exhibit area exterior walls are to be concrete covered with white marble veneer with natural coloration; the floors of the upper and lower plazas will have a reddish paver surface; the dumpster enclosure will be of terra cotta-colored brick, and the stage will have white marble columns, a red clay tile roof and the wall facing the orchestra will be white marble with natural coloration. The orchestra floor will consist of white marble tiles cut in circular rings of grey and black. The applicant now has provided adequate information regarding the color and nature of building materials. No information has been provided on the new fountain in the lower plaza.
- The 7/10/02 report from the Mansfield Advisory Committee on the Needs of Persons with Disabilities raises a number of issues that should be referenced in any approval motion. Previously-identified site plan deficiencies have now been addressed.
- The submitted landscape plan includes the creation of a landscaped berm near the northeastern corner of the site. This berm, which will include areas about fourteen feet higher in elevation than Dog Lane immediately north of the berm, will be planted with winter creeper ground cover and thirteen 8 to 10-ft. (at time of planting) Fraser fir trees. Twenty 10 to 12-ft. tall white pine trees are proposed to the east and northeast of the amphitheatre. Fifteen 8-to 10-ft. high Austrian pine trees, sixteen 5- to 6-ft. high red cedar trees, sixteen 8- to 10-ft. high arborvitae trees, ten 3 to 3.5" caliper sugar maple trees and seven 2 to 2.5" caliper carmine crabapple trees are proposed between developed areas and Dog Lane. Eleven 8 to 10 foot high Austrian pines are proposed near the dumpster area east of the UConn service road. In total, the landscape plan includes 98 evergreen trees, 17 deciduous trees, 400 groundcover plantings (winter creeper) and lawn areas. The shifting of the amphitheatre wall away from Dog Lane has allowed for an expanded landscape area and more plantings than the previous submission. The landscape plan also includes the retention of an existing stone wall and construction of a new 3 ft.-high stone wall along Dog Lane. A cedar gate is planned for the stage access drive, which will not be available to the general public. A perspective drawing is provided to help assess views of the amphitheatre from the north. The PZC must determine that the landscaping is acceptable with respect to buffering and neighborhood impact criteria and the standards of Art. VI, Sec. B.4.q.
- Elements of the proposal also can be considered with respect to the approval standards of the Mansfield Scenic Road Ordinance, which only applies to the Town right-of-way. The stage access drive and stone wall work are within this area. Subject to a resolution of other issues, the Scenic Road elements are considered acceptable.
- No information has been submitted regarding proposed signs. This issue can be addressed in any approval motion.

- The submittal has been sealed by an architect and engineer and the landscape plan has been prepared by a landscape architect.
- The submittal includes a few site plan submission waivers, such as map depiction of property owners within 500 feet of the site and buildings on adjacent land. My review indicates that the plans are acceptable for evaluation of applicable approval criteria and approval of the requested waivers is supported. PZC action is required to authorize submission waivers.
- Art. V, Sec. B.6 authorizes the PZC to incorporate additional conditions and safeguards to address impact issues. The PZC should consider utilization of these provisions, particularly with respect to the nature and timing of events, amplification and lighting,

Summary

As was true with the previous applications, the primary review issues involve parking and traffic and the overall size and intensity of the proposal with respect to site characteristics and potential neighborhood impacts. Based on zoning approval criteria, these issues require a PZC judgment. Site plan deficiencies cited in my memos on previous submissions now have been addressed. The following list briefly summarizes the issues that must be addressed by the applicant and resolved to the PZC's satisfaction. The body of this report provides details on these items:

1. Determination that the plans are acceptable to other staff reviewers and referral agencies and that neighborhood notification requirements have been met;
2. Any approval motion should condition the signing of final maps or the start of any construction on the receipt of written confirmation from UConn officials that the subject plans are acceptable with respect to sewer and water system use and use of parking facilities;
3. Determination that the applicant has suitably addressed the traffic safety and parking criteria of Art. V, Sec. A.5.e and f. Any approval motion should specifically require, prior to the signing of final maps or the start of any construction, the submittal and approval of a finalized parking and traffic control plan that has been reviewed and found acceptable by Mansfield's Resident State Trooper. The plan must be coordinated with UConn officials and must specifically address the scheduling of events, the use of offsite parking areas, bus service and traffic control and other items cited in the applicant's Statement of Use. Additionally, any approval should require the notification of the State Police prior to the delivery of materials for the amphitheatre and other site work;
4. Determination that the proposal adequately addresses all environmental impact criteria, including the erosion and sediment control provisions of Art. VI, Sec. B.4.s. In this reviewer's opinion, applicable environmental approval criteria have been met;
5. Determination of whether bonding is required. Based on site characteristics and the proposed project, a site development bond is considered appropriate. This can be addressed as an approval condition;
6. Determination that neighborhood notification requirements have been met and that the plans are acceptable with respect to the neighborhood impact criteria of Art. V, Secs. A.5 and B.5.c and d. Any approval motion should consider conditions regarding lighting (including potential restrictions during nighttime hours), sound/noise, event scheduling, times for authorized construction, and monitoring for unauthorized uses;
7. Determination that proposed development within 50 feet of the eastern property line is acceptable with respect to the landscape buffer requirements of Art. VI, Sec. B.4.q.2;
8. The applicant should be asked to provide more information regarding the new fountain in the lower plaza;
9. CONDP recommendations regarding interior improvements for toilet facilities, exhibit area access and listening systems for hearing-impaired persons and identification of accessible parking spaces should be referenced in any approval motion;

10. Determination that the landscape plan is acceptable with respect to buffering, Scenic Road, and neighborhood impact criteria, and the provisions of Art. VI, Sec. B.4.q. In this reviewer's opinion, applicable landscaping, buffering and scenic road approval criteria have been met.
11. Determination that sign regulations will be met. This can be addressed in any approval motion;
12. Determination of whether site plan submission waiver requests are acceptable. Subject to addressing items in this report, approval of the requested submission waivers is recommended.

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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory Padick, Director of Planning
Date: April 28, 2011
Re: 8-24 Referral; 2011-12 Capital Improvements Budget



I have reviewed the proposed 2011-12 Capital Improvements Budget (attached) with respect to Plan of Conservation and Development goals and objectives. The following comments and recommendation are presented for consideration by the PZC:

- Unlike last years Capital Budget, which included a number of large projects primarily funded with State and Federal grants, this years C.I.B. has very few major projects or equipment purchases. A majority of the listed projects involve replacement equipment and vehicles, maintenance of existing town facilities and funds for ongoing planning initiatives.
- The only major projects included in the proposed C.I.P. are:
 - \$350,000 for full design and permitting of the Four Corners sewer and water project
 - \$400,000 for walkway improvements along South Eagleville Road between Maple and Separatist Roads

All of the proposed capital projects are considered consistent with the Town's Plan of Conservation and Development. For a number of years, the PZC has responded to the 8-24 referral on the Capital Budget by noting that some projects may need approval by the PZC and/or the IWA, and that adequate time must be given for review and action. The following draft motion is based on previous PZC actions:

That the PZC approve, subject to the condition below, the proposed 2011-12 Capital Improvement Program.

Several items are land use-regulated and may require PZC and/or IWA approvals before implementation. The PZC respectfully requests that the departments involved with land use projects coordinate plans with the Director of Planning and Inland Wetland Agent and that the Commission/Agency be given adequate time to thoroughly review and act upon final plans for all projects that require PZC or IWA approval.

PAGE
BREAK

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Planning and Zoning Commission
CC: Gregory Padick, Director of Planning
From: Matt Hart, Town Manager
Date: April 25, 2011
Re: Referral: 2011-12 Capital Improvement Budget

Please see the attached information regarding the above captioned matter. Please review and comment on the proposal, pursuant to your authority under Connecticut General Statutes Section 8-24.

Your assistance with this matter is greatly appreciated.

Attach: (1)

As Revised 04/19/11

TOWN OF MANSFIELD
CAPITAL FUND BUDGET SUMMARY
2011/12

	<u>10/11</u> <u>Adopted</u>	<u>11/12</u> <u>Proposed</u>
Estimated Revenues:		
Capital Non-Recurring Reserve Fund (CNR)	\$ 422,545	\$ 701,000
Infrastructure Grant (LOCIP)	182,255	180,000
Federal and State Grants	17,582,100	
Bonds	1,815,520	1,155,000
Other	49,000	118,000
	<u>\$ 20,051,420</u>	<u>\$ 2,154,000</u>

	<u>10/11</u> <u>Adopted</u>	<u>11/12</u> <u>Proposed</u>
Estimated Expenditures:		
General Government	\$ 132,000	\$ 115,000
Community Development	16,575,000	350,000
Public Safety	63,000	260,000
Community Services	1,094,300	118,000
Facilities Management	219,000	120,000
Public Works	1,968,120	1,191,000
	<u>\$ 20,051,420</u>	<u>\$ 2,154,000</u>

TOWN OF MANSFIELD
PROPOSED CAPITAL PROJECTS FUND BUDGET FINANCING PLAN - FISCAL YEAR 2011/12

	Budget 2011/12	LOCIP	CNR Fund	Other Fund	Bonds
General Government					
Financial Software	25,000		25,000		
Prof & Tech Services - Storrs Center Proj.	50,000			50,000	
Relocation Costs - Partnership	25,000			25,000	
Strategic Planning/Organization Develop.	15,000		15,000		
Total General Government	115,000	-	40,000	75,000	-
Community Development					
Four Corners Sewer/Water Imprv.(full design & permitting)	350,000				350,000
Total Community Development	350,000	-	-	-	350,000
Public Safety					
Fire and Emergency Services					
Communication Equipment	20,000		20,000		
Fire Hose	15,000		15,000		
Fire Ponds - 82902	5,000		5,000		
Replacement of Ambulance 607	210,000				210,000
Replacement of SCBA Air Tanks	10,000		10,000		
Total Public Safety	260,000	-	50,000	-	210,000
Community Services					
Community Center - Misc/Other	28,000		28,000		
Fitness - Equipment	40,700			40,700	
Park Improvements	15,000		15,000		
Playground Surfacing - 85824	5,000		5,000		
Senior Center Dishwasher	17,000		17,000		
Senior Center Van	10,000		10,000		
WHIP Grants - MHP, EGVP, OSHF - 85835	2,300			2,300	
Total Community Services	118,000	-	75,000	43,000	-
Facilities Management					
Town					
Boiler/Heating/Plumbing at Fire Stations	20,000		20,000		
Maintenance Projects - 86260	15,000		15,000		
New pickup truck and plow	40,000		40,000		
Education					
Maintenance Projects - 86260	25,000		25,000		
Roof Repairs	20,000		20,000		
Total Facilities Management	120,000	-	120,000	-	-
Public Works					
Engineering CAD Upgrades - 83911	20,000		20,000		
Guardrails Imprv/Replace - 83510	5,000		5,000		
Large Bridges (over 20 foot span) - 83303	50,000		50,000		
Large Dump Trucks - 83634	150,000				150,000
Riding Mowers	17,000		17,000		
Road Drainage - 83401	63,500		63,500		
Road/Resurfacing - 83524	325,000	180,000	145,000		
Small Dump Trucks & Sanders	45,000				45,000
Snowplows - 83729	5,500		5,500		
South Eagleville Walkway	400,000				400,000
Transportation/Walkways per Town's priority listing	110,000		110,000		
Total Public Works	1,191,000	180,000	416,000	-	595,000
TOTAL C.I.P. 2011/12	\$ 2,154,000	\$ 180,000	\$ 701,000	\$ 118,000	\$ 1,155,000

TOWN OF MANSFIELD

CAPITAL IMPROVEMENTS PROGRAM NARRATIVE

FY 2011/12

Financial System Software - \$25,000

This appropriation will continue the transition of the Financial Application software to the Windows-based version. The current Alpha VMS based software has been in place for 15 years and is out-dated and incompatible with most current technologies. The Windows-based version will comply with legal requirements, significantly improve the system's hardware reliability, and provide productivity gains through its more intuitive interface and efficient processes.

Professional & Technical Services - Storrs Center Project - \$50,000

This appropriation will provide for continued professional and technical services to assist with the assessment of the public components of the Storrs Center project, and to negotiate a development agreement between the developer and the Town, subject to Town Council approval.

Relocation Costs – Partnership - \$25,000

This appropriation will cover the cost of relocation for businesses displaced by the Storrs Center project.

Strategic Planning/Organization Development - \$15,000

This appropriation will provide continued funding for the Town's strategic planning initiative, as well as professional and technical services necessary to evaluate Mansfield's current policing model as well as the projected policing needs of the Town. The police services study will help the Town to effectively address the policing needs of our growing community.

Four Corners Sewer/Water Improvements - \$350,000

This appropriation will provide funds to finish the study, design and permitting of the sewer and water systems for the Four Corners area, a project that is seen as key to the Town's economic development.

Communication Equipment - \$20,000

This request is for the replacement of equipment that has reached the end of its service life or to address shortages of inventory as communication needs have grown. The department needs a variety of communication equipment (pagers, mobile radios, portable radios, etc...) in order to conduct effective operations at incidents. Effective communications are critical to resolving emergencies and insuring the safety of the public and department personnel.

Fire Hose - \$15,000

Fire hose is service tested annually to certify that it is capable of performing when needed. Between annual testing and use under extreme conditions during which damage occurs, periodic replacement is necessary. This initial funding request seeks to replace firefighting hose over the next two years that has either failed during annual testing or has been damaged during use. All sizes will be inventoried and prioritized for replacement.

Fire Ponds - \$5,000

These funds will be used to upgrade fire ponds for use by the fire department as a source of water for firefighting operations. Upgrades may include the purchase of equipment and components for the installation of dry hydrants, improving access for fire apparatus, and improving the capacity of a particular pond.

Replacement of Ambulance 607 - \$210,000

This appropriation will fund the replacement of Ambulance 607, a 2003 International 4400 ambulance with 148,000 miles. Replacement is consistent with the department's effort to maintain its capability to respond with vehicles of this type. Replacement at this time will insure that the department has a more reliable second line ambulance and is able to provide an ambulance response to multiple calls for service through the EMS Duty Crew program staffed by volunteers.

Replacement SCABA Air Tanks - \$10,000

This funding will begin the replacement of SCBA (Self Contained Breathing Apparatus) air tanks that are used by firefighters for breathing air during emergency operations. The department has a total of ninety-one (91) air tanks that must be replaced before 2015; the end of their useful life span of 15 years. These funds will be used to replace a number of tanks that have begun to fail service tests during the most recent testing cycle.

Community Center – Misc/Other - \$28,000

This appropriation is to provide materials and labor for repairs of significant water leaks behind walls in the men's and women's locker rooms. Includes removing partitions, portions of tile walls and all shower pans. New shower pans and partial walls to be installed. Existing partitions will be reused.

Fitness Equipment - \$40,700

This appropriation will fund the replacement of exercise equipment that are currently being used beyond normal depreciation and life expectancy.

Park Improvements - \$15,000

This appropriation will fund an ongoing effort to replace and repair equipment and facilities throughout the Town's park system. This includes playground equipment, picnic areas, ballfields, trail network, signage, fencing, etc. Facility repair and equipment replacement helps to limit the Town's potential liability and provides for safe areas for use by the public.

Playground Surfacing - \$5,000

This appropriation will provide funds to replace the specialty wood shavings that are required for safety reasons under the Town's playscapes. This material is renewed annually so that the surfaces under the equipment meet current safety standards.

Senior Center Dishwasher - \$17,000

This appropriation will be used to replace a dishwasher in the Mansfield Senior Center kitchen. The existing dishwasher is 30 years old, and can no longer be repaired. The Mansfield Senior Center serves approximately 9000 meals annually through its subsidized lunch program.

Senior Center Van - \$10,000

This appropriation will provide the 20% match that is required to purchase a wheelchair accessible van through a Department of Transportation grant. The van will be used to provide transportation to seniors and residents with disabilities, and will enhance our existing transportation programs.

Whip Grants MHP, EGVP, OSHF - \$2,300

This appropriation will fund the Town's share of the Wildlife Habitat Incentive Program (WHIP), a Federally funded grant to help the Town manage several of its open space areas at Mount Hope Park, Eagleville Preserve, and Old Spring Hill Field.

Boiler/Heating/Plumbing at Fire Stations - \$20,000

This appropriation will provide the funds to replace heating and plumbing systems that are over 30 years old, beyond their life expectancy and in need of repair.

Maintenance Projects – Town - \$15,000

This fund is used to repair equipment or buildings which could not be foreseen.

New pickup truck and plow - \$40,000

This appropriation will provide funds to replace a Facilities Maintenance truck that has over 110,000 miles and is requiring expensive repairs.

Maintenance Projects – Education - \$25,000

This fund is used to repair equipment or buildings which could not be foreseen.

Roof Repairs - \$20,000

This is an on-going capital account used for roof repairs at Town and school buildings.

Engineering CAD Upgrades - \$20,000

This appropriation will provide funds to support the CAD (Computer Assisted Drafting) systems in the Engineering office as well as provide some funds to further some modes GIS (Geographical Information Systems) development within various Town departments.

Guardrails Improvement/Replacements - \$5,000

This appropriation will provide funds to purchase replacement metal-beam guardrails and wooden guideposts along Town roadways.

Large Bridges (over 20 foot span) - \$50,000

This appropriation will provide funds for the rehabilitation (capital maintenance) of the Town's large bridges. In recent years this has included footing repairs, railing repairs, concrete repairs, etc.

Large Dump Truck - \$150,000

This appropriation will provide funds to replace one of the Town's eight front-line dump/plow trucks, a 1998 International with 96,000 miles on it.

Riding Mowers - \$17,000

This appropriation will provide funds to replace one of the Town's two medium-sized riding mowers (Turf-Cat style), a 1997 Toro.

Road Drainage - \$63,000

This appropriation will fund the purchase of drainage pipe, catchbasins, inlet and underdrains needed in the regular course of responding to drainage maintenance and complaints along Town roads. This is the only source of drainage materials for the DPW.

Road Resurfacing - \$325,000

These funds have been included to resurface approximately 11 miles of Town roads as part of the Town's continuing road surface maintenance program. These funds also are used to purchase all the bituminous materials used by the DPW in patching roads, paving over trenches and leveling roads prior to resurfacing. (The Town's pavement maintenance program recommends 15 to 17 miles of resurfacing each year.)

Small Dump Trucks and Sanders - \$45,000

This appropriation would provide funds to replace one of the Town's small dump trucks, either a 1995 International with approximately 90,000 miles on it or a 1999 Ford F450 with approximately 90,000 miles on it. Small dumps are used both to plow snow in the winter and for light hauling during the rest of the year in both roads and grounds maintenance.

Snowplow - \$5,500

This appropriation will provide funds to replace one of the Town's large snow plows, which is necessary due to wear and tear on the plow and its mounting structure.

South Eagleville Walkway - \$400,000

This appropriation will provide funds for the redesign and construction of a walkway on South Eagleville Road between Sycamore Drive and Maple Road, a priority section of the Town's bikeway/walkway system that is not yet constructed. The redesign will eliminate the mid-block pedestrian crossing on South Eagleville Road.

Transportation/Walkways - \$110,000

This appropriation will provide funds to assist in the design, inspection, maintenance, construction and right-of-way purchases for various transportation facilities that are not auto related such as bus stops, priority walkways and bikeways.

TOWN OF MANSFIELD
IMPACT OF 2011/12 CAPITAL EXPENDITURES
FUTURE OPERATING BUDGETS

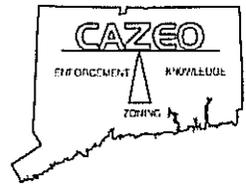
The majority of the Town's capital expenditures are maintenance in nature or recurring replacements and are intended to extend the useful life of a building or facility or reduce operating costs by replacing equipment or rolling stock on a scheduled basis.

The construction of the South Eagleville Road walkway will add approximately 1250 feet of walkway to the Town DPW's maintenance efforts. Plowing, sanding and repaving for this section are projected to cost \$1,400 per year. The other transportation and walkway improvement projects are design only at this point, and therefore, will not have an impact on operating budgets. It is further anticipated that the 4 corners sewer/water systems will be self-supporting.

PAGE
BREAK



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 28, 2011

**Re: Modification Request, CrossFit Gym
1768 Storrs Rd., PZC file # 684-3**

We have received a *Request For Site/Building Modifications* from Brooke Magouirk to open a CrossFit gym at 1768 Storrs Road. Ms. Magouirk has also submitted a detailed description of her proposed use as well as site and floor plans. There is no work proposed to accommodate the proposed new use.

The site is located in a Professional Office – 1 Zone and the Commission has approved several different uses of the site including an engineering office, a dance studio and in 2008, a 240-seat church. It needs to be determined which tenants still have occupancy of the site in order to properly review the adequacy of parking for the CrossFit use. Article V, Section B.9 of the Zoning Regulations require PZC authorization for alterations affecting the nature of occupancy or number of occupants or customers using the site. The EHHD should also review the application prior to the PZC making any determination.

It is therefore recommended that **the PZC receive the Request For Site/Building Modifications submitted by Brooke Magouirk for a CrossFit gym at 1768 Storrs Road and refer it to staff for review and comment back to the Commission.**

PAGE
BREAK

REQUEST FOR SITE/BUILDING MODIFICATIONS
(see Article XI, Section D of the Mansfield Zoning Regulations)

APPLICANT/OWNER SECTION

1. Owner(s) B.T. Partners LLC Telephone _____
(please PRINT)
Address 15 Shore Dr. Town Coventry Zip 06238

2. Applicant(s) Brooke Marquardt Telephone 860-992-4438
(please PRINT)
Address 16 Farmbrook Dr. Town Tolland Zip 06084

3. Site Location 1768 Storrs Rd. Mansfield 06268

4. Reference any approved map(s) that would be superseded if this request is approved:

① Plan for B.T. Partners, LLC
1768 Storrs Rd
7-14-08

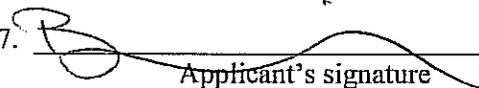
② B.T. Partners, LLC
Renovations Building 1B'

5. Reference any new map(s) submitted as part of this request:

Floor Plan - 1768 Storrs Rd.
Proposed CrossFit Location 4-27-11

6. Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land use regulations: -

see attached

7.  _____
Applicant's signature

date 4-27-11

4-27-11

1768 Storrs Rd.

Storrs Mansfield, CT 06268

Hello,

My name is Brooke Magouirk. I am a resident of Tolland and have lived here for eleven years. I work for a CrossFit affiliate in Manchester and am looking to open another in Mansfield. On August 1st I plan on opening CrossFit Storrs in the North warehouse of 1768 Storrs Rd. CrossFit is a very specialized gym. It is a hybrid of group classes and personal training. Class size ranges from 10 to 20 people.

A successful CrossFit gym has 100 members. And because of our prices, we attract the most dedicated and driven members. I absolutely believe in respect for the community and will evaluate whether each person who walks through my door will be a positive member, not only for my gym but also for my community.

I plan to use this space for high intensity, functional personal training. I will hold classes that will have no more than ten to twenty people per class. This number includes the trainers. Because of the low number of members per class, there will be a limited number of cars in the parking lot and little to no impact traffic on 195. All classes will be over by 8 pm. The facility will only be open half days on Saturdays and closed on Sundays. I will hold no more than six classes per day. There will also be no additional construction to the building.

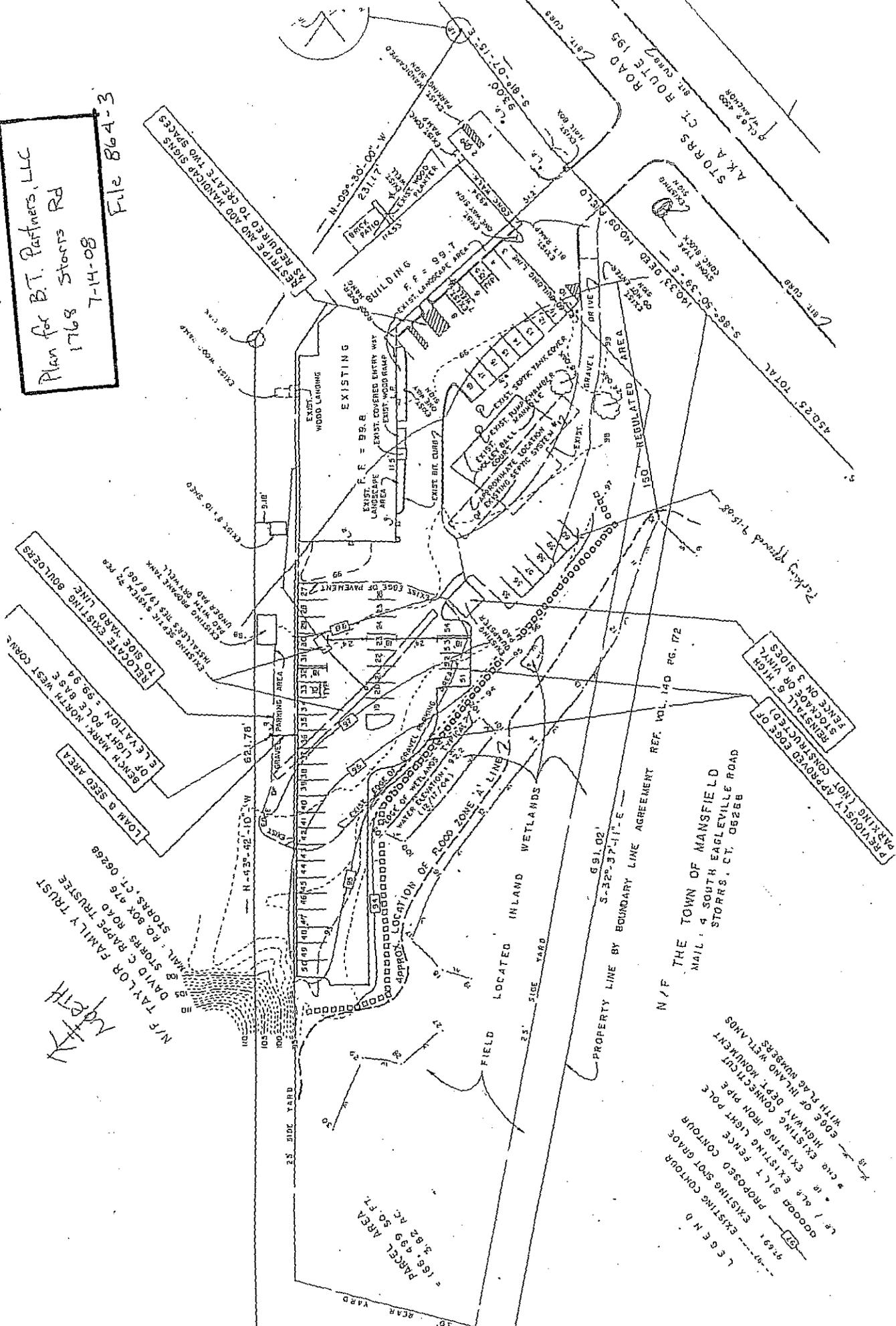
This is not a clubhouse or a mass member gym such as Cardio Express or Planet Fitness. People cannot come and go as they please here. There is a set schedule at which people can attend a class. There will be no after hours parties or gatherings.

I do want my gym and it's members to be active in the community. I plan on holding fundraisers and incorporating CrossFit into school gym classes and after school sports. I currently coach an after school strength and agility class at Tolland High School which has attracted a number of students included the entire Boys Varsity Soccer Team. CrossFit is a primary training tool for recruits at the police academy and in the military. CrossFit also caters to former athletes, current athletes, moms, dads, people looking to lose weight or those just looking for something new and some competition.

I will be having an open house the weekend before August 1st. I invite you so come down and take a tour and see what its about. If you are up to it, even go through a workout.

PZC-Approve

Plan for B.T. Partners, LLC
1768 Storrs Rd
7-14-08
File 86A-3



RESERVE AND ADD HANDCAP SPACES
AS REQUIRED TO CREATE TWO SPACES

RELOCATE EXISTING ROUTELOS
TO SIDE YARD LINE OUTLETS

LOAN B SEED AREA
BENCH MARK NORTH WEST CORNER
OF LIGHT POLE 84.5 84.5
ELEVATION = 59.94

N/F TAYLOR FAMILY TRUST
DAVID C. RAPP TRUSTEE
MAIL - PO BOX 976
STORRS, CT. 06268

North

PARCEL AREA
= 156,382 AC. 50 FT.
FIELD LOCATED INLAND WETLANDS
LOCATED INLAND WETLANDS
23' SIDE YARD

PROPERTY LINE BY BOUNDARY LINE AGREEMENT REF. VOL. 140 PG. 172
691.02'
S-32° 37'-11" E

N/F THE TOWN OF MANSFIELD
MAIL . 4 SOUTH EAGLEVILLE ROAD
STORRS, CT. 06268

LEGEND
--- EXISTING SPOT GRADE
--- PROPOSED CONTOUR
--- EXISTING IRON PIPE
--- EXISTING DEPT MONUMENT
--- EXISTING CONCRETE
--- EXISTING LIGHT POLE
--- EXISTING DEPT MONUMENT
--- EXISTING IRON PIPE
--- EXISTING CONCRETE
--- EXISTING SPOT GRADE

PREVIOUSLY APPROVED EDGE OF
SIDEWALK (NOT CONSTRUCTED)
INSTALL 5' HIGH
FENCE ON 3 SIDES

150' REGULATED AREA

STORRS CT ROUTE 195
AKA
S-85°-50'-39"-E
140.33 DEED 14009
S-85°-50'-39"-E
140.33 DEED 14009
S-85°-50'-39"-E
140.33 DEED 14009

450.25' TOTAL
S-85°-50'-39"-E
140.33 DEED 14009

EXISTING WOOD LOADING
EXISTING COVERED ENTRY WAY
EXIST. F.F. = 99.8
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

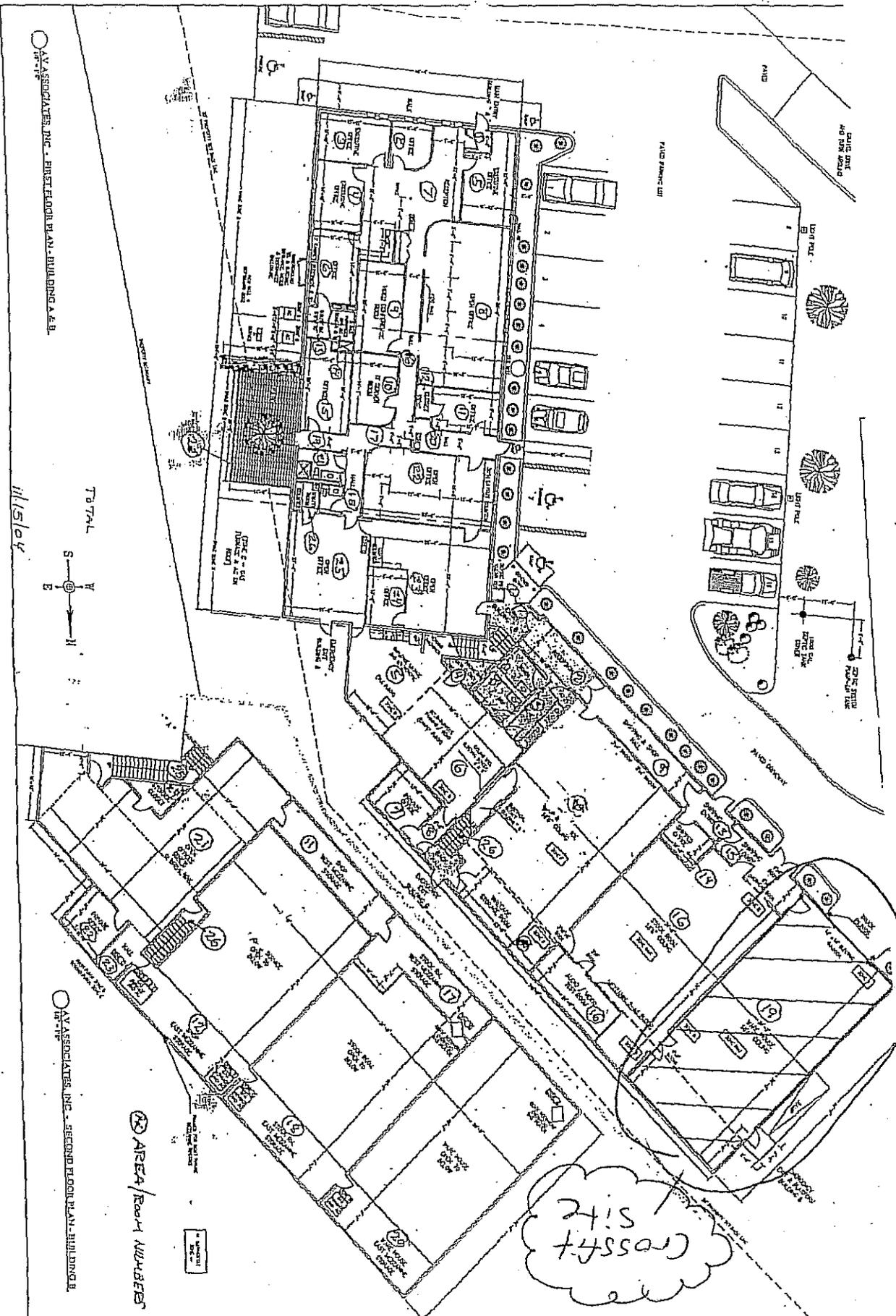
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA
EXIST. WOOD GRAP
LANDSCAPE AREA

FLOOR PLAN - 1768 Storrs Rd
 Proposed CrossFit Location
 4-27-11



A-1	1768 STORRS RD., STORRS, CT. 05268		DESIGNED BY	DATE	BUILDING OWNER NORVAL & JEAN SMITH B. T. PARTNERS L.L.C. 15 SHORE DR. COVENTRY, CT. 06238 PHONE NUMBER (860) 742-9580 E-MAIL: NORVSKI@THOMOL.COM	
	REV	AV RENOVATIONS BUILDING "A" & "B"	DRAWN BY	CDL		06/12/2003
		1ST & 2ND FLOORS - FLOOR PLAN WITH	PROJECT	RT		
		ROOM NAME AND SIZES				
SCALE	1/8" = 1'-0"					

DRAFT MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, April 13, 2011
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal R. Favretti, K. Rawn
Others present: G. Padick, Director of Planning

Call to Order:

Chairman Beal called the meeting to order at 1:20 p.m.

Minutes:

03-30-11- Action on the 3/30/11 minutes was tabled.

Consideration of Potential Revisions to the Zoning and Subdivision Regulations and Zoning Map:

A. **Agricultural Regulations**

A majority of the meeting was spent reviewing and modifying a revised draft revision of proposed agricultural regulations, prepared by Padick. He explained that a number of recommendations from the Agricultural Committee had been incorporated and that a number of other issues raised by the Agriculture Committee had been addressed in an alternative manner. He noted that he had not included in the draft all of the Agriculture Committee recommendations.

B. **Student Housing and Definition of Family**

Padick briefly reviewed an October 27, 2010 draft that would revise the definition of family and include new provisions to allow up to 4 unrelated persons to reside in certain dwelling units designed and approved for student housing. After a brief discussion, members decided that they did not support forwarding these potential revisions to the PZC.

Future Meetings:

The next meeting was scheduled for Wednesday, April 27th at 1:15 in Conference Room B.

Adjournment:

The meeting was adjourned at 3:50 p.m.

Respectfully submitted,

R. Favretti, Acting Secretary

PAGE
BREAK

TOWN OF MANSFIELD
Planning and Zoning Commission



AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3330
Fax: (860) 429-6863

April 26, 2011

Mr. Jason Coite, Environmental Compliance Analyst
University of Connecticut office of Environmental Policy
31 LeDoyt Road Unit 3088
Storrs, Connecticut 06269-3055

Re: University of Connecticut Water Supply Plan, May 2011 draft

Dear Mr. Coite:

Mansfield officials have reviewed the University of Connecticut's draft May 2011 Water Supply Plan and associated Water Conservation and Wellfield Management plans. The following comments are provided for your consideration and transmittal to the State Department of Public Health:

1. Mansfield officials commend and support the University of Connecticut's continuing efforts to upgrade its water supply system and provide a safe and adequate supply of potable water for our community's existing and future needs. 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 and are considered a significant improvement over the 2006 plans.
2. 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 both the Town of Mansfield and the University as a number of important recommendations in our land use plans are directly linked with a need for public water and sewer services. Mansfield officials pledge our continued cooperation in helping to protect wellfield watersheds, in helping to identify and obtain additional sources of water, in helping to manage and regulate off campus water use and in addressing other water supply system issues of mutual interest.

3. While the plan clearly and appropriately identifies a need for an additional source of water for future projects, the plan's shorter term supply assumptions rely on the construction of the Reclaimed Water Facility (scheduled for 2011/2012) and the potential year round use of Fenton River well D. The Reclaimed Water Facility has not yet commenced construction and the use of Fenton well D during droughts has not been approved. To address the needs of existing users and committed projects, it is essential that construction begin this year on the Reclaimed Water Facility and that the University continue pursuing the potential year round use of Fenton River Well D.
4. Over the last few years, over 14.6 million dollars have been spent improving the water supply system. The University clearly has made a concerted effort to replace and upgrade various system components and improve overall efficiencies. It is essential that infrastructure improvements continue and that water conservation efforts be intensified to help reduce existing system demands. The approximate 15% of total water use that is "unaccounted for water usage" needs to be addressed.
5. The draft 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. This is a very important element of the draft plan and a very significant achievement.
6. The 2006 Fenton River study recommended relocated Well A farther away from the river. This should be given a high priority, to protect not only the river's aquatic habitat but also the quality of the water being pumped by reducing "induced infiltration" (river water drawn into the well's cone of depression). M. T. Gidding demonstrated that under certain conditions as much as 40 percent of the pumped water came from the river, as opposed to groundwater recharge ("Induced Infiltration at the University of Connecticut Well Field," University of Connecticut Master's Thesis, 1966). The only reference to induced infiltration in the Water Supply Plan (p. 3-21) indicates that an eight-day pumping test to evaluate induced infiltration was carried out in September of 2000. The plan uses the resulting numbers to estimate safe yield for wells B, C, and D, but fails to discuss the induced infiltration results and their impact on water quality.
7. The State Aquifer Land Use Regulations protect only those areas already designated as Level A protection areas. In this case, the regulations protect the watersheds contributing groundwater to the Willimantic River wells and the Fenton River Well A. Due to a peculiarity of the State's Level A mapping regulations, the subwatersheds contributing groundwater to the Fenton River Wells B, C, and D, do not enjoy Level A protection. Therefore, the University must assume responsibility for minimizing further impairment of these subwatersheds. Consideration should be given to treating the watersheds contributing to the Fenton River wells B, C, and D as if they had been designated Level A aquifer protection areas.
8. Section 3.3, Source Water Assessment and 3.4, Source Water Protection, briefly summarize the May 2003 Source Water Protection Report which is included as Appendix C. As recommended in the report, the Town of Mansfield has, for decades, used zoning and inland wetland regulations to protect the watershed of the Willimantic River and the public water supply watershed of the Fenton River. More recently, in recognition of the limitations of the State's aquifer protection policies, the Town has adopted local measures to better protect the Town's aquifers.

9. Of note: Only about 110 of the 3000 water source acres are designated as preserved land. (Appendix C, Tables 4 for the Willimantic and Fenton rivers). A substantial portion of the remaining 2890 acres of the unprotected land is owned by the University of Connecticut. This land may currently be undeveloped, but it is not preserved land dedicated to the protection of the Source Water Area. The source water protections of Section 3.4 should make clear what is required of the University for the management of those acres which are significant for the protection of the University's water supplies, for example, permitting only low impact activities in these watersheds and perhaps dedicating crucial areas as permanent open space.
10. Of lesser importance are some historical references that might be included in Section 2.1:

Last in the 1880-1910 era: "1905-1906, the College's Annual Report recommended the elimination of the eastward sewage outlet to avoid the possible typhoid infection of the Willimantic water supply."

First in the 1910-1920 era: "1912-1914, the College's Biennial Report quoted the president as saying, "The sewage from the eastern side of the campus, the drainage from which is toward the Fenton river, the source of the Willimantic water supply, is now diverted and filtered, the effluent finding its way to the Willimantic River on the opposite side of the watershed."

The third item, first sentence in the 1920-1930 era might be changed to read: "With State funds awarded to the College and the Town of Mansfield, the College developed Well A at the Fenton River in 1926-1927 to replace the Pink Ravine Facility."

If you have any issues regarding these comments, please contact Mansfield's Director of Planning, Gregory J. Padick, at (860) 429-3329.

Very truly yours,



Elizabeth C. Paterson, Mayor
Mansfield Town Council



Rudy J. Favretti, Chairman
Mansfield Planning and Zoning Commission

cc: Richard Miller, Director of Environmental Policy, Univ. of CT
Barry Feldman, Vic-Pres./Chief Operating Officer, Univ. of Connecticut
Thomas Callahan, , AVP Administration and Operations, Univ. of CT
Richard Miller, Director of Environmental Policy, Univ. of CT
Eugene Roberts, Director of Facilities Operations, Univ. of CT
Alex Roë, Director of Planning Univ. of CT
George Kraus, Dir. Architectural & Engineering Svcs., Univ. of CT
Mansfield Town Council
Mansfield Planning & Zoning Commission
Mansfield Conservation Commission

PAGE
BREAK

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1990-2011
 UPDATED AS OF APRIL, 2011

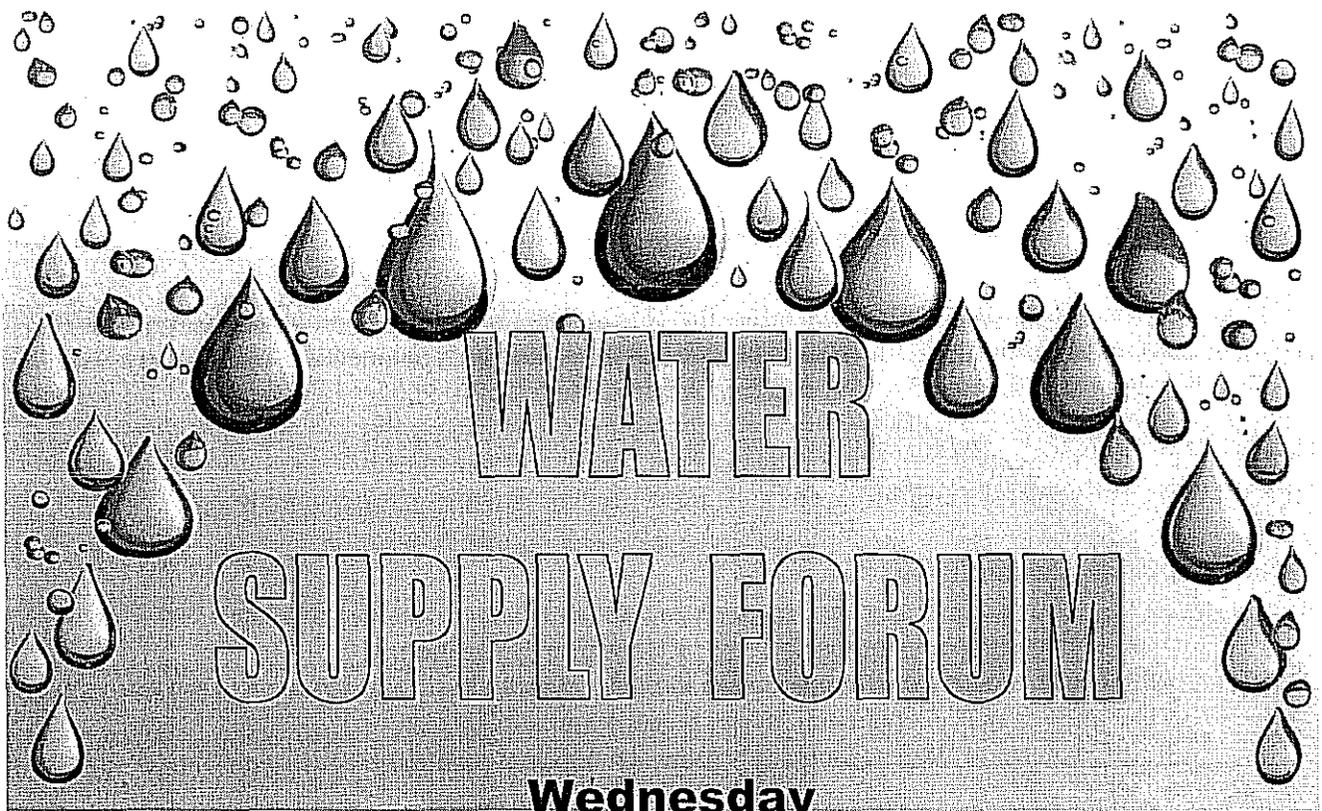
Academic Year	Undergrad. F/T	Undergrad. P/T	Total Undergrad.	Total Grad.	Total
Spring, 1990	11,286	1,397	12,683	-----	
Fall, 1990	12,307	1,265	13,572	7,001	20,573
Spring, 1991	11,220	1,416	12,636	-----	
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,722	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	843	15,325	3,851	19,176
Fall, 2006	15,594	745	16,339	3,834	20,173
Spring, 2007	15,027	1,056	16,083	3,408	19,491
Fall, 2007	15,607	733	16,340	3,845	20,185
Spring, 2008	15,693	776	16,469	3,790	20,259
Fall, 2008	16,073	681	16,754	4,009	20,763
Spring, 2009	16,135	785	16,920	3,795	20,715
Fall, 2009	16,325	671	16,996	4,019	21,015
Spring, 2010	15,732	757	16,489	3,830	20,319
Fall, 2010	16,614	717	17,331	4,172	21,503
Spring, 2011	16,028	801	16,829	3,907	20,736

**These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments. Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.
 Source: Division of Student Affairs, Housing Services, University of Connecticut

UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1990-2011
 UPDATED AS OF APRIL, 2011

<u>Acad. Year</u>	<u>Undergrad./ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Spring, 1990	8,067	425	8,492
Fall, 1990	8,655	433	9,088
Spring, 1991	7,915	405	8,320
Fall, 1991	8,191	441	8,632
Spring, 1992	7,437	430	7,867
Fall, 1992	7,628	424	8,052
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,819
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	10,731	416	11,147
Fall, 2006	11,135	512	11,647
Spring, 2007	10,749	490	11,239
Fall, 2007	10,751	556	11,307
Spring, 2008	10,322	519	10,841
Fall, 2008	11,427	523	11,970
Spring 2009	11,025	492	11,517
Fall, 2009	11,912	403	12,315
Spring, 2010	11,599	372	11,971
Fall, 2010	12,247	299	12,546
Spring, 2011	11,842	279	12,121

**These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments.
 Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.
 Source: Division of Student Affairs, Housing Services, University of Connecticut



May 11, 2011

6:00 pm to 9:00 pm

at

Storrs Community Church

90 Tolland Tpke/ RT 195

Coventry, CT

*Everyone is invited to our
Informational Meeting on
Current Water Supply Issues in
Tolland, Coventry, Willington and Mansfield*

Plans & Maps on display & Representatives to talk with about:

- TOLLAND WATER DIVERSION APPLICATION -
- CT WATER COMPANY REGIONAL PIPELINE -
- MANSFIELD FOUR CORNERS WATER NEEDS -
- UCONN/STORRS WATER SUPPLY PLAN -

Hosted by the Willimantic River Alliance
Visit our website: www.willimanticriver.org

April 27, 2011
News release

Willimantic River Alliance to host Water Supply Forum

The Willimantic River Alliance announced today that it is hosting a public forum on water supply issues affecting a number of towns along the Willimantic River. The informational meeting, open to any interested individuals, will be held on Wednesday evening, May 11, 2011.

Demand for clean drinking water to serve growing populations and new development is an issue shared by many towns, and some of the solutions to meet these needs might also be shared by them.

Current plans and projects include:

- *the Tolland Water Commission's water diversion application
- *the Four Corners water supply needs in Storrs/Mansfield
- *the University of Connecticut's new 5 year water supply plan
- *the Connecticut Water Company's proposed regional pipeline

This forum will make information available to the public on these projects. Plans and maps will be on display and representatives from the University of Connecticut, the Mansfield Four Corners Sewer and Water Advisory Committee, the Tolland Water Commission and the Connecticut Water Company will make brief presentations on their projects and then be available to answer questions about them.

The Tolland Water Commission has applied for a water diversion permit to double its withdrawals from its existing wells along the Willimantic River to continue to supply Tolland homes, schools and businesses south of I-84 into the future. It would also connect with the Connecticut Water Company's water pipeline, from Shenipsit Lake, which already serves the Tolland Green area north of I-84, for a back-up emergency water source.

The Connecticut Water Company could create a new regional water supply pipeline if it were to connect with the Tolland system south of I-84. A new pipeline from Tolland to Storrs extending along RT 195 could not only provide backup water for Tolland's water supply needs, but also meet the needs for water at Four Corners and the University of Connecticut in Storrs.

The Town of Mansfield has a study committee planning for the sewer and water needs of the Four Corners area of Storrs, around the intersection of RT 195 and RT 44. A new well along the Willimantic River or interconnection with an existing piped water supply are options for this part of town, according to a draft plan currently under review. Interconnection with the CT Water Company's proposed regional pipeline is one option.

The University of Connecticut has recently prepared a new five year water supply plan for the Storrs and Mansfield Depot campuses and the off campus water users it supplies adjacent to the campus. The draft March 2011 plan calls for an integrated approach to managing its wellfields along the Fenton and Willimantic Rivers and water conservation measures, including a new reclaimed water facility to recycle treated wastewater from their sewage treatment plant to use as cooling water for their central utility plant

and irrigation water for campus athletic fields. But even with such water efficiency, conservation and recycling measures the plan acknowledges that more water is needed during dry summers, so a new additional source of water is needed. Potential sources include a new well along the Willimantic River or an interconnection with an existing piped water supply... the same options as for the Four Corners area.

All of these projects involve the Willimantic River, its watershed and aquifers. They will also have impacts not only in the towns where they are planned, Tolland and Mansfield, but also in adjacent towns. Coventry Village needs more water, and may also need a new well along the Willimantic River; Mansfield and Coventry officials have met to consider sharing a well. Tolland's water was extended to Willington's Hall Memorial School on RT 32 two summers ago. CWC's proposed regional pipeline could result in demand for more intense development along the pipeline's corridor, affecting land not only in Tolland and Storrs, but in Coventry and Willington. The pipeline would involve transferring significant amounts of water from the Hockanum River watershed to the Willimantic River watershed. UCONN's reclaimed water facility would recycle water, but also reduce the amount of water flowing into the Willimantic River. All of these water diversions need to be evaluated to make sure there is a good balance of water for people and for aquatic life.

All of these projects overlap and present both potentially positive as well as negative impacts. Addressed separately, these water supply decisions could be uncoordinated and could result in unintended consequences. The Willimantic River Alliance is advocating for a coordinated regional approach where all of the parties can explore solutions with mutual benefits and minimal adverse consequences. In an effort to provide the public with more information on these important projects and to foster the communication which a regional approach will require, the WRA is hosting this water supply forum.

The forum will be held at the new Storrs Community Church at 90 Tolland Turnpike on RT 195 in Coventry. The venue for the forum is significant because the church is located where the four towns (Tolland, Coventry, Mansfield and Willington) meet along their common boundary, the Willimantic River.

The forum runs from 6:00 to 9:00 pm. Doors open at 6:00 for people to look at the plans and maps on display. At 6:45 pm brief presentations will begin on each of the four projects, running until 7:15pm. Attendees will then be able to speak with representatives from each project and to one another. The meeting will end by 9:00pm.

xxx

For more information contact:
Meg Reich, Vice President, Willimantic River Alliance at 860-455-0532

PAGE
BREAK



Willimantic River Review

Spring 2011

Looking for Water

One of the many challenges of the 21st century is the rising demand for clean water as population grows and development spreads. Three towns in the river's watershed are currently facing this challenge. **Tolland** has applied for a permit to double withdrawals from its wells along the river (to 511,000 gallons per day), and to connect to a Ct. Water Company (CWC) pipeline (from Shenipsit Lake) for a back-up water supply. **Coventry** needs additional water in Coventry Village during the summer months and possibly for fire hydrants. In **Mansfield** the town is seeking water (projected at 170,000 gallons per day) for the Four Corners upgrade in Storrs and for new development elsewhere in Storrs, such as an assisted living facility. Both Mansfield and Coventry are considering a new well along the Willimantic River and possibly sharing it.

The **University of Connecticut** has drafted an update to its five-year water supply plan (which WRA is reviewing). The plan acknowledges that the Storrs campus needs more water during dry summers. In fact, there have been three conservation alerts in the past five summers; the 2010 alert lasted from late June into November. One of UConn's proposals to address this shortage is a new wellfield by the Willimantic River.

Mansfield and UConn are also considering an interconnection with an existing public water supply. CWC could provide water from Shenipsit Lake via their **proposed regional pipeline** that would extend along Rt. 195 from Tolland to Storrs. CWC may apply for permits as early as this summer. This pipeline would involve transferring significant water amounts from the Hockanum River watershed to the Willimantic River watershed. It could also result in the demand for more intense development in the pipeline corridor along Route 195 in Tolland, Coventry and Mansfield.

To conserve water, UConn is also pursuing a **reclaimed water facility** to recycle treated wastewater from their sewage treatment plant. This could save up to 400,000 gallons per day of drinking water, but it would reduce the flow in the Willimantic River below the treatment plant's outfall at Eagleville dam even as the plant receives additional flow from Four Corners.

All of these options overlap and have both positive and negative impacts. Addressed separately, these water supply decisions could create unintended consequences. The Alliance is advocating for a **coordinated regional approach** where all of the parties can explore solutions with mutual benefits and minimal adverse impacts.

Water Trail Signs

The **Willimantic River Water Trail** will become more visible this spring, as water trail signs show up at launch sites from Stafford to Columbia. The sign's format is being tested before permanent signs are made for several water trails in northeast Connecticut. The Alliance has been pioneering a regional water trail development project with the National Park Service (NPS) and The Last Green Valley (TLGV). In addition to posting signs, WRA has updated its website with a new paddling page and a NPS paddling guide (pdf format).

NPS and TLGV are organizing water trail projects on several rivers and coordinating a joint application for local water trails to be recognized as National Recreation Trails. Before the November deadline, WRA will be tuning up its application and meeting with partner towns and DEP about their participation in managing launch areas.

Algae Alert

An invasive algae has shown up in the Farmington River downstream of Riverton. **Didymo** (also know as "rock snot") covers the river bottom and smothers small plants and insects. To prevent the spread of didymo, be sure to clean your fishing and boating equipment. Visit www.ctflyfish.org for more information and cleaning tips.

Riverwatch

KILL THIS BILL

A year ago, the Ct. DEP held hearings on the first Connecticut **Stream Flow Standards and Regulations**. These regulations would promote stream flow rates that allow aquatic life to survive in rivers and streams, especially during low-flow conditions. Water users such as industries, farms and water companies objected to these regulations, claiming that there would be heavy restrictions on water supplies and too much expense to change their infrastructure so it could return sufficient water to a watercourse. During the past year, the draft regulations were reviewed by the legislature's Regulations Review Committee. After water users complained to this committee, the draft regulations were referred back to DEP twice for revisions.

The most recent attempt to prevent these regulations from being approved is the legislature's **Senate Bill 1020**. It would create an approval procedure that would stall that process for many years and require approval by the Dept. of Commerce and Development (DOCD) and the Dept. of Agriculture (DA) as part of the process. When this bill was considered in the legislature's Commerce Committee, the Alliance submitted testimony to Rep. Gregg Haddad (Mansfield/Chaplin), Vice-Chair of that committee. We asked him to vote against this bill, explaining the inappropriate power granted to DOCD and DA and the impossible approval process being proposed. Gregg stepped up to the plate and voted against the bill, in spite of a 15-2 majority voting in favor. Thank you Gregg!

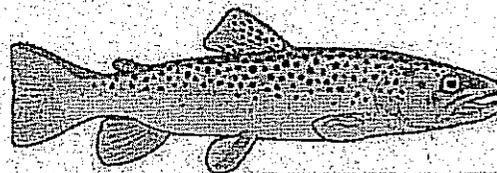
The bill is now moving through the legislative mill, and the Alliance will continue to monitor its progress and advocate for its rejection. These stream flow regulations have been five years in the making, and it is time for the Regulations Review Committee to find a compromise rather than start all over again. DEP is aiming to have another draft ready by the summer.

SEWERS ADVANCE

The extensive housing development around the **Bolton lakes** has contributed to poor water quality in the lakes and in their outflow into the Hop River. Bolton and Vernon have received grants and permits to begin a four-phase sewer construction project. Phase One is almost complete, and the first connections will be made to Manchester's wastewater treatment plant. When this project is completed, water quality will be much better in the lakes, in the Hop River and ultimately in the Willimantic River (from Columbia through Windham).

Spring Paddling Tips

Water levels can make or break a canoe/kayak trip on the river. Before going out, check the USGS Willimantic River stream gauge (in South Coventry) at the Alliance website's Recreation page, Paddling section. **Launch sites and maps** for the 24-mile Water Trail are also in this section. **Safety tips:** state law requires that between October 1 and May 30 each person must wear a life jacket (PFD), and year-round there must be a PFD aboard for each person. Bring an extra rope and paddle, and tell someone where you plan to launch and take out. If you are a beginner, the safest place to try river paddling is in the slow current at River Park's handicapped-access boat launch on Plains Road (off of Rt. 32 just south of the Rt. 44 intersection in Mansfield Depot).



Fishing Season Opens

The river is stocked with trout, and the first day to try your luck is **Saturday, April 16**. For information about fishing in the river, visit the Alliance website's Recreation page, Fishing section.

Calendar

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

Wednesday April 27

WRA's Annual Meeting and Open House

Join us for pizza at Willington Pizza House on Rt. 32 in South Willington from 6 to 7 p.m. to share news and photos of the river and Alliance projects. Who will receive a "Spirit of the River" honor this year? Annual meeting precedes at 5:30.

Saturday, April 30

Upper Willimantic River Paddle

Canoe or kayak down this beautiful stretch of river for 8 miles from Tolland to River Park in Mansfield. Sponsored by AMC Ct. Chapter. For experienced paddlers with their own boats. Bring water and lunch. Life jackets required. Contact Betty at 860-429-3206 or pbrobinson@snet.net to register.

Saturday, May 21

Willimantic Riverfest

Family paddling down the river from Eagleville Dam to Willimantic, Sponsored by The Chamber of Commerce. Information: www.windhamchamber.com or 860-423-6389.

Saturday, June 4

Family Cruise on the Willimantic River

Easy flatwater trip for canoes and kayaks from River Park to Eagleville Lake. Choice of short or long (two mile) round trip. Bring your own boat. Life jackets required for all participants. Bring water, lunch optional. Moderate to heavy rain cancels. Time: 10 a.m. to noon. Meet at River Park on Plains Road in Mansfield. Sponsored by Willimantic River Alliance and Mansfield Parks and Recreation Department. For information, call 429-3015 x 204.

Water Supply Forum

In response to issues highlighted on Page One, the Alliance is hoping to sponsor a public informational meeting concerning regional water supply issues. The forum is being planned for May at the new Storrs Community Church on Rt. 195 by the river in Coventry. Details will be available on the Alliance blog via our website's Events page.

Contributors: Vicky Wetherell, Meg Reich

Design and Layout: Dagmar S. Noll

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

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

View previous newsletters at www.willimanticriver.org.

Get Outside!

It's time to enjoy the great outdoors! Visit the Willimantic River Greenway Parks and Trails Guide as www.willimanticriver.org to discover 25 public access sites along the river. Or visit the website's Paddling page for detailed information about the river's 24-mile canoe-kayak route.

Willimantic River Alliance – Membership Form

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

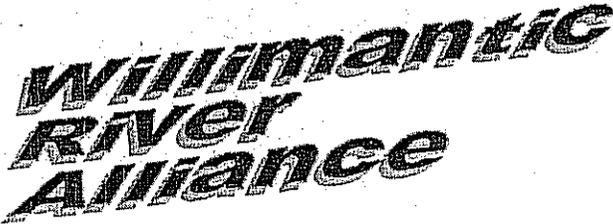
Contact me about volunteer opportunities for the WRA

Mail completed form and check to:

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

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

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



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

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

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

Spring 2011

WILLIMANTIC RIVER ALLIANCE
 PO Box 9193
 Bolton, CT 06043-9193

Non-Profit Org
 US Postage
 PAID
 Permit No. 5
 Willimantic, CT 06226

Town of Mansfield
 Town Planner
 4 S Eagleville Rd
 Storms Mansfield CT 06268-2574



The Impervious Cover TMDL Project

An update for Mansfield commissions and citizens

April 28, 2011

Summary

The Town of Mansfield and the University of Connecticut are engaged in a national precedent-setting project to protect local water resources from the effects of urban runoff. This project focuses not on specific pollutants but on the impervious, or impenetrable, surfaces that play a large role in the degradation of waterways in urbanizing areas. The emphasis of the project is on reducing and treating stormwater from roofs and paved surfaces through the use of "low impact development" (LID). LID encompasses an array of innovative site-level practices that involve promotion of infiltration of stormwater into the ground, and the use of soils and vegetation to absorb and treat runoff. Progress is being made: a number of LID practices have already been installed on campus; a watershed plan to help guide future action is being developed, and; Mansfield and University officials are working with the project team to ensure that official plans, procedures, and regulations support LID.



Project team members check drainage patterns on campus (the hard way).

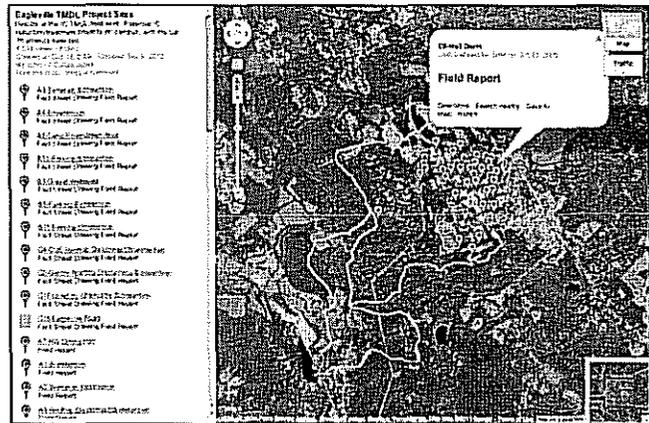
Background

The *Total Maximum Daily Load* (TMDL) section of the national Clean Water Act directs states to develop and implement pollutant "budgets" for waterways that are known to be degraded. In 2007, the Connecticut Department of Environmental Protection (CTDEP) issued the first TMDL in the country based on impervious cover, which has been shown by both national and statewide research to be a strong indicator of the impacts of urbanization on water resources. The location for the Impervious Cover TMDL ("IC-TMDL") is Eagleville Brook, a small watershed in Mansfield that is part of the Willimantic River system and drains much of the UConn campus. The innovative idea of using a *surrogate* pollutant such as impervious cover is a response to the fact that many streams in urbanizing areas suffer from a complex array of problems that cannot easily be separated. Since the use of this surrogate approach is very likely to expand in the future, the Eagleville project is important nationally, as well as locally.

The IC-TMDL Project

A partnership was formed between CTDEP, UConn and Mansfield to fashion a logical and feasible response to the IC-TMDL. The project team is led by the *Nonpoint Education for Municipal Officials* (NEMO) Program, an outreach program of UConn's Center for Land Use Education and Research. The watershed evaluation phase was carried out by NEMO faculty and experts from the Center for Watershed Protection, a widely respected national nonprofit, and Horsley Witten Group, a consulting firm from Massachusetts with extensive LID expertise and experience. 51 potential sites for stormwater "retrofit" projects – LID installations in already developed areas – were identified by the project team, most of them on the UConn campus. Of

these, a list of ten priority projects was compiled. These “Top Ten” projects include a wide range of practices, located in a cross-section of campus environments and treating stormwater from a number of different types of impervious cover. The list includes green roofs, vegetated “bioretention” areas, porous pavements, and other practices. The location of these practices, and additional information on each (including fact sheets and drawings of the Top Ten) can be found in the “Findings” section of the project website (bottom of page). Recommendations have been made for changes to University and Town policies, and a watershed plan to frame the future of the project is under development.

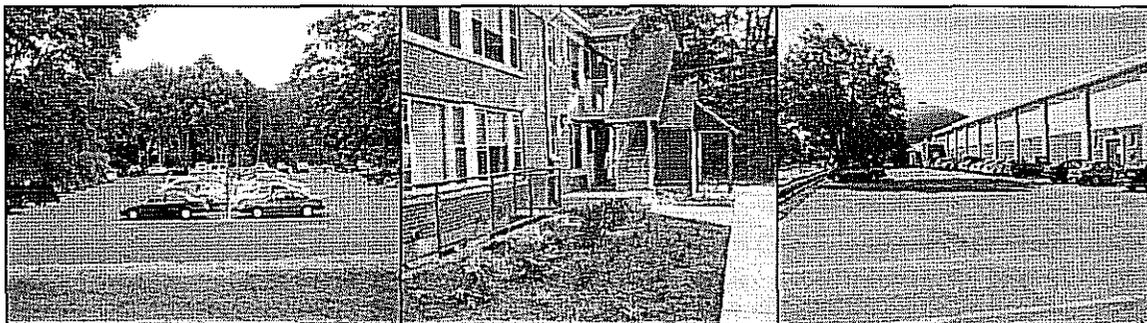


A Google Maps “mashup” shows potential retrofit projects. The yellow line is the Eagleville watershed boundary. Visitors can click on the “balloons” for more information on each site.

Progress

As new construction, renovation and maintenance projects on campus are planned, LID practices are being built in. Already, a porous concrete lot in front of the Field House (below, right) and a porous asphalt lot near the Towers dorms (below, left) have been completed, and both porous parking and rain gardens treating roof runoff have been built at Northwoods Apartments (below, middle). The new academic building under construction includes a partial green roof and bioretention cells.

Although the focus to date has been on the heavily developed central campus region, the goal of both University and Mansfield planning officials is to establish LID as the norm for both new development and redevelopment – not just in the Eagleville watershed, but in all other areas as well. The project is entering a critical phase toward realizing this goal, as both the University and the Town consider changes to plans, regulations and procedures that will codify, and thus help to ensure, strategies for reducing the impact of stormwater runoff on their water resources.



LID projects on campus. Left: Towers parking lot repaved with porous asphalt. Center: all buildings in the Northwoods Apartment complex have rain gardens to accept roof runoff. Right: porous concrete parking lot at the UConn Field House.

<http://clear.uconn.edu/projects/tmdl>

This fact sheet was produced by the NEMO program of the UConn Center for Land Use Education and Research (CLEAR), May 2011. Comments and questions: Dr. Mike Dietz, Dept. of Extension, 860-345-5225, michael.dietz@uconn.edu

