

AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, July 18 2011, 7:15 p.m.
Or upon completion of Special Inland Wetlands Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes

7/5/11

Scheduled Business

Zoning Agent's Report

- A. Enforcement Update
- B. Other

7:20p.m. Continued Public Hearing

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

Memos from Director of Planning and Development, Assistant Town Engineer

7:30 p.m. Public Hearing

Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5

Memos from Director of Planning and Development, Fire Marshal

Old Business

1. Zoning Permit Application for Storrs Center -Post Office Road, PZC File #1246-9
Verbal Update from Director of Planning and Development
2. Special Permit Application for proposed office building, North Frontage Road, K. Tubridy owner, United Services applicant, PZC File #1302
(to be tabled-pending 8/1/11 Public Hearing)
3. Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7
(to be tabled-awaiting information from the applicant)
4. Request to stop collecting bond escrow funds for Freedom Green Phase 4C, PZC File # 636-4
(to be tabled-awaiting information from the applicant)
5. Other

New Business

1. New Special Permit Application for wedding venue, 552 Bassetts Bridge Road, J. & J. Bell o/a, PZC File #1217-2
2. New Special Permit Application, convenience store and gas station, 643 Middle Tpk/1660 Storrs Rd, Cumberland Farms Inc., applicant, PZC File #1303
3. New Subdivision Application, Fern Road, PZC File #1304
4. Modification Request, Communications Antenna, New Cingular Wireless, 2 N. Eagleville Rd, PZC File #1224
Memo from Zoning Agent
5. Other

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

Communications and Bills

1. Memo from Director of Planning and Development Re: Zoning Regulation Reference Corrections
2. Coventry Referral: Special Permit Application
3. ZBA Decision Notice 6/30/11
4. Other

Executive Session

Strategy and negotiations with respect to pending claims or litigation State Statute 1-200(6)(b)

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, July 5, 2011
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 8:00 p.m. He appointed alternates Ward and Rawn to act in members' absence.

Minutes:

06-20-11- Plante MOVED, Pociask seconded, to approve the 6/20/11 minutes as written. MOTION PASSED UNANIMOUSLY. Ward noted that she listened to the recording of the meeting.

Zoning Agent's Report:

Noted.

Continued Public Hearing:

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

Chairman Favretti opened the continued Public Hearing at 8:04 p.m. Pociask disqualified himself. Members present were Favretti, Beal, Holt, Lewis, Plante, and alternates Rawn and Ward, both appointed to act. Painter noted in addition to revised plans dated 6/20/11, the following communications were received and distributed to the Commission: a 6/7/11 letter from S. Plimpton granting an extension; a 6/7/11 letter from Mr. & Mrs. Potz; a 6/29/11 report from the Wetlands Agent/Assistant Town Engineer; and a 6/30/11 report from Linda M. Painter, Director of Planning and Development.

Douglas Bonoff, land surveyor; Paul Biscuti, engineer; and Scott Plimpton, applicant, were present.

Douglas Bonoff agreed to have the testimony of the Public Hearing at the Inland Wetlands Agency public hearing entered into the record of the Planning and Zoning Commission Public Hearing.

Paul Biscuti reviewed the changes made to the 6/20/11 plans based on comments and recommendations from the staff, Commission and the public. He referenced the BAE and DAE changes on Lot 3 that now will be defined by stone walls.

Holt requested verification that the open space dedication is acceptable to staff and questioned the wording of the easements. Holt also expressed concern for the amount of water being channeled down the driveway and into Wormwood Hill Road from Lot 4. It was confirmed that the catch basins are standard size and that the width of the driveway is 16 feet and will be paved for 300 feet on the steepest slope. The applicant agreed to have draft easement language on the plan for the next meeting

Rawn asked Biscuti to indicate the drainage location on the Gottman property from Driveway A.

Cliff Gottman expressed concern with the driveway being closer to his property and its effects on drainage to his land. He was told the change in location was only due to lessen the cost to the applicant and not to improve drainage.

Favretti expressed concern that about one third of the stone walls are being disturbed. He requested notations on the plans as to where these walls will be relocated. Biscuti agreed to depict the relocated stone walls on a revised set of plans.

Plante MOVED, Holt seconded, to continue the Public Hearing to the 7/18/11 meeting. MOTION PASSED with all in favor except Pociask who had disqualified himself.

Old Business:

1. **Gravel Permit Renewals: Banis property on Pleasant Valley Road File #1164; Hall property on Old Mansfield Hollow Road File #910-2; Green Property, 1090 Stafford Road PZC File #1258**

Banis property on Pleasant Valley Road File #1164

Holt moved, Plante seconded, to approve with conditions the special permit renewal application (file 1164) of Steven D. Banis for the removal of approximately 7,500 cubic yards of excess material from Area #3 to be used for agricultural purposes on property located at Pleasant Valley Farm, Pleasant Valley Road, in an RAR-90 zone, as submitted to the Commission and shown on plans dated 6/1/05 revised through 5/5/11, accompanied by a 4/8/11 and a 6/14/11 letter, and as presented at Public Hearings on 6/6/11 and 6/20/11. This approval is granted because the application as hereby approved is considered to be in compliance with Article X, Section H, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted subject to the following conditions:

1. The applicant shall implement the suggestions and recommendations for soil and erosion control contained in a 7/12/00 letter from David Askew, District Manager of the Tolland County Soil and Water Conservation District, Inc. This work includes the stabilization of areas adjacent to watercourses, the stabilization of the largest intermittent stream channel, the phasing of land-disturbing activity to minimize periods of soil exposure and the revegetation of disturbed areas.
2. No blasting or excavation work shall take place within fifty feet of a property line. Particular care shall be taken in meeting this requirement adjacent to the Wadsworth property.
3. All work shall be conducted between 7 a.m. and 7 p.m. Monday through Friday and between 9 a.m. and 7 p.m. Saturday. There shall be no blasting, excavation, loading of trucks or other work related to the Special Permit on Sundays.
4. All blasting work shall be subject to the permitting process administered by the office of the Fire Marshal. The applicant's blasting agent shall notify the Windham Airport prior to blasting activity pursuant to a schedule to be agreed upon by the blasting agent, Mansfield's Fire Marshal and the Windham Airport manager. In addition, the applicant shall place a temporary sign along Pleasant Valley Road at least twelve (12) hours prior to blasting activity. The sign shall note the anticipated period of blasting.
5. Based on the applicant's submissions, all material removed from site is to be trucked out of Mansfield. All trucks hauling material offsite shall use Pleasant Valley Road to Route 32 to Route 6, and all loads shall be covered during transit.
6. The site shall be maintained as follows:
 - A. There shall be no rock-processing equipment onsite;
 - B. There shall be no rock or stump burial onsite;
 - C. Onsite stockpiling shall be kept to a minimum to help prevent safety problems;
 - D. No topsoil shall be removed from the site;
 - E. The applicant shall submit bi-weekly erosion and sedimentation monitoring reports to the Zoning Agent until disturbed areas are revegetated;
7. Subject to compliance with all conditions, this permit shall be in effect until July 1, 2012;
8. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION PASSED with all in favor except Rawn who abstained.

Hall property on Old Mansfield Hollow Road File #910-2

Holt MOVED, Rawn seconded, to approve with conditions the special permit renewal application of Edward C. Hall (file 910-2) for excavating and grading on property owned by the applicant, located off Bassetts Bridge Road, as submitted to the Commission and shown on a plan dated 5/28/11, and as presented at Public Hearings on 6/6/11 and 6/20/11. This renewal is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations. Approval is granted with the following conditions, which must be strictly adhered to, due to potential adverse neighborhood impacts. Any violation of these conditions or the Zoning Regulations may provide basis for revocation or non-renewal of this special permit.

1. No activity shall take place until this renewal of special permit is filed on the Mansfield Land Records by the applicant. This approval for special permit renewal shall apply only to the authorized Phase I area of the site as modified by this approval which allows a northerly expansion of Phase 1.
2. This special permit renewal shall be effective until July 1, 2012;
3. Excavation activity shall take place only in accordance with plans dated 5/22/92, as revised to 5/28/11;
4. This permit renewal acknowledges that up to 500 cubic yards of clean topsoil may be brought onto the Phase 1 premises. Prior to depositing any topsoil/fill, the applicant shall contact the Assistant Town Engineer and identify the source of the topsoil material. The Assistant Town Engineer shall make a determination about the suitability of the material source and may require that it be tested for contamination. Only clean topsoil shall be brought in, and it shall be spread or stockpiled solely within the Phase 1 area.
5. All work shall be performed by Edward C. Hall or his employees. No other subcontractors or excavators shall excavate in or haul from this site. All work shall be performed using the equipment stated on said plans and in the applicant's Statement of Use;
6. No more than 8,000 cubic yards of sand and gravel or the amount of material remaining in Phase I, whichever is less, shall be removed per year;
7. In association with any request for permit renewal, the following information shall be submitted to the Commission at least one month prior to the permit expiration date:
 - A. Updated mapping, prepared by a licensed professional engineer, depicting current contour elevations and the status of site conditions, including areas that have been revegetated;
 - B. A status report statement that includes information regarding:
 - the amount of material removed in the current permit year and the estimated remaining material to be removed in the approved phase;
 - the planned timetable for future removal and restoration activity;
 - conformance or lack thereof with the specific approval conditions contained in this renewal motion.
8. This permit renewal denies the applicant's request to remove permit restrictions in the area depicted as "C" on the approved plan. These restrictions shall not be removed until completed areas of Phase 1 are graded and stabilized per the 5/22/92 Land Reclamation Plan. The existing area to the south and southeast of the approved excavation phase shall be retained in its existing wooded state. This area provides a buffer between the subject excavation activity and neighboring residential uses and is deemed necessary to address neighborhood impact requirements. The buffer shall extend southerly from the approved Phase I area to the Stadler-McCarthy property and shall extend southeasterly along the Gray and Dyjak properties to Mansfield Hollow Road Extension. The southeasterly extension shall have a minimum width of 50 feet (see Article X, Section H.5.e);
9. Topsoil:
 - A. A minimum of 4" of topsoil shall be spread, seeded and stabilized over areas where excavation has been completed;

- B. No loam shall be removed from the property. All stockpiled loam presently on the site shall be used for restoration of the area where gravel is removed.
10. In order to ensure that dust does not leave the site, erosion and sedimentation controls and site restoration provisions as detailed in the plans shall be strictly adhered to and the following measures shall be implemented:
- A. No more than 1.5 acres shall be exposed at any one time;
 - B. Both roads shall be kept dust-free and maintained to trap fine material and to keep the gravel surface of the road clean. A tracking pad at least 50' in length shall be installed and maintained at the haul road exit on Bassetts Bridge Road;
 - C. If the above measures do not control dust on the site as evidenced by complaints from nearby residents and verification by the Zoning Agent, dust monitors shall be installed immediately, with the advice of the applicant's engineer, and with their operation approved by the PZC;
 - D. The haul road shall be watered as necessary to prevent dust;
 - E. All loads shall be covered at the loading location;
 - F. There shall be no stockpiles of any material other than topsoil located outside the excavation area. Any stockpiles will be only as part of the daily operation of the excavation and shall not exceed 10 cubic yards in size. All stockpiled material shall be graded off and stored within the lower portions of the site in order to minimize any windblown transport.
11. In order to ensure that there is no damage to the major aquifer underlying the subject property and nearby wells, the following shall be complied with:
- A. Excavation shall not take place within 4 feet of the water table;
 - B. Materials stored onsite shall be limited to those directly connected with the subject excavation operation or an agricultural or accessory use authorized by the Zoning Regulations. Any burial of stumps obtained from the permit premises shall be in conformance with the DEP's regulations;
 - C. With the exception of manure, which shall be spread in accordance with the letter received at the 4/6/94 PZC meeting from Joyce Meader of the Cooperative Extension Service, no pesticides or fertilizers shall be applied unless a specific application plan is approved by the PZC. All operations to restore the subject site shall employ Best Management Practices as recommended by the Natural Resources Conservation Service and State Department of Environmental Protection for the application of manure, fertilizers or pesticides and the management of animal wastes;
 - D. No refueling, maintenance or storage of equipment shall be done onsite, in order to minimize the potential for damage from accidental spills;
12. In addition to Old Mansfield Hollow Rd, this permit renewal authorizes the use of a new haul road to Bassetts Bridge Road shown as "D" on the approved plan;
13. All zoning performance standards shall be strictly adhered to;
14. Approval of this permit does not imply approval of any future phase;
15. The existing cash bond plus accumulated interest shall remain in place until the activity has ceased and the area has been stabilized and restored to the satisfaction of the PZC;
16. Hauling operations and use of site excavation equipment shall be limited to the hours of 8:00 a.m. to 5:30 p.m. Mon.-Fri., and 8:00 a.m. to 1:00 p.m. on Saturday, with no hours of operation on Sunday;
17. The Planning and Zoning Commission waives the requirement of a map submission as per Condition #7A, but reserves the right to require it again if the conditions warrant;
18. This special permit shall become valid only after it is obtained by the applicant from the Mansfield Planning Office and filed by him upon the Mansfield Land Records.
- MOTION PASSED with all in favor except Plante who was opposed.

Green property, 1090 Stafford Road PZC File #1258

Holt MOVED, Pociask seconded, to approve with conditions the application of K. Green (File # 1258) for a special permit renewal for gravel removal activity at 1090 Stafford Road. The approved area for new excavation is shown on maps dated 7/2/09 and authorized work is described in a 6/15/09 letter from the applicant, other application submissions, and testimony at Public Hearings on 6/6/11 and 6/20/11. This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. All disturbed areas shall be covered with a minimum of 4 inches of topsoil and revegetated as per regulatory requirements and application submissions. No topsoil shall be removed from site without prior authorization.
2. The haul route indicated on the 7/2/09 plans and approved by the Assistant Town Engineer shall be utilized. An anti-tracking pad shall be installed at the Route 32 intersection of the haul route.
3. Erosion and sedimentation controls shall be installed where necessary as determined by the Assistant Town Engineer/Inland Wetland Agent. Particular attention shall be given to the area where a haul road culvert will be placed.
4. Due to the agricultural nature of the subject application, the distance of the site activity from wetland/watercourse areas and the adequacy of submitted plans, no site development bonding shall be required at this time. The PZC reserves the right to require bonding if site development problems arise.
5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records. If the subject excavation and site restoration work are not completed by 7/1/2012, renewal of this Special Permit shall be required.

MOTION PASSED UNANIMOUSLY.

2. **Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5**
Tabled-pending 7/18/11 Public Hearing.
3. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**
Tabled-awaiting information from the applicant.
4. **Request to stop collecting bond escrow funds for Freedom Green Phase 4C, PZC File # 636-4**
Tabled-awaiting information from the applicant.

New Business:

1. **New Special Permit Application for proposed office building, North Frontage Road, K. Tubridy owner, United Services applicant, PZC File #1302**
Rawn MOVED, Holt seconded, to receive the Special Permit application (file # 1302) submitted by United Services for a proposed office building on property located on the north side of North Frontage Road owned by K. Tubridy as shown on plans dated 6-27-11 as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 8-1-11. MOTION PASSED UNANIMOUSLY.
2. **Zoning Permit Application for Storrs Center -Post Office Road, PZC File #1246-9**
Linda M. Painter, Director of Planning and Development, summarized her 6/30/11 memo and noted that there will be a Downtown Partnership Public Hearing on July 12, 2011 at 7:00 p.m. in the Council Chambers of the Audrey P. Beck Building. Painter requested that any comments be submitted to her prior to the PZC's July 18th meeting in preparation for her recommendation.

3. **2011 Summer Vacation Schedule- Consideration of Cancelling August 15th meeting**
Holt MOVED, Ward seconded, to cancel the August 15, 2011 meeting due to vacation schedules.
MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

None noted.

Communications:

None noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 9:12 p.m.

Respectfully submitted,

Katherine Holt, Secretary

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent 
 Date: July 13, 2011

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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	14	12	12	104	143
Certificates of Compliance issued	12	10	14	104	112
Site inspections	33	43	56	406	519
Complaints received from the Public	3	3	6	44	42
Complaints requiring inspection	3	3	5	37	33
Potential/Actual violations found	0	2	3	27	49
Enforcement letters	5	6	15	104	134
Notices to issue ZBA forms	0	1	0	3	9
Notices of Zoning Violations issued	5	2	2	20	36
Zoning Citations issued	0	0	0	39	47

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

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development
Date: July 13, 2011
Subject: Plimpton Subdivision
4 Lots (3 new) on Gurleyville and Wormwood Hill Roads
PZC File #1298

This memo updates and supplements my 6/30/11 memo and the 6/2/11 report from Gregory Padick, Director of Planning, and is based on the submission of the following revised plan sheets (Revision date of 7/12/11).

- **Sheet C5: Subdivision Plan.** Changes made include extension of drainage easement as recommended by Assistant Town Engineer and new notes clarifying the purpose of the easement to discharge storm water from Lot 4, across the Potz property at 611 Wormwood Hill Road to the pond on Lot 1 (627 Wormwood Hill Road)
- **Sheet C6: Lot Development Index Plan.** Changes made include shifting Driveway 'A' to the east away from the Gottman Property at 580 Gurleyville Road and moving the pull-off closer to the street to eliminate the conflict with the rock on the border of the Gottman property, and the addition of a new stone wall between lots 2 and 3 constructed of stones relocated from the walls being dismantled as part of the project. The relocation of the pullout has the added benefit of being further away from the vernal pool.
- **Sheet C7: Lot Development Plan (Lots 2 and 3).** Changes include details of changes to Driveway 'A' and stonewall relocations referenced above. No changes were made to Development or Building Area Envelopes as recommended in the 6/30/2011 memo.
- **Sheet C8: Lot Development Plan (Lot 1).** Changes include details of changes to drainage easement and revised drainage easement notes. Pursuant to comments from the Assistant Town Engineer, the final plans need to include detailed dimensions of the easement.
- **Sheet C9: Lot Development Plan (Lot 4).** Changes include relocation of 140 feet of stone wall to continue the existing stone wall running northwest to southeast.
- **Sheet C10: Driveway 'A' Profile.** The changes to the design of Driveway 'A' noted above have resulted in changes to grading and the profile elevation, with the steepest part of the driveway being reduced from a 3% slope to a 2.74% slope.
- **Sheet C14: Erosion and Sedimentation Control Plan.** This plan has been revised to reflect the changes noted above.

In addition to the changes made to plan sheets, the applicant also submitted a draft of the conservation easement for the property. Once the language is finalized, it should be included as a note on the plans in addition to being recorded in the land records. This can be addressed in an approval motion.

Other Issues

The Assistant Town Engineer received an email from PZC Secretary Kay Holt on July 8, 2011 inquiring about potential storm water runoff issues from Lot 4 onto Wormwood Hill Road. These questions were addressed in a July 11, 2011 memo from the Assistant Town Engineer.

Summary

The revised plans address the comments made at the 7/5/2011 public hearing regarding the location of driveway A, clarification of the drainage easement location, the proposed conservation easement and relocation of existing stone walls. Subject to confirming that the plans are acceptable to the Inland Wetland Agency and determining that the proposed frontage and setback waivers are acceptable, other issues identified in this memo can be addressed with approval conditions.

Memorandum:

July 12, 2011

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Plimpton Subdivision - Wormwood Hill Rd & Gurleyville Rd
Driveway Drainage from Lot 4 to Wormwood Hill Rd

plan reference: bearing latest revision date 6.20.2011
drainage report: Paul Biscuti, dated February 2011

After discussion with Board Member Kay Holt and Linda Painter, Planning Director, I have revisited the submissions for this portion of the subdivision. Specifically I am referring to the interaction between flows from the driveway for Lot 4 and the proposed Wormwood Hill Rd drainage leading to the Potz property and the Plimpton Lot 1 pipe outlet.

What is a gutter analysis ?

A gutter analysis looks at the volumes of water flowing along a gutter and is a means of determining whether a portion of that flow will bypass a catch basin. If it does, and there is bypass flow at subsequent basins a deleterious condition could arise as flow accumulates on a road and outside the piped drainage system. It is mandatory on a highway where there is high speed traffic and a complicated drainage system in order to avoid the hazard of heavily ponded traffic areas.

For starters looking at the rate of flow from the driveway can be estimated as follows:

equation: $Q = A \times i \times R$

where A = contributing area in acres

taken as 350'x 30' = 10500 sf = **0.241 acre**

i = rainfall intensity

taken as **6 inches per hour (100 year storm)**

R = runoff coefficient

composite of paved drive and graded slopes

paving R = 0.98

side slopes R = 0.30

composite R = **0.64**

$Q = AiR = 0.241 \times 6 \times 0.64 = 0.925$ cubic feet per second

With 2 catch basins catching the flow coming towards Wormwood Hill Road half of that flow will go to each catch basin, or 0.463 cfs. The standard catch basin grate will accept 1.8 cfs so a gutter analysis should not be warranted.

Won't the runoff overshoot the drainage basins proposed for Wormwood Hill Rd ?

No, the indicated flow from the drive is not large enough for that.

What happens when the drainage basins are not cleaned out after every storm, because otherwise they will be full of debris ?

The plans show a 2' deep sump below the pipe elevation. This is used to provide a containment area for debris and sand

Who cleans them out ? (catch basins)

The piped drainage system is along Wormwood Hill Rd and will thus be cleaned out in the Town's routine schedule for cleaning catch basins. The Town's cleaning program schedules a town-wide round of cleaning basins twice a year.

Is there a way of collecting and slowing down the runoff before it hits Wormwood Hill Road ?

Given the apparent low flow, the two catch basins will serve this purpose.

What will happen to the little pond on Lot 1 when all this huge volume of water enters it from the underground pipe across Potz's property ?

The flow indicated to the pond on Lot 1 is a modest 7.9 cfs for the 25 year storm.

Common sense says Plimpton's Lot 1 pond will overflow, and then where will that water go ?

The pond is at the high end of the large wetland system in the southeasterly conservation space such that overflow from the pond is towards the southwest. Pond overflow does not go towards wormwood Hill Rd.

CONSERVATION AGREEMENT

THIS INDENTURE made this first day of August, 2011, by and between Scott Plimpton, of the Town of Mansfield, County of Tolland, State of Connecticut (hereinafter called "GRANTOR"), and the TOWN OF MANSFIELD, a municipal corporation incorporated under the laws of the State of Connecticut and the Charter of the Town of Mansfield (hereinafter called "GRANTEE"),

WITNESSETH:

WHEREAS the GRANTOR is the owner in fee simple of certain real property in the Town of Mansfield, County of Tolland and State of Connecticut, hereinafter called "The Conservation Easement Area" and described as follows: _

Beginning at an iron rod set at the northwesterly corner of Lot 2 ...
(Metes and Bounds Description To Follow)

Said Conservation Easement Area is delineated on the following map filed or about to be filed on the Land Records of the Town of Mansfield:

Plimpton Land Subdivision
for Property Located at 627 Wormwood Hill Road
Mansfield Center, Connecticut 06250
Subdivision Plans Issued For:
Inland Wetlands and Planning & Zoning Permit Applications
Prepared By Swamp Yankee Survey LLC, Final Revision Dated July 11, 2011

WHEREAS the Conservation Easement Area possesses ecological, scientific, educational, aesthetic, agricultural, historic and/or recreational values of importance to the Grantor, the people of Mansfield and the people of the State of Connecticut; and

WHEREAS a vernal pool environment exists within the delineated inland wetland

depicted on Lot 1 and Lot 2 of the Plimpton Land Subdivision, adjacent to and east of the proposed common driveway providing access to Lots 2 and 3; it is duly noted that the vernal pool is an environmentally sensitive area that serves as a breeding ground for various amphibian species. To preserve and protect the vernal pool and adjacent upland environment a conservation easement is established encompassing an area approximately 100 feet beyond the inland wetland limits as depicted on Sheet C-7 of the aforementioned plans. No native vegetation shall be disturbed and no land development activities shall occur within the conservation easement area. Also, no disturbance of inland wetlands or upland areas within 750 feet of the vernal pool shall be permitted on Lots 2 and 3 of the Plimpton Land Subdivision except as depicted on the subdivision design plans, and/or as approved by the Town of Mansfield Inland Wetlands Commission and Planning & Zoning Commission.

WHEREAS the Grantee, acting through its Planning and Zoning Commission, has determined that it would be in the public interest to retain, maintain and conserve the Conservation Easement Area in its present state to protect its conservation values, and that the maintenance and conservation of said property of the Grantor can be accomplished by the securing of a Conservation Easement over, across, and upon said Conservation Easement Area;

WHEREAS the Planning and Zoning Commission, pursuant to applicable zoning and subdivision regulations and pursuant to actions by the Mansfield Town Council, is authorized to acquire easements in the name of the Grantee, the Town of Mansfield; and

WHEREAS the Grantor is willing, in consideration of one (1) dollar and other good and valuable considerations, receipt of which is hereby acknowledged, including a desire to conserve and protect the fauna, flora and hydrologic/geological features and the natural beauty of the property for posterity, to grant to said Grantee the Easement and Covenants as hereinafter expressed concerning the Conservation Easement Area, thereby providing for its maintenance and conservation;

NOW, THEREFORE, the Grantor, for and in consideration of the facts above recited and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey with quit claim covenants unto the Grantee, its successors and assigns forever, a Conservation Easement in perpetuity over the defined Conservation Easement Area, of the nature and character and to the extent hereinafter set forth. All terms, covenants and conditions contained herein are deemed to run with the land.

I Rights of the Grantee

To accomplish the purpose of this Easement, the following rights are conveyed to the Grantee by this easement:

- A. The right to preserve and protect the Conservation Easement Area;
- B. The right to enter (following reasonable notice to current Grantor or occupant) the Conservation Easement Area at all reasonable times and, if necessary, across other lands of the Grantor, for the purposes of:
 - 1. Inspecting the Conservation Easement Area to determine if the Grantor, his successors or assigns, is complying with the covenants and purposes of this Easement;
 - 2. Enforcing the terms of this Conservation Easement agreement;
 - 3. Taking any and all actions with respect to the Conservation Easement Area as may be necessary or appropriate, with or without order of the court, to remedy or abate violations hereof;
 - 4. Maintaining and/or replacing boundary markers of the Conservation Easement Area
- C. The right, but not the obligation, to monitor the condition of any rare or endangered plant and animal populations and plant communities in the Conservation Easement Area, and to manage them, if necessary, for their continued survival and quality in the Conservation Easement Area;
- D. The right to enforce the covenants contained herein pursuant to Section 8-12 CGS and/or other provisions of the Connecticut General Statutes. Nothing herein shall be construed to entitle the Grantee to institute any enforcement proceedings against the Grantor for any changes to the Conservation Easement Area due to causes beyond the Grantor's control, such as changes caused by fire, floods or storms. The Grantor hereby waives any defense of laches with respect to any delay by the Grantee, its successors or assigns, in acting to enforce any restriction or exercise any rights under this easement.

II Covenants

The Grantor makes the following covenants:

Without prior express written consent from the Grantee, the Grantor agrees to prohibit and refrain from the following activities under, over or upon the Conservation Easement Area:

- A. There shall be no construction or placing of buildings, sewage disposal systems, wells, drainage systems, underground tanks, underground utilities, roads, driveways, mobile homes, fences, signs, bill-boards or other advertising, or structures of any kind;
- B. There shall be no dumping, storing or placing of soil or other substances or materials and there shall be no storage or disposal of vehicles, vehicle parts or wastes of any kind;
- C. There shall be no topographic changes, no ditching, draining, diking,

- dredging, tilling, excavating, regrading, mining or drilling, and no removal or filling of topsoil, loam, peat, sand, gravel, rock, minerals or other substances;
- D. There shall be no removal or destruction of trees, shrubs, or other vegetation, no use of fertilizers, poisons, pesticides, herbicides or biocides, no hunting or trapping, no grazing of domestic animals, no introduction of non-native plants and animals and no disturbance or change in the natural habitat in any manner. There shall be no removal of dead trees and no pruning and thinning of live trees and brush unless necessary to maintain trails and accessways;
 - E. There shall be no alteration of water courses, waterbodies or wetland areas, nor shall there be activities or uses conducted on the Conservation Easement Area which are or have the potential for being detrimental to drainage, flood control, surface or ground water quality, erosion control, soil conservation, wildlife or the land and water areas in their natural condition;
 - F. There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles;
 - G. There shall be no removal or disturbance of the iron pins, boundary markers or any other field identifications of the Conservation Easement boundaries.

Any request for written approval for uses and activities noted above shall be submitted to the Mansfield Planning and Zoning Commission and be accompanied with a detailed statement of purpose and specific plans for the proposed use or activity. Grantee shall have the right to approve such changes in use provided the changes do not interfere with or have an adverse impact on the natural scenic, ecological and open space values being protected within the Conservation Easement Area.

III Reserved Rights

- A. The Grantor herein reserves the right to make use of the Conservation Easement Area for any and all purposes which are in keeping with the stated intent of this Conservation Easement and which shall in no way endanger the maintenance and conservation of the Conservation Easement Area in its natural state.
- B. The Grantor herein reserves the right to sell, give or otherwise convey the Conservation Easement Area or any portion or portions of the Conservation Easement Area, provided such conveyance is subject to the terms of this Easement and all applicable requirements of the Town of Mansfield and State of Connecticut.

IV Public Access

Nothing contained in this Conservation Easement Agreement shall give or grant to the public a right to enter upon or use the Conservation Easement Area or any portion thereof where no such right existed for the public immediately prior to the execution of this Easement.

V Subsequent Transfers

- A. The Grantor further covenants and agrees to incorporate the terms of this easement in any deed or legal instrument by which any interest in all or a portion of the Conservation Easement Area is divested, including without limitation, a leasehold interest. Failure of said Grantor to provide such notice shall not impair the validity of this easement or limit its enforceability in any way.

- B. The Grantor further covenants and agrees to give written notice by certified mail to the Mansfield Town Clerk of the transfer of any interest in the Conservation Easement Area at least five (5) days prior to the date of such transfer. Failure of said Grantor to provide such notice shall not impair the validity of this easement or limit its enforceability in any way. A copy of this notice shall also be sent to the Chairman of the Mansfield Planning and Zoning Commission c/o the Mansfield Planning Office. .

VI Other Provisions

- A. The Grantor agrees to pay any real estate taxes or other assessments levied by competent authorities on the Conservation Easement Area.

- B. If any provision of this conservation easement agreement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of the easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

- C. The covenants agreed to and the terms, conditions, restrictions and purposes imposed with this grant shall not only be permanent and binding upon the Grantor, but also upon his lessees, agents, personal representatives, successors and assigns, and all other successors to him in interest, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

TO HAVE AND TO HOLD the said conservation agreement unto the said Grantee, it successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed and sealed this document the day, month and year first above written.

Witness:

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NOTE:

A vernal pool environment exists within the delineated inland wetland depicted on Lot 1 and Lot 2 of the Plimpton Land Subdivision adjacent to and east of the new common driveway access to the building lots. The vernal pool is an environmentally sensitive area that serves as breeding habitat for certain amphibians. To preserve and protect the vernal pool and adjacent upland environment a conservation easement is established encompassing an area approximately 100 feet beyond the limits of wetlands as shown on sheet C-7 of the Plimpton Land Subdivision design plan. No native vegetation shall be disturbed and no land development activities shall occur within the conservation easement area. Also, no disturbance of inland wetlands or other upland areas within 750 feet of the vernal pool shall be permitted on Lots 2 and 3 of the Plimpton Land Subdivision except as shown on the subdivision design plan, and/or as may be approved by the Town of Mansfield Zoning Enforcement Officer.

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: July 13, 2011
Subject: Continuation of Public Hearing to August 1, 2011
U.S. Properties Inc./Farmer's Cow Calfe
Special Permit Request for Staples Center/82-86 Storrs Road
PZC File Number 483-5

The public hearing scheduled to start on July 18, 2011 for the above referenced special permit needs to be continued to August 1, 2011 to allow for the following:

- o **Adequate notice to the Town of Windham.** Staff realized on July 13th that the subject property is within 300 feet of the Windham Town line, requiring that the application be referred to the Windham Town Clerk within 7 days of receipt of the application, which occurred on July 5th. Because of the delay in sending the notice, we are recommending that the hearing be continued to allow Windham adequate time to review the proposal.
- o **Sanitary Test Pits/Results.** The test pits for the new sanitary system will not be complete until July 28th, as such the Eastern Highlands Health District will not have comments available on the project until the August 1st public hearing.

Due to the need to continue the hearing, the formal presentation of the proposal by the applicant and the staff review of the application will be presented on August 1, 2011.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone:

(860) 823-3211

July 8, 2011

Mr. Brian Sakidovitch, EIT
Project Manager
BL Companies
355 Research Parkway
Meridan, CT 06450

Dear Mr. Sakidovitch:

Subject: United Services
North Frontage Rd. (SR 632)
Town of Mansfield

We have reviewed your plan for the above-noted subject dated June 9, 2011, entitled "PROPOSED OFFICE BUILDING – NORTH FRONTAGE ROAD, MANSFIELD, TOLLAND COUNTY, CONNECTICUT" and have the following preliminary comments:

1. The driveway opening at the non-access line can be approved but must not exceed the 50' granted break. It appears that the driveway may exceed the 50' based on the proposed widths if curbing is used for the island and driveway. The proposed island width should be reduced.
2. The break in the non-access line for the proposed sidewalk must be requested through the Office of Rights of Way in Newington.

Please revise 2 sets of 40 scale or larger plans reflecting the above-noted comments and include all pertinent details. If you have any questions regarding this matter, please contact me.

Very truly yours,

John S. DeCastro, P.E.
Special Services Section Manager
Bureau of Highway Operations

cc: Mansfield Planning and Zoning



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, July 13, 2011
Re: Farmer's Cow – 82/86 Storrs Rd

After reviewing the site plan and file for a special permit application for a Restaurant located 82/86 Storrs Road, submitted by David Mills, I have the following comments:

- The site plans appear to be in compliance with the Town of Mansfield Fire Lane Ordinance.
- It should be noted that plans and specifications, documenting compliance with the Connecticut Building Code and Connecticut Fire Safety Code for the change of use are required.

Sanitary for PETCO and The Farmers Cow

June 28, 2011

US Properties representing College Mart, the owners of the shopping center @82-86 Storrs Rd. Mansfield CT, Towne Engineering, & the representatives of The Farmers Cow have had meetings with the Eastern Highlands Health District, (EHHD) to design a new sanitary system for PETCO & The Farmers Cow.

The existing sanitary system at the shopping center consists of 2 separate systems. One is a 1000 gal tank & field for the stores occupied by Staples, the former Salvation Army, the former Sears & the small former Karate store. This system can not support PETCO & The Farmers Cow. The existing system will remain & be exclusively for Staples. The new system under design will be exclusively for PETCO & The Farmers Cow.

The second system to remain is a 1000 gal tank & field for The Hoot located at the opposite end of the shopping center.

The status of the design for the new system will be in compliance with the EHHD for the specific criteria generated by PETCO & The Farmers Cow. Test holes are now being scheduled to be dug. The final design will be submitted to EHHD once the results of the test holes are complete.

RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit application (file # 1217-2)

submitted by James and Jean Bell

for a proposed wedding venue accessory to the existing garden center

on property located at 552 Bassetts Bridge Road

owned by applicant

as shown on plans dated 11-19-10 as revised to 5-14-11

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 9-6-11.

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

Mansfield Planning and Zoning Commission

File # 1217-2
Date 7-11-11

1. Name of development (where applicable) THE GARDENS AT BASSETTS BRIDGE FARM
2. Proposed use of the property is AGRICULTURAL and RECREATIONAL GARDEN CENTER with WEDDING VENU.
in accordance with Sec.(s) F of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property 552 BASSETTS BRIDGE ROAD
Assessor's Map 30 Block 120 Lot(s) 12 Vol. 218 Page 449

4. Zone of subject property RAR-90 Acreage of subject property 40 ±

5. Acreage of adjacent land in same ownership (if any) N/A

6. APPLICANT JAMES WESLEY BELL and JEAN E. BELL
(please PRINT) Jean E. Bell Signature

Street Address 552 BASSETTS BRIDGE ROAD Telephone 860-455-0545
Town MANSFIELD Zip Code 06250

Interest in property: Owner Optionee _____ Lessee _____ Other _____

(If "Other", please explain) _____

7. OWNER OF RECORD: JAMES WESLEY BELL and JEAN E. BELL
(please PRINT) Jean E. Bell Signature

(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address 552 BASSETTS BRIDGE ROAD Telephone 860-455-0545
Town MANSFIELD Zip Code 06250

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:

Name N/A Telephone _____ Zip Code _____
Address _____
Involvement (legal, engineering, surveying, etc.) _____

Name _____ Telephone _____ Zip Code _____
Address _____
Involvement (legal, engineering, surveying, etc.) _____

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

- Application fee in the amount of \$ _____
- Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests
- Sanitation report as per Article V, Section B.3.e
- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I.
- As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section I. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.
- _____ Other information (see Article V, Section B.3.g). Please list items submitted (if any):

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

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

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # _____
 Date _____

Name of Development The Gardens at Bassett's Bridge Farm

Applicant James Wesley Bell and Jean E. Bell

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

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

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

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

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

Jean E. Bell

(PRINT) Name of individual completing this form

Signature

Jean E. Bell

Date

7/9/11

(con't.)

Statement of Use

Owners and Applicants
James Wesley Bell and Jean E. Bell

The Gardens at Bassetts Bridge Farm
552 Bassetts Bridge Road
Mansfield Center, CT 06250
Phone/fax (860) 455-0545

On August 2, 2004, the Mansfield Planning and Zoning Commission granted James Wesley Bell and Jean E. Bell a special permit for an agricultural and recreational garden center to be located on their property at 552 Bassetts Bridge Road. This special permit was granted pursuant to Article V, Section B and other provisions of the Mansfield Zoning Regulations.

It is currently the intent of the owners/applicants, James Wesley Bell and Jean E. Bell to pursue an additional special permit for the purpose of providing wedding ceremonies and wedding receptions at their farm known as the "Gardens at Bassetts Bridge Farm".

The proposed use of the farm as a wedding venue will be as follows:

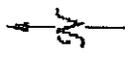
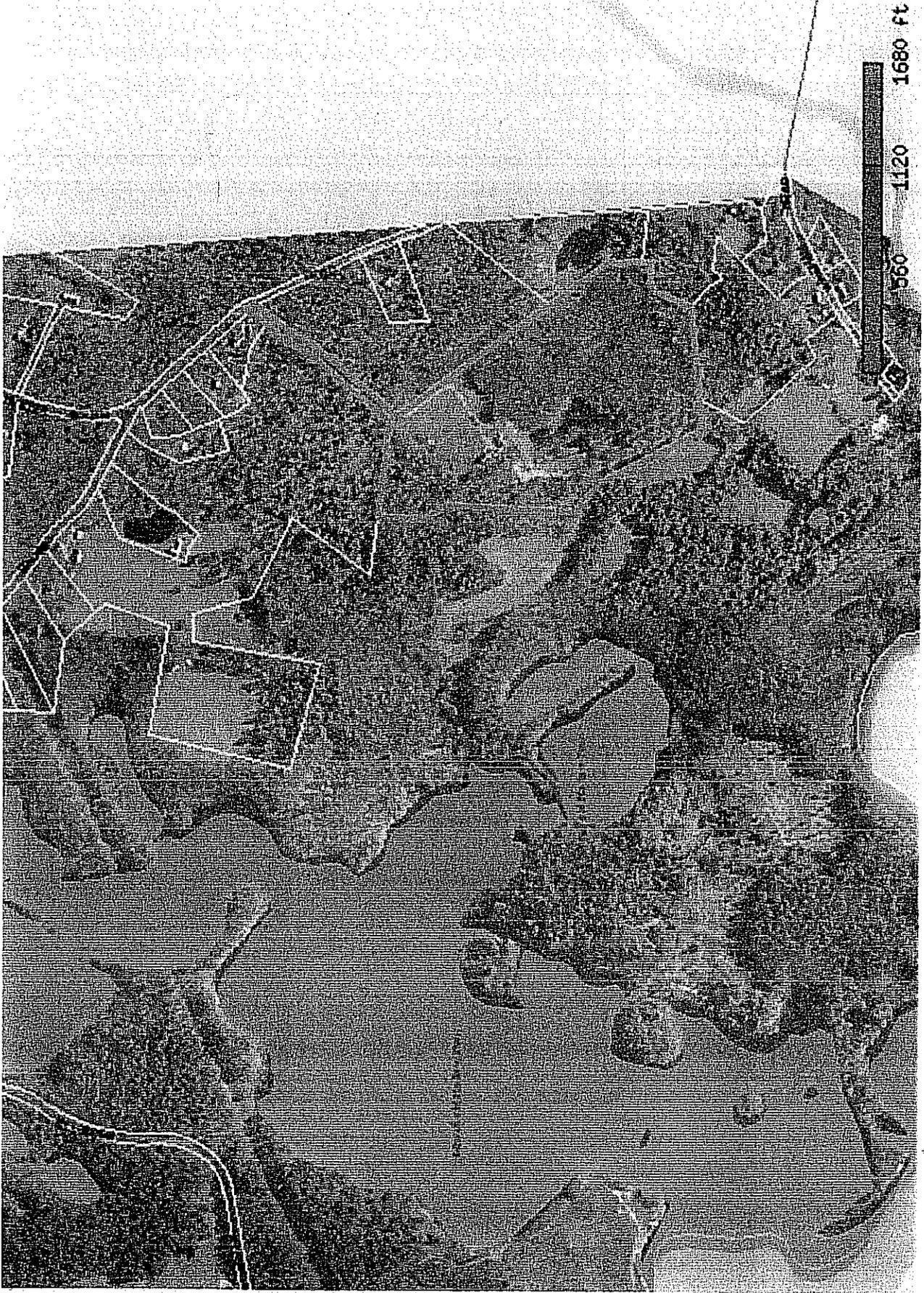
- Wedding ceremonies and wedding receptions will take place during the regular farm season, May through October on Friday, Saturday, or Sunday.
- Wedding guests will be maximized at 100.
- Time for the wedding ceremony and reception will be limited to five (5) hours with all activities ending by 10:00PM.
- Wedding receptions will be housed in the farm's existing barn. A 20ft x 40ft tent will be set-up for seasonal use behind the barn to accommodate each event. At least annually, the tent and barn will be inspected and approved by the local fire marshal and building inspector.
- A 14ft x 24ft addition will be added to the side of the existing barn to accommodate two handicap accessible restrooms and set-up space for a caterer.
- All food and beverage will be prepared and provided by a licensed caterer. Test results from the water supply well serving the farm are attached to this application. The water supply well will be tested annually and the test results submitted to Eastern Highlands Health District.
- All alcohol will be BYOB for the wedding party and their guests.
- Event parking will be located in the large grassy field as noted on the site plan. Since most wedding guests come as family units, rather than as individuals, it is expected that the number of vehicles will range from as few as 25 to as many as 60. Handicap parking spaces will be located in close proximity to the barn.
- Security will be provided for each event. Security personnel will assure an orderly and safe flow of traffic coming in and going out of the property. Security personnel will also assure orderly and safe conduct by all guests.
- Music for weddings and receptions will be in compliance with Connecticut regulations for the Control of Noise as established by the Connecticut Department of Environmental Protection. An attached report from Fuss & O'Neill indicates that the anticipated noise levels at each of the abutting property lines to the farm are below the limits set by the Connecticut Department of Environmental Protection. To assure maximum sound control, no speakers will be set up outside the barn.

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Town of Mansfield, CT



- Dimens
- Road/Hi
- Stream
- Water
- Parcels
- Towns



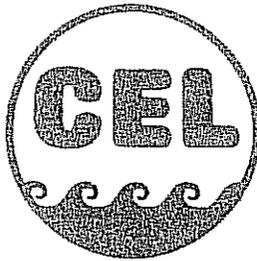
10/26/20
1 in = 793.

560 1120 1680 ft

Print this page in a more readable format: [Click Print](#) next to the upper-right corner of the map.



Columbia Environmental Laboratory
Drinking Water Analysis



James Bell
552 Bassetts Bridge Road
Mansfield, CT 06250

STATE OF CONNECTICUT
DEPARTMENT OF HEALTH
CERTIFICATION NUMBER
PH-0514

April 7, 2011

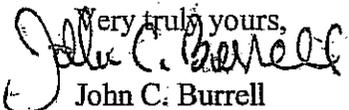
RE: Lab No. 110415

SAMPLING LOCATION: Same

SAMPLING / DELIVERY TIMES: 0700/0800 Client Sampled 4/5/11

		STANDARD WATER ANALYSIS	STATE OF CONNECTICUT	
		TEST RESULTS	RECOMMENDED / MAXIMUM LEVELS	
pH	UNITS	7.3	6.4 - 10.0	RECOMMENDED RANGE
COLOR	UNITS	<5	15	RECOMMENDED MAXIMUM
ODOR	0-5	0 (none)	2	RECOMMENDED MAXIMUM
TURBIDITY	NTU	0.27	5	RECOMMENDED MAXIMUM
ALKALINITY	mg/L	--	NO RECOMMENDED LEVEL	
CHLORIDE	mg/L	2.9	250	MAXIMUM ALLOWABLE
HARDNESS	mg/L	40	0-60 soft, 61-120 mod. hard 121-180 hard, >181 v. hard	
NITRITE AS N	mg/L	<0.005	1.0	MAXIMUM ALLOWABLE
NITRATE AS N	mg/L	1.4	10.0	MAXIMUM ALLOWABLE
IRON	mg/L	<0.05	0.3	RECOMMENDED MAXIMUM
MANGANESE	mg/L	<0.010	.050	RECOMMENDED MAXIMUM
SODIUM	mg/L	4.9	28	RECOMMENDED MAXIMUM
COLIFORM BACTERIA		0/100 ml	0/100 ml	MAXIMUM ALLOWABLE

For the parameters analyzed, this is a satisfactory potable drinking water supply.
If you have any questions, please feel free to call.

Very truly yours,

John C. Burrell

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FUSS & O'NEILL

Mr. Wesley Bell
November 18, 2009
Page 2

calculations take into consideration outdoor noise attenuation including distance, air absorption, temperature, humidity, ground surface, foliage, and barriers. Calculations for noise barriers located in-between the anticipated speaker location and the affected Class A noise zones were also conducted. An estimate of the noise level at the western property line was not calculated since this is undeveloped property.

Our second step was to use a conservative 100-dB noise level from DJ speakers for the basis of this analysis. As a comparison, a 100-dBA 100-dB noise level requires people to shout for normal communication. In addition, the Occupational Safety & Health Administration (OSHA) requires employees to wear hearing protection when exposed to 100-dBA for two or more hours.

NOISE LEVEL CALCULATIONS

Attachments A-D contains the specific spreadsheets illustrating the calculations for each of the abutting Class A noise zone. These calculations demonstrate that all anticipated noise levels at each of the abutting property lines are below the CTDEP night noise zone standards (22a-69-3-5.(b)). *Attachment E* contains an aerial view of the site and illustrates the distance from the anticipated speaker location to the closest abutting Class A noise zone.

As previously illustrated, these calculations are conservative in nature based on the maximum noise level anticipated from the speaker system. To be more realistic, a lower sound level should be anticipated and is more likely, which will further reduce the noise at the abutting property lines.

If there are changes in the anticipated arrangements of the speaker locations, or if additional information and analysis is necessary, please feel free to contact me at (860) 646-2469.

Sincerely,

Robert Levandoski, CSP, CIH
Vice President

Attachments



FUSS & O'NEILL
Disciplines to Deliver

November 18, 2009

Mr. Wesley Bell
Gardens at Bassetts Bridge Farm
552 Bassetts Bridge Road
Mansfield Center, CT 06250

RE: Sound Level Determination

Dear Mr. Bell:

This letter report is to document the results of our calculations to estimate the sound levels at abutting properties. We understand the results of these calculations may be used by you as part of the Planning and Zoning Permit to enhance your current business activities to include catered weddings at the Gardens at Bassetts Bridge Farm. The following information consolidates our findings and provides illustrations for your use as part of the permit process.

REGULATORY APPLICABILITY

As noise propagates outdoors it generally decreases in magnitude with increasing distance from the noise source. There are also several meteorological and physical conditions that affect the rate of attenuation and include variations in air temperature, increased elevation, relative humidity, wind speed and direction, and atmospheric factors such as cloud coverage. The physical effects include topography, natural and artificial barriers, and vegetation.

Because high-frequency sounds have relatively short wave lengths their sound energy will decrease rapidly with increasing distance due to atmospheric absorption. Conversely, low-frequency sounds with much longer wave-lengths will often carry several kilometers from the source and are usually the cause for complaints from citizens and other property owners.

Interpretation of the Connecticut Department of Environmental Protection (CTDEP) Classification of Land According to Use (Sec. 22a-69.2), the Gardens at Bassetts Bridge Farm is designated as a Class B noise zone and abutting residential properties are identified as Class A noise zones. The property located west is classified as a state park and is not clearly designated in any of the criteria but is anticipated to also be a Class A noise zone. The CTDEP regulations limit noise levels from a Class B to a Class A zone to 55-dBA (7:00 am to 10:00 pm) and 45-dBA (10:00 pm to 7:00 am.). Based on our discussions, we understand that on-site celebrations will be limited to daytime hours.

146 Hartford Road
Manchester, CT
06040-5921
t (860) 646-2469
(800) 286-2469
f (860) 533-5143
www.FandO.com

*Connecticut
Massachusetts
New York
Rhode Island
South Carolina*

PROJECT APPROACH

Our first step was to research the specific property limits. We used the Town of Mansfield On-Line GIS data to identify property boundaries, estimate distances from the anticipated noise source location, and pictorially illustrate our calculations. We used calculations developed by Associates in Acoustics, Inc. to predict the sound level at four separate property lines. These



FUSS & O'NEILL

Attachment A

Calculations – Class A Noise Zone 202

ATTACHMENT A

INPUT POWER SPECTRUM, dB

OB CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
100	100	100	100	100	100

SECTION 1A: DIVERGENCE CALCULATIONS

Attenuation due to Divergence:

POINT SOURCE: 202.2 dB

LINE SOURCE: 202.2 dB

INPUT INFORMATION:

REFERENCE DISTANCE (m)	DIST. FROM SOURCE (m)
<u>1</u>	<u>202</u>

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION: COMPONENTS AND TOTAL					
	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	46.1	46.1	46.1	46.1	46.1	46.1
LINE SOURCE	23.1	23.1	23.1	23.1	23.1	23.1

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TABLE 15.1

AIR ATTENUATION COEFFICIENTS, dB/km

OCTAVE-BAND CENTER FREQUENCY, HZ

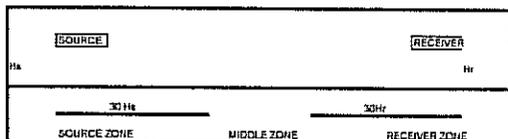
TEMPERATURE	RELATIVE HUMIDITY %	OCTAVE-BAND CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
30C 86F	10	0.98	1.50	3.40	6.70	20.00	69.00
	20	0.73	1.50	3.40	6.00	18.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	33.00
	50	0.35	1.30	3.60	7.00	12.00	25.00
	70	0.26	0.98	3.10	7.40	13.00	23.00
	90	0.20	0.78	2.70	7.30	14.00	24.00
20C 68F	10	0.78	1.60	4.30	14.00	45.00	100.00
	20	0.71	1.40	2.60	6.50	22.00	74.00
	30	0.62	1.45	2.50	5.00	14.00	49.00
	50	0.45	1.30	2.70	4.70	9.90	29.00
	70	0.34	1.10	2.60	5.60	9.00	23.00
	90	0.27	0.87	2.20	5.30	8.10	20.00
10C 50F	10	0.79	2.30	7.50	22.00	42.00	67.00
	20	0.58	1.20	3.30	11.00	26.00	92.00
	30	0.55	1.10	2.30	6.80	24.00	77.00
	50	0.49	1.10	1.90	4.30	13.00	47.00
	70	0.41	1.00	1.90	3.70	9.70	33.00
	90	0.35	1.00	2.00	3.50	8.10	28.00
0C 32F	10	1.33	4.00	9.30	14.00	17.00	19.00
	20	0.61	1.00	6.20	18.00	25.00	47.00
	30	0.47	1.20	3.70	13.00	36.00	69.00
	50	0.41	0.82	2.10	6.80	24.00	71.00
	70	0.39	0.78	1.80	4.60	16.00	56.00
	90	0.38	0.78	4.50	3.70	12.00	43.00

AIR ABSORPTION:

AIR 30C and 70% Hum.	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN. COEFFICIENT:	0.26	0.98	3.1	7.4	13	23
ATTEN. DUE TO AIR:	0.1	0.2	0.6	1.5	2.6	4.6

ATTEN. COEFFICIENT DUE TO FOULAGE:	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
	0.03	0.04	0.05	0.05	0.06	0.12

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$a = [1 - (30/H_s + H_r)] =$ 0.95

Input information = $H_s =$ 1.2 $H_r =$ 1.2

H_s is at position H22

G factor: what percentage of the combined 30 Hz and 20 Hz surfaces that is soft.

Soft = 95 Hard = 5

$G =$ 0.95 for the source zone $G =$ 1 for the receiver zone

$G =$ 1 for the middle zone

LONG RANGE FACTORS

DISTANCE, m	SOURCE OR RECEIVER HEIGHT, m				
	0.5	1.5	3	6	>10
FACTOR a					
50	1.7	2.0	2.7	3.2	1.6
100	1.6	2.2	3.2	3.8	1.6
200	2.3	2.7	3.6	4.1	1.6
500	4.6	4.5	4.6	4.3	1.6
>1000	7.0	6.6	5.7	4.4	1.7
FACTOR b					
50	6.6	6.9	3.9	1.7	1.5
100	8.8	7.5	4.8	1.8	1.5
>200	9.6	8.4	5.3	1.8	1.5
FACTOR c					
50	9.4	4.6	1.6	1.5	1.5
100	12.3	6.8	1.7	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5
FACTOR d					
50	4.0	1.9	1.5	1.5	1.5
>100	6.0	2.1	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE:

SOURCE	Frequency, Hz					
	125	250	500	1000	2000	4000
SOURCE CONST. a*	0.5	0.5	0.5	0.5	0.5	0.5
CONST. b*	0.4	0.4	0.4	0.4	0.4	0.4
c*	0.5	0.5	0.5	0.5	0.5	0.5
d*	2.1	2.1	2.1	2.1	2.1	2.1
e*	0.00	0.00	0.00	0.00	0.00	0.00

DATA POSITIONS	RECEIV. G*(G2)	Frequency, Hz					
		125	250	500	1000	2000	4000
	a*	0.0	0.0	0.0	0.0	0.0	0.0
	b*	0.4	0.4	0.4	0.4	0.4	0.4
	c*	0.5	0.5	0.5	0.5	0.5	0.5
	d*	2.1	2.1	2.1	2.1	2.1	2.1
	e*	0.00	0.00	0.00	0.00	0.00	0.00

MIDDLE G(G25)	Frequency, Hz					
	125	250	500	1000	2000	4000
	0.00	0.00	0.00	0.00	0.00	0.00

POINT SOURCE

	Frequency, Hz					
	125	250	500	1000	2000	4000
DIVERGENCE COMP.	46.1	46.1	46.1	46.1	46.1	46.1
ALL OTHER COMPONENTS	10.1	13.8	10.5	2.6	2.6	4.5
BARRIER ATTENUATION	2.7	4.2	6.1	8.5	11.1	13.9
TOTAL ATTENUATION	58.9	64.1	62.7	57.2	59.6	64.6
SOURCE POWER SPECTRUM	100.0	100.0	100.0	100.0	100.0	100.0
OCTAVE-BAND SPLs	39.2	35.0	28.4	21.0	20.3	24.5
A-FREQUENCY WT. FACTORS	-16.1	-8.6	-3.2	0	1.2	1
A-WT. OB SPLs	14.1	16.4	23.2	21.0	20.6	26.6

A-WT SOUND LEVEL: 35.2 dBA Predicted Sound Level at: 202 meters

ATTACHMENT A-1

BARRIER INSERTION LOSS - HOUSE / DWELLING

This spreadsheet determines the insertion loss for outdoor barriers.

Input data in yellow shaded cells:

Building Height	7.6 meters
Building Width	7.3 meters
Distance from speaker to building:	9.1 meters
Distance from building to receiver:	190.0 meters

Distance between source and receiver:	199.1 meters
Sound path length over barrier:	202.1 meters
Sound path length around barrier:	199.9 meters
Difference in sound path length over barrier:	2.9 meters
Difference in sound path length around barrier:	0.7 meters

	Octave-band frequencies, Hz							
Fresnel Number (N)	63	125	250	500	1000	2000	4000	8000
Over barrier:	0.32533	0.6455	1.291	2.58199	5.16399	10.328	20.6559	41.3119
Around barrier:	0.08231	0.16332	0.32664	0.65329	1.30658	2.61316	5.22632	10.4526

	Octave-band frequencies, Hz							
	63	125	250	500	1000	2000	4000	8000
Diffraction coefficient:	0.68304	0.53743	0.38201	0.2445	0.14279	0.07806	0.04096	0.021

	Octave-band frequencies, Hz							
	63	125	250	500	1000	2000	4000	8000
Insertion Loss, dB	1.7	2.7	4.2	6.1	8.5	11.1	13.9	16.8



Attachment B

Calculations – Class A Noise Zone 148

ATTACHMENT B

INPUT POWER SPECTRUM, dB

OB CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
100	100	100	100	100	100

SECTION 1A: DIVERGENCE CALCULATIONS

Attenuation due to Divergence:

POINT SOURCE: 43.4 dB

LINE SOURCE: 21.7 dB

INPUT INFORMATION:

REFERENCE DISTANCE (m)	DIST. FROM SOURCE (m)
1	148

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION COMPONENTS AND TOTAL					
	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	43.4	43.4	43.4	43.4	43.4	43.4
LINE SOURCE	21.7	21.7	21.7	21.7	21.7	21.7

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TABLE 15.1

AIR ATTENUATION COEFFICIENTS, dB/km

OCTAVE-BAND CENTER FREQUENCY, HZ

TEMPERATURE	RELATIVE HUMIDITY %	OCTAVE-BAND CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
20C 68F	10	0.56	1.00	3.40	8.70	29.00	66.00
	20	0.73	1.00	3.40	6.00	15.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	33.00
	50	0.35	1.30	3.60	7.00	12.00	25.00
	70	0.28	0.96	3.10	7.40	13.00	23.00
80	0.20	0.78	2.70	7.30	14.00	24.00	
30C 86F	10	0.78	1.00	4.30	14.00	45.00	109.00
	20	0.71	1.40	2.60	6.50	23.00	74.00
	30	0.62	1.45	2.50	5.00	14.00	49.00
	50	0.45	1.30	2.70	4.70	9.50	29.00
	70	0.34	1.10	2.00	5.00	8.00	23.00
80	0.27	0.97	2.70	5.30	9.10	20.00	
10C 50F	10	0.79	2.30	7.50	22.00	42.00	67.00
	20	0.58	1.20	3.30	11.00	36.00	92.00
	30	0.35	1.10	2.30	8.00	24.00	77.00
	50	0.40	1.10	1.90	4.50	13.00	47.00
	70	0.41	1.00	1.60	3.70	9.70	33.00
80	0.35	1.00	2.00	3.50	6.10	25.00	
0C 32F	10	1.30	4.00	9.30	14.00	17.00	19.00
	20	0.91	1.90	6.20	16.00	35.00	47.00
	30	0.47	1.20	3.70	13.00	36.00	59.00
	50	0.41	0.82	2.10	6.60	24.00	71.00
	70	0.29	0.78	1.60	4.60	16.00	56.00
80	0.38	0.76	4.50	3.70	12.00	43.00	

AIR ABSORPTION:

A1 30C and 70% Hum

ATTEN. COEFFICIENT:	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
	0.29	0.90	3.1	7.4	13	23
ATTEN. DUE TO AIR:	0.0	0.1	0.5	1.1	1.9	3.4

ATTEN. COEFFICIENT DUE TO FOULAGE:	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
	0.03	0.04	0.06	0.05	0.06	0.12

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$c = |1 - [30(Hs + Hr)]| =$ 0.0000

input information = Hs = 1.5 Hr = 1.5

r is at position H23

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft.

Soft = 90 Hard = 10

G = 0.0000 for the source zone G = 1 for the receiver zone

G = 1 gross for the middle zone

LONG RANGE FACTORS

DISTANCE, m	SOURCE OR RECEIVER HEIGHT, m				
	0.5	1.5	3	6	>10
FACTOR a					
50	1.7	2.0	2.7	3.2	1.6
100	1.9	2.2	3.2	3.8	1.6
200	2.3	2.7	3.6	4.1	1.6
500	4.5	4.5	4.5	4.3	1.6
>1000	7.0	6.4	5.7	4.4	1.7
FACTOR b					
50	0.8	5.9	3.9	1.7	1.5
100	0.8	7.6	4.8	1.8	1.5
>200	0.8	8.4	5.3	1.8	1.5
FACTOR c					
50	9.4	4.6	1.6	1.5	1.5
100	12.3	5.8	1.7	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5
FACTOR d					
50	4.0	1.9	1.5	1.5	1.5
>100	5.0	2.1	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE:

SOURCE CONST. a = 8.6 SOURCE> 8.6

b = 8.4

c = 0.5

d = 2.1

e = 0.0000

DATA POSITIVE RECEIV. CONST. a = 8.6 RECEIVER> 8.6

b = 8.4

c = 0.5

d = 2.1

e = 0.0000

MIDDLE G+(G25) ADOLE> 0.0000

POINT SOURCE

	Frequency, Hz					
	125	250	500	1000	2000	4000

DIVERGENCE COMP.	43.4	43.4	43.4	43.4	43.4	43.4
ALL OTHER COMPONENTS	10.1	13.8	10.3	2.2	1.9	3.4
BARRIER ATTENUATION	6.2	6.6	11.3	14.2	17.1	20.1
TOTAL ATTENUATION	59.7	65.8	65.1	59.8	62.4	66.8
SOURCE POWER SPECTRUM	100.0	100.0	100.0	100.0	100.0	100.0
OCTAVE-BAND SPLs	29.4	23.3	24.0	29.3	26.7	22.3
A-FREQUENCY WT FACTORS	-16.1	-8.6	-3.2	0	1.2	1
A-WT OB SPLs	13.3	14.7	20.8	29.3	27.9	23.3

A-WT SOUND LEVEL 32.7 dBA Predicted Sound Level at 148 meters

ATTACHMENT B-1

BARRIER INSERTION LOSS - BARN / GARAGE

This spreadsheet determines the insertion loss for outdoor barriers.

Input data in yellow shaded cells:

Building Height	7.6 meters
Building Width	12.2 meters
Distance from speaker to building:	3.1 meters
Distance from building to receiver:	148.0 meters

Distance between source and receiver:	151.1 meters
Sound path length over barrier:	156.4 meters
Sound path length around barrier:	155.0 meters
Difference in sound path length over barrier:	5.3 meters
Difference in sound path length around barrier:	3.9 meters

		Octave-band frequencies, Hz							
Fresnel Number (N)		63	125	250	500	1000	2000	4000	8000
Over barrier:		0.59453	1.17963	2.35925	4.71851	9.43702	18.874	37.7481	75.4962
Around barrier:		0.43208	0.85731	1.71461	3.42923	6.85846	13.7169	27.4338	54.8677

		Octave-band frequencies, Hz							
Diffraction coefficient:		63	125	250	500	1000	2000	4000	8000
		0.38498	0.2404	0.13688	0.07356	0.03821	0.01948	0.00984	0.00494

		Octave-band frequencies, Hz							
Insertion Loss, dB		63	125	250	500	1000	2000	4000	8000
		4.1	6.2	8.6	11.3	14.2	17.1	20.1	23.1



Attachment C

Calculations – Class A Noise Zone 263

ATTACHMENT C

INPUT POWER SPECTRUM, dB

OCT CENTER FREQUENCY, HZ					
125	250	500	1000	2000	4000
100	100	100	100	100	100

SECTION 1A: DIVERGENCE CALCULATIONS

Abatement due to Divergence:
 POINT SOURCE: 48.4 dB
 LINE SOURCE: 24.2 dB

INPUT INFORMATION:

REFERENCE DISTANCE (m)	DIST. FROM SOURCE (m)
1	263

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

DIVERGENCE:	ATTENUATION: COMPONENTS AND TOTAL					
	OCT CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	48.4	48.4	48.4	48.4	48.4	48.4
LINE SOURCE	24.2	24.2	24.2	24.2	24.2	24.2

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TABLE 15.1

TEMPERATURE	RELATIVE HUMIDITY	AIR ATTENUATION COEFFICIENTS, dB/m					
		OCTAVE-BAND CENTER FREQUENCY, HZ					
	%	125	250	500	1000	2000	4000
30C	10	0.56	1.00	3.40	6.00	29.00	96.00
	20	0.73	1.30	3.43	6.00	15.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	33.00
	50	0.35	1.30	3.60	7.00	12.00	25.00
	70	0.26	0.96	3.10	7.40	13.00	23.00
90	0.20	0.78	2.70	7.30	14.00	24.00	
20C	10	0.78	1.60	4.30	14.00	45.00	100.00
	20	0.71	1.40	3.60	6.50	22.00	74.00
	30	0.62	1.45	2.50	5.00	14.00	49.00
	50	0.45	1.30	2.70	4.70	9.90	29.00
	70	0.34	1.10	2.80	5.00	9.00	23.00
90	0.27	0.87	2.70	5.30	9.10	23.00	
10C	10	0.70	2.30	7.50	22.00	42.00	57.00
	20	0.66	1.20	3.30	11.00	36.00	62.00
	30	0.55	1.10	2.30	6.80	24.00	77.00
	50	0.40	1.10	1.80	4.30	13.00	47.00
	70	0.41	1.00	1.80	3.70	9.70	33.00
90	0.35	1.00	2.00	3.60	8.10	26.00	
0C	10	1.30	4.00	9.30	14.00	17.00	19.00
	20	0.91	1.90	5.20	10.00	35.00	47.00
	30	0.47	1.20	3.70	13.00	30.00	53.00
	50	0.41	0.82	2.10	8.90	24.00	71.00
	70	0.39	0.76	1.60	4.60	16.00	59.00
90	0.38	0.76	4.90	3.70	12.00	43.00	

AIR ABSORPTION:

At 30C and 70% Hum	OCT CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN. COEFFICIENT:	0.25	0.96	3.1	7.4	13	23
ATTEN. DUE TO AIR:	0.1	0.3	0.8	1.9	3.4	6.0

ATTEN. COEFFICIENT DUE TO FOLIAGE:	OCT CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
	0.03	0.04	0.05	0.05	0.06	0.12

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$a = (1 - [30(H_s + H_r)]) = 0.97$
 Input information = $H_s = 1.5$ Hr = 1.5
 r is at position H_r
 G factor: What percentage of the combined 30 Hz and 30 Hz surfaces that is soft.
 $G_{SB} = 0.5$ Hard = 1
 $G = 0.48$ for the source zone, $G = 1$ for the receiver zone
 $G = 1$ grass for the middle zone

LONG RANGE FACTORS

DISTANCE, m	SOURCE OR RECEIVER HEIGHT, m				
	0.5	1.5	3	6	>10
FACTOR a					
50	1.7	2.0	2.7	3.2	1.6
100	1.9	2.2	3.2	3.9	1.6
200	2.3	2.7	3.9	4.9	1.6
500	4.6	4.6	4.6	4.3	1.6
>1000	7.0	6.6	5.7	4.4	1.7
FACTOR b					
50	6.8	5.9	3.9	1.7	1.5
100	8.8	7.5	4.8	1.6	1.5
>200	9.9	8.4	5.3	1.8	1.5
FACTOR c					
50	9.4	4.6	1.5	1.5	1.5
100	12.3	5.8	1.7	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5
FACTOR d					
50	4.0	1.9	1.5	1.5	1.5
>100	5.0	2.1	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE:

	Frequency, Hz					
	125	250	500	1000	2000	4000
SOURCE CONST. (G2)	6.6	6.6	6.6	6.6	6.6	6.6
RECEIVER CONST. (G2)	8.4	8.4	8.4	8.4	8.4	8.4
MIDDLE (G2)	4.6	4.6	4.6	4.6	4.6	4.6
DIVERGENCE COMP.	48.4	48.4	48.4	48.4	48.4	48.4
ALL OTHER COMPONENTS	10.1	13.9	10.7	3.1	3.4	6.0
TOTAL ATTENUATION	58.5	62.3	56.1	51.5	51.8	54.4
SOURCE POWER SPECTRUM	100.0	100.0	100.0	100.0	100.0	100.0
OCTAVE-BAND SPLS	30.6	26.8	33.0	37.6	37.3	34.7
A-FREQUENCY WT FACTORS	-16.1	-8.6	-3.2	0	1.2	1
A-WT OB SPLS	14.5	18.2	29.8	37.6	38.5	35.7
A-WT SOUND LEVEL	42.3 dBA	Predicted Sound Level at 263 meters				



Attachment D

Calculations – Class A Noise Zone 374

ATTACHMENT D

INPUT POWER SPECTRUM, dB

OB CENTER FREQUENCY, HZ	125	250	500	1000	2000	4000
	100	100	100	100	100	100

SECTION 1A: DIVERGENCE CALCULATIONS

Attenuation due to Divergence:

POINT SOURCE: 13.00 dB

LINE SOURCE: 13.00 dB

INPUT INFORMATION:

REFERENCE DISTANCE (m)	1
DIST. FROM SOURCE (m)	374

SECTION 1B: ATTENUATION DUE TO DIVERGENCE ASSIGNED TO EACH OCTAVE-BAND FREQUENCY

	ATTENUATION: COMPONENTS AND TOTAL					
	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
POINT SOURCE	51.5	51.5	51.5	51.5	51.5	51.5
LINE SOURCE	25.7	25.7	25.7	25.7	25.7	25.7

NOTE: Divergence is not a function of frequency

SECTION 2A: AIR ABSORPTION INFORMATION

TABLE 15.1

AIR ATTENUATION COEFFICIENTS, dB/m

OCTAVE-BAND CENTER FREQUENCY, HZ

TEMPERATURE	RELATIVE HUMIDITY %	OCTAVE-BAND CENTER FREQUENCY, HZ					
		125	250	500	1000	2000	4000
30C 86F	10	0.96	1.60	3.40	6.70	29.00	66.00
	20	0.73	1.90	3.40	6.00	18.00	47.00
	30	0.54	1.70	3.70	6.20	12.00	33.00
	50	0.35	1.30	3.00	7.00	12.00	25.00
	70	0.28	0.96	3.10	7.40	13.00	23.00
90	0.20	0.75	3.70	7.30	14.00	24.00	
20C 68F	10	0.78	1.50	4.30	14.00	45.00	109.00
	20	0.71	1.40	2.60	6.50	22.00	74.00
	30	0.52	1.45	2.50	5.00	14.00	49.00
	50	0.45	1.30	2.70	4.70	9.00	29.00
	70	0.34	1.10	2.90	5.00	9.00	23.00
90	0.27	0.97	3.70	5.30	9.10	20.00	
10C 50F	10	0.79	2.30	7.20	22.00	42.00	57.00
	20	0.58	1.50	3.30	11.00	30.00	62.00
	30	0.55	1.10	2.30	6.80	24.00	77.00
	50	0.48	1.10	1.90	4.30	13.00	47.00
	70	0.41	1.00	1.90	3.70	9.70	33.00
90	0.35	1.00	2.00	3.50	8.10	26.00	
0C 32F	10	1.30	4.00	9.30	14.00	17.00	19.00
	20	0.81	1.50	6.30	18.00	25.00	47.00
	30	0.47	1.20	3.70	12.00	38.00	69.00
	50	0.41	0.82	2.10	6.80	24.00	71.00
	70	0.39	0.75	1.60	4.60	16.00	56.00
90	0.38	0.75	4.50	3.70	12.00	43.00	

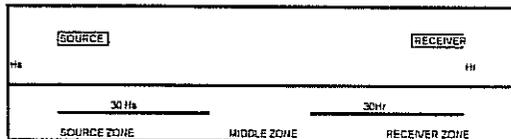
AIR ABSORPTION:

At 50C and 70% Hum.

	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN. COEFFICIENT	0.26	0.96	3.1	7.4	13	23
ATTEN. DUE TO AIR:	0.1	0.4	1.2	2.8	4.9	8.6

	OB CENTER FREQUENCY, HZ					
	125	250	500	1000	2000	4000
ATTEN. COEFFICIENT DUE TO FOILAGE:	0.03	0.04	0.05	0.05	0.06	0.12

SECTION 3A: ENVIRONMENTAL ATTENUATION AT LONG RANGE



$a = [1 - (30/Hs + Hr)] = 0.50$

Input information: $Hs = 1.8$ Hz, $Hr = 1.5$

Hs at position $H(2)$

G factor: what percentage of the combined 30 Hz and 30 Hz surfaces that is soft

Soft = 60 Hard = 1

$G = 1$ for the source zone, $G = 1$ for the receiver zone

$G = 1$ for the middle zone

LONG RANGE FACTORS

DISTANCE, m	SOURCE OR RECEIVER HEIGHT, m				
	0.5	1.5	3	6	>10
FACTOR a					
50	1.7	2.0	2.7	3.2	1.6
100	1.9	2.2	3.2	3.8	1.6
200	2.3	2.7	3.6	4.1	1.6
500	4.6	4.5	4.6	4.3	1.6
>1000	7.0	6.8	5.7	4.4	1.7
FACTOR b					
50	6.8	5.9	3.9	1.7	1.5
100	8.6	7.6	4.8	1.8	1.5
>200	9.8	8.4	5.3	1.8	1.5
FACTOR c					
50	9.4	4.5	1.6	1.5	1.5
100	12.3	5.8	1.7	1.5	1.5
>200	13.8	6.5	1.7	1.5	1.5
FACTOR d					
50	4.0	1.9	1.5	1.5	1.5
>100	5.0	2.1	1.5	1.5	1.5

ENVIRONMENTAL ATTENUATION VALUES AT LONG RANGE:

SOURCE

$a = 6.8$ SOURCE

CONST. $b = 8.4$

$c = 6.5$

$d = 2.1$

$e = 0.76$

DATA POSITIONS

RECEIV. $a = 6.8$ RECEIVER

CONST. $b = 6.4$

$c = 6.5$

$d = 2.1$

$e = 0.76$

MIDDLE

$G(1)G(2) = 1.00$

POINT SOURCE

	Frequency, Hz					
	125	250	500	1000	2000	4000
DIVERGENCE COMP.	51.5	51.5	51.5	51.5	51.5	51.5
ALL OTHER COMPONENTS	10.2	14.0	11.1	4.0	4.9	8.7
TOTAL ATTENUATION	61.6	65.5	62.5	55.4	56.3	60.1
SOURCE POWER SPECTRUM	100.0	100.0	100.0	100.0	100.0	100.0
OCTAVE-BAND SPLs	27.5	23.6	26.5	33.7	32.6	29.0
A-FREQUENCY WT FACTORS	-16.1	-8.6	-3.2	0	1.2	1
A-WT OB SPLs	11.4	15.0	23.4	33.7	34.0	30.0
A-WT SOUND LEVEL	37.8 dBA Predicted Sound Level at: 374 meters					

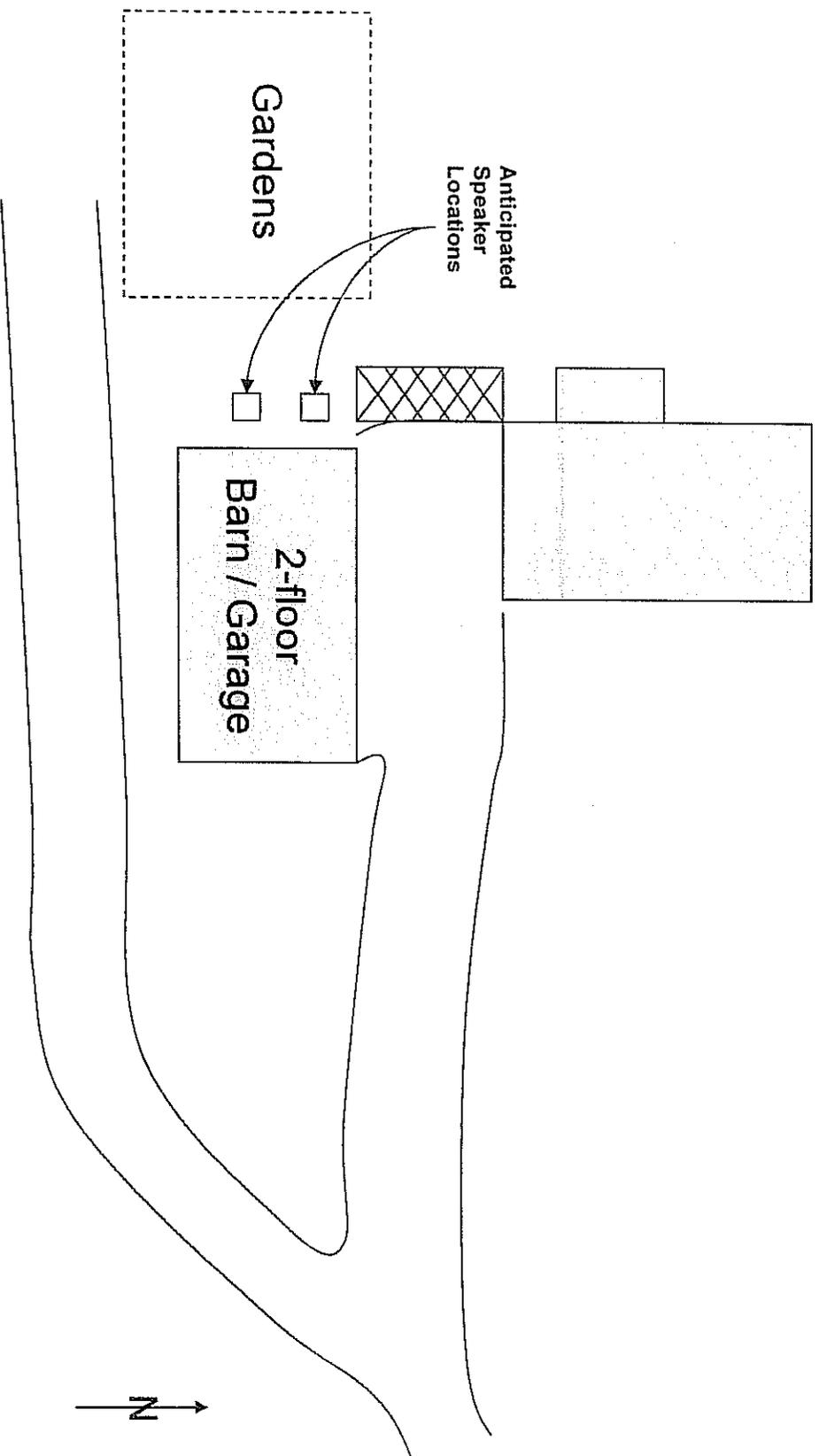


FUSS & O'NEILL

Attachment E

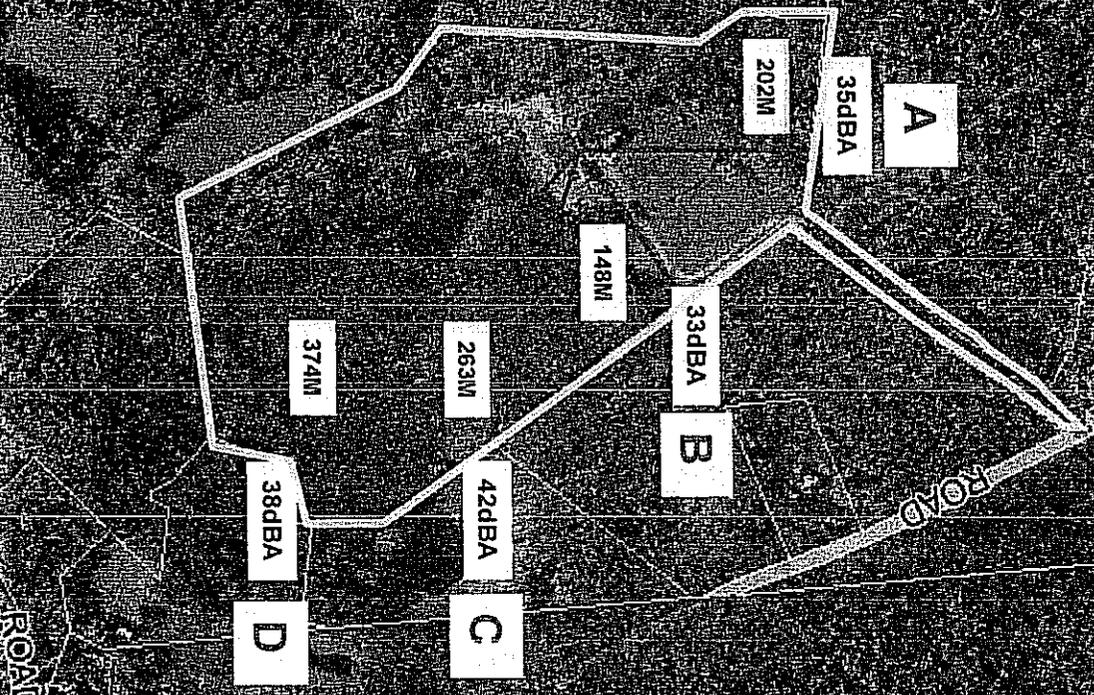
Aerial Site View

552 Bassetts Bridge Road



552 Bassetts-Bridge Road

Mansfield Hollow Dam
Natchaug River



552 Bassett's Bridge Road

Class A
Land Use

Class A
Land Use

Class A
Land Use

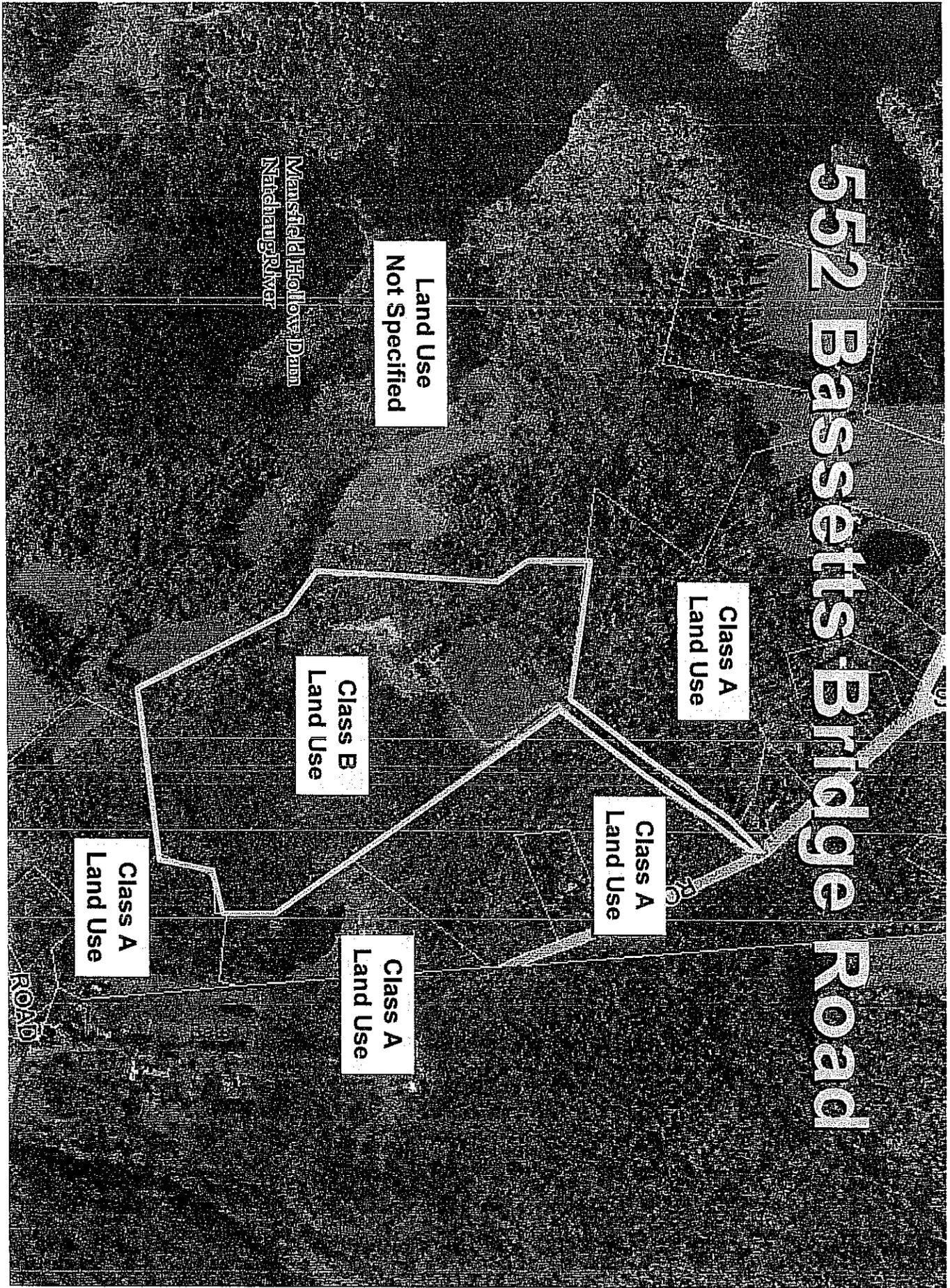
Class B
Land Use

Land Use
Not Specified

Class A
Land Use

Mansfield Hollow Dam
Natchaug River

ROAD



RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit application (file # 1303)

submitted by Cumberland Farms Inc.,

for a convenience store and gas filling station

on property located 643 Middle Turnpike and 1660 Storrs Road

as shown on plans dated 7/11/11

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 9-6-11.

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

Mansfield Planning and Zoning Commission

File # 1303
Date 7-12-11

1. **Name of development** (where applicable) Cumberland Farms, Inc.

2. **Proposed use** of the property is Retail and retail sale of automotive fuels.
in accordance with Sec.(s) N of Article VII (Permitted Use provisions) of the
Zoning Regulations

3. **Address/location** of subject property 643 Middle Turnpike and 1660 Storrs Road

Assessor's Map 2 Block 8 Lot(s) 12 and 13 Vol. 302 Page 442 and Vol. 423 Page 246

4. **Zone** of subject property Planned Business 3 **Acreage** of subject property 1.67 and .72 (2.39 total)

5. **Acreage of adjacent land in same ownership** (if any) None

6. **APPLICANT** Cumberland Farms, Inc. Joseph P. Williams
(please **PRINT**) Signature
Street Address c/o Joseph P. Williams, Esq., Shipman & Goodwin LLP, One Constitution Plaza
Town Hartford, CT Zip Code 06103-1919 Telephone 860-251-5127

Interest in property: Owner _____ Optionee X Lessee _____ Other _____

(If "Other", please explain) _____

7. **OWNER OF RECORD** See Exhibit A attached hereto. _____
(please **PRINT**) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application X)
Street Address _____ Telephone _____
Town _____ Zip Code _____

8. **AGENTS** (if any) representing the applicant who may be directly contacted regarding this
application:

Name Joseph P. Williams, Esq. Telephone 860-251-5127
Address Shipman & Goodwin LLP, One Constitution Plaza, Hartford, CT Zip Code 06103-1919
Involvement (legal, engineering, surveying, etc.) Legal

Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

(over)

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

- Application fee in the amount of \$ 1,560.00
- Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- Site plan (6 copies) as per Article V, Section B.3.d
- Site plan checklist including any waiver requests
- Sanitation report as per Article V, Section B.3.e
- Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.
- As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form ([www.dph.state.ct.us/BRS/Water/Source Protection/PA0653.htm](http://www.dph.state.ct.us/BRS/Water/Source%20Protection/PA0653.htm)) shall be used with a copy of the submittal delivered to the Planning Office.
- Other information (see Article V, Section B.3.g). Please list items submitted (if any):

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

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

EXHIBIT A

Property Owners of Record

643 Middle Turnpike: Kathleen A. Jones

1660 Storrs Road: P. Michael Lahan, Trustee
Deborah L. Lagan, Trustee
Amanda Boukas, Trustee
Kathleen A. Jones, Trustee

1952469v1

July 11, 2011

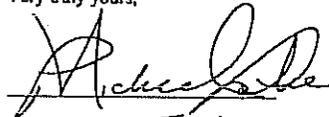
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

RE: Applications of Cumberland Farms, Inc.
Relating to 1660 Storrs Road, ID 2.8.12

Dear Sir or Madam:

P. Michael Loring ^{Trustee} is the current owner of the property located at 1660 Storrs Road. The undersigned hereby confirms the owner's consent to the filing and processing of applications by Cumberland Farms, Inc., and or its agents, for any and all permits required.

Very truly yours,


Trustee

cc: Cumberland Farms, Inc.

STATEMENT OF USE FOR SPECIAL PERMIT AND SITE PLAN APPLICATIONS

**Cumberland Farms, Inc.
643 Middle Turnpike and 1660 Storrs Road
(Routes 44/195/320), Mansfield, CT**

July 12, 2011

Cumberland Farms, Inc. proposes to merge and redevelop the two parcels located at 643 Middle Turnpike and 1660 Storrs Road (northeast corner of the intersection of Routes 44/195/320) in the Storrs section of Mansfield as a combined site with a new convenience store and four multi-product gasoline dispensers. The combined property totals 2.62 acres and is located in the Planned Business 3 (PB-3) zone. Currently abandoned and dilapidated, the properties formerly were operated as the Kathy-Johns restaurant and Republic Oil gas station.

The proposed use consists of: a 3,634 square foot convenience store building; gasoline filling station with four multi-product dispensers and canopy; parking area with 22 striped spaces; two 20,000-gallon underground storage tanks; exterior garbage collection area; and landscaped buffer along Routes 44 and 195. The proposed use complies with the permitted use provisions of the Mansfield Zoning Regulations, as set forth in Article Seven, Section N.2.a.1 and N.2.h.2; will be less intense than the longstanding prior use of the parcels as a gas station and restaurant; and is compatible with the Mansfield Plan of Conservation and Development (2006).

In 1990, the Mansfield Planning and Zoning Commission granted a special permit to Republic Oil Co., Inc. to construct a gasoline service station and convenience store on the 1660 Storrs Road parcel.¹ The Mansfield Zoning Board of Appeals that year granted a variance allowing the gasoline pump canopy to be built 20 feet from the front property line. The parcel at 643 Middle Turnpike for many years was operated as the "Kathy-Johns" restaurant. The existing, combined 2.62-acre site has 1.6 acres of impervious coverage, or 61 percent of the site.

The proposed plan will substantially reduce the total site coverage to 30.7 percent (0.8 acre). The plan removes the two existing restaurant and convenience store buildings and replaces them with a single convenience store, thereby reducing the building coverage from 6.2 percent to 5.6 percent. The front and side yards setbacks to the store building and to the

¹ If the current special permit application is granted, Cumberland Farms requests that the Commission declare the 1990 special permit void for clarity of the land records.

canopy will increase substantially in the proposed plan.² The plan maintains the existing natural vegetation along the northwestern, northern and eastern boundaries of the property, and it adds a generous landscaped buffer at the southwestern corner of the property as well as landscaped islands within the parking area and at the northern edge of the parking area. The paved parking and travel area is also being greatly reduced in the proposed plan; 22 striped parking spaces are provided, consistent with Article Ten, Section D.5.O of the Zoning Regulations.

Access to the site will be better controlled by reducing the multiple existing curb cuts to just two entrance/exit areas, one each at Route 195 and Route 44. CHA is currently preparing a traffic study that will be submitted to the Commission shortly.

Cumberland Farms expects to hire three full time employees and 10 part-time employees for its new convenience store. Among other things, the store will offer items such as fruit, breakfast offerings, pizza, roller grill items, and heated fresh sandwiches upon demand. A selection of hot, cold and frozen beverages will also be provided. The store will be operated on a 24-hour basis.

The proposed facility will use the existing on-site septic system and potable water supply well. We expect the usage of these systems to be much less than the amounts the restaurant used. Stormwater management and renovation are discussed in the plan set and in the drainage report filed herewith. The stormwater system provides for a bio-retention area in the northwestern corner of the site that will be planted with wetlands plants.

There are off-site inland wetlands areas adjacent to the northern and southeastern boundaries of the site. The plan proposes regulated activities within the upland review areas for each of these wetlands. We are therefore filing, simultaneously with the zoning applications, an application for permit to conduct regulated activities with the Mansfield Inland Wetlands Agency.

1963827v1

² Given that the PB-3 zone is a Design Development District, the Commission is empowered, under Article Ten, Section A.4.d of the Zoning Regulations, to determine the setback requirements for buildings and site improvements on this site.



Sanitary Memorandum

To: The Town of Mansfield, CT

CC: Cumberland Gulf Group of Companies

From: Michael Hollowood, P.E.

Date: July 8, 2011

Re: Proposed Convenience Store at 643 Middle Turnpike and 1660 Storrs Road

Cumberland Gulf Group of Companies (CGGC) intends to raze an existing convenience store with automobile fuel dispensing equipment at 1660 Storrs Road along with an existing restaurant at 643 Middle Turnpike and construct a new convenience store having a gross area of 3634 square feet and an automobile fueling facility having 8 filling positions serviced by 4 fuel dispensers. The two separate lots will be consolidated into one lot prior to construction of the project.

An existing subsurface sewage disposal system is located within the restaurant parcel. Subsurface Sewage Disposal plans prepared by Lenard & Dilaj Engineering, Inc. of Storrs, CT dated August 1981 states a design capacity of 2,572 gallons per day (gpd) for the existing system. A typical Cumberland Farms convenience store of the size proposed for this site uses an average of approximately 350 gallons of water per day. This correlates well with standard design flows stipulated in Connecticut's subsurface disposal system design standards. Those standards are 0.1 gpd per square foot of gross retail space. For this project the design flow would be $0.1 \text{ gpd/SF} \times 3634 \text{ SF} = 364 \text{ gpd}$. Because this is well below the existing system's design capacity, it is evident that the existing septic system will be able to readily dispose of all sewage flows from the proposed convenience store.

Similarly, CGGC intends to use the existing well located on the restaurant parcel as a water source for the new convenience store. This well has been used for many years as a water source for the restaurant. The new convenience store's demand for water will be substantially less than that of the existing restaurant, therefore it is evident that the existing well is capable of supplying the water needed for the proposed convenience store. CGGC will conduct water quality testing to confirm that the well meets current public water standards.

A handwritten signature in dark ink is written over a circular, textured stamp. The signature is cursive and appears to read 'Michael Hollowood'. The stamp is partially obscured by the signature and is difficult to read.

PAGE
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RECEIPT OF APPLICATION FOR A RESUBDIVISION:

_____, move and _____ seconds to receive the

RESUBDIVISION application (file # 1304)

submitted by Youssef and Ann Kouatly

for a 1-lot re-subdivision

on property located at 98 Fern Road

owned by the Applicant

as shown on plans dated 7/12/11,

and as described in other application submissions, and to refer said application to the staff for review and comments and to set a Public Hearing for 9/6/11.

PAGE
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file # 1304
filing date 7-14-11

MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision RESUBDIVISION PLAN PREPARED FOR
M. YOUSSEF I. KOUATLY & ANN. M. KOUATLY

Name of subdivider (applicant)
M. Youssef I. & Ann. M. Kouatly Phone # 860 423-2975
(please PRINT)

Address 98 Fern Road Mansfield Ct. 06268
(street) (town) (state) (zip)

Signature M. Youssef I. Kouatly (owner
Ann. M. Kouatly (optionee) Date 7/12/2011

OWNER (IF OTHER THAN SUBDIVIDER)

Name _____ Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

SUBDIVISION DATA

Location:
98 Fern Road

Zoning district RAR-90 Total # of acres 14.62
Total # of lots 2

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

and located at/on _____

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature _____ Date _____



CONSULTING ENGINEERS
LAND SURVEYORS • LAND PLANNERS
2179 BOSTON TPKE • COVENTRY, CT 06238
PHONE (860) 742-0340
FAX (860) 742-0355

July 12, 2011

Mansfield Inland Wetland Agency, Planning and Zoning Commission
c/o Linda Painter, Director of Planning and Development
4 South Eagleville Road
Storrs, Ct. 06268

Re: Resubdivision of M. Youssef I. Kouatly & Ann M. Kouatly

Mr. & Mrs. Kouatly are proposing to subdivide 14.62 acres on the east side of Fern Road to create two building lots. Lot 1 contains an existing house that is the Kouatly residence. Lot 2 would be a new building lot that the Kouatly's are gifting to their son Omar to construct his new house. Since this is a family subdivision, no open space is required or proposed. A letter from Mr. & Mrs. Kouatly has been submitted with the application. Reduced copies of the proposal are attached.

Soil test holes were dug in the areas of the proposed septic systems for Lot 1 and the reserve area for Lot 2 and plans have been submitted to the Eastern Highlands Health District for review. The lots are not within a public drinking supply so no notification has been sent to the Windham Water Works by certified mail. The property is not located in an Aquifer Protection area.

The IWA is being asked to review activities within the regulated area on Lot 2. The proposed activity is within 150 feet of an off site wetland area noted by John Ianni of Highland Soils. The proposed activity for Lot 2 is outlined in the Wetland Application. The BAE and DAE areas for Lot 2 were placed a minimum of 50 feet from the wetland areas. The plans include erosion control requirements to minimize any effects on the wetlands.

The plans being submitted are also the yield plans. Each lot exceeds the minimum lot frontage of 200 feet and lot area of 90,000 square feet. The applicant is asking that the proposed lot configuration be approved under Section 7.5 and 7.6 for a reduction or waiver of building setback lines and the depicted building area envelopes. Specifically, the side setbacks for Lot 1 and the side yard setback for Lot 2. The building line setbacks from all existing abutters meet the traditional requirements.

Fern Road is designated as a local street requiring a 50' right of way. In order to be 50' from the street line established on the opposite side of the street, a small road dedication to the Town is required. A draft deed has been submitted with the application.

Sincerely,

Andrew Bushnell, P.E.

Peter R. Henry, L.L.S.

/ph

YOUSSEF I. KOUATLY
ANN KOUATLY
99 FERN ROAD
STORRS, CT 06268

July 11, 2011

Town of Mansfield
Town Planning Department
4 South Eagleville Road
Mansfield, CT 06268

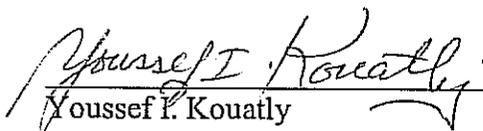
Attention: Linda Painter, Town Planner

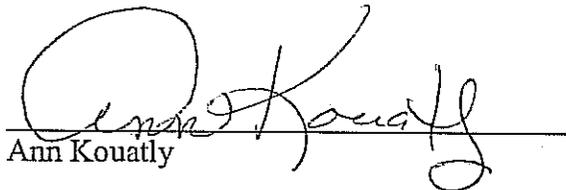
RE: Proposed Sub-division/98 Fern Road, Mansfield, CT

Dear Ms. Painter:

This will confirm that the new lot, created by the above-captioned sub-division, will be transferred to our son, Omar D. Kouatly, for no consideration.

Sincerely,


Youssef I. Kouatly


Ann Kouatly



To all People to Whom these Presents shall Come, Greeting:

Know Ye, That We, Jack Jacobsen, acting herein by Martha O. Jacobsen, Attorney-in-Fact for Jack Jacobsen by virtue of Power of Attorney dated Sept. 29, 1976, to be recorded in the Mansfield Land Records, and Martha O. Jacobsen, both of the Town of Mansfield, County of Tolland and State of Connecticut,

for the consideration of Sixty-five Thousand and no/100 (\$65,000.00) Dollars

received to our full satisfaction of M. Youssef I. Kouatly and Ann M. Kouatly, both of said Town of Mansfield, County of Tolland and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said M. Youssef I. Kouatly and Ann M. Kouatly,

and unto the survivor of them, and unto such survivor's heirs and assigns forever, a certain piece or parcel of land situated in the Town of Mansfield, County of Tolland and State of Connecticut shown on a map entitled "JACK JACOBSEN & MARTHA O. JACOBSEN MANSFIELD, CONN. SCALE 1" = 100' AUG. 2, 1976 CERTIFIED TO BE SUBSTANTIALLY CORRECT (A-2 SURVEY) JOHAN KOIVA, Registered Land Surveyor" and being more fully bounded and described as follows:

Beginning at an iron pin set in a stone wall on the easterly side of Fern Road marking the southwest corner of the land herein conveyed, the line runs in a generally easterly direction along said stone wall for a distance of 429.00 feet to a point; thence by an interior angle of 170° 46' 10" the line continues in a generally easterly direction for a distance of 24.88 feet to a point; thence by an interior angle of 178° 53' 10" the line continues in a generally easterly direction for a distance of 278.07 feet along a fence; thence by an interior angle of 180° 17' 10" the line continues in a generally easterly direction for a distance of 661.73 feet along a stone wall and fence to an iron pin set in a stone wall; thence by an interior angle of 109° 25' 40" the line runs in a generally northerly direction along a fence for a distance of 60.40 feet to an iron pin; thence by an interior angle of 104° 36' 00" the line runs in a generally northwesterly direction for a distance of 262.36 feet to a point; thence by an interior angle of 179° 40' 30" the line continues to run in a generally northwesterly direction for a distance of 541.23 feet to a point; thence by an interior angle of 188° 43' 30" the line continues in a generally northwesterly direction for a distance of 158.84 feet to an iron pin; thence by an interior angle of 181° 27' 30" the line continues in a generally northwesterly direction for a distance of 233.80 feet to an iron pin set in a stone wall; thence by an interior angle of 150° 21' 30" the line runs in a generally westerly direction for a distance of 151.38 feet along a fence to an iron pin; thence by an interior angle of 91° 50' 00" the line runs in a generally southerly direction for a distance of 133.46 feet along a stone wall to a point in said stone wall; thence by an interior angle of 173° 38' 10" the line continues in a generally southerly direction for a distance of 205.28 feet along said stone wall to a drill hole; thence by an interior angle of 258° 43' 40" the line runs in a generally westerly direction for a distance of 154.17 feet along said stone wall to a drill hole; thence by an interior angle of 181° 41' 10" the line continues to run in a generally westerly direction for a distance of 127.54 feet to an iron pin in said stone wall and the easterly line of Fern Road; thence by an interior angle of 83° 24' 20" the line runs in a generally southerly direction for a distance of 404.61 feet along the easterly line of Fern Road to an iron pin and the place and point of commencement; said last line forming with the first described line an interior angle of 106° 31' 30".

Said tract contains by surveyor's calculation 14.68 acres.

Being a portion of the premises conveyed to the grantors herein by warranty deed of Alex Woron dated July 10, 1970 and recorded in Volume 111, Page 627 of the Mansfield Land Records.

The grantees herein assume and agree to pay the real estate taxes to the Town of Mansfield on the lists of October 1, 1975 and October 1, 1976.

"\$ 71.⁵⁸/₁₀₀ Conveyance Tax received

Jacques K. Knauth, Clerk
Town Clerk of Mansfield

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, WE, the said grantor s, do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensembling of these presents we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we, the said grantor s, do by these presents bind ourselves and our heirs, and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

556

In Witness Whereof, we have hereunto set our hands and seals this 3rd day of November in the year of our Lord nineteen hundred and seventy-six.

Signed, Sealed and Delivered in presence of

Omar H. Shepard, Jr.

Jack Jacobsen By Martha O. Jacobsen, Attorney-in-Fact

Charles J. Popple

Martha O. Jacobsen

State of Connecticut, County of TOLLAND

SS. Town of Mansfield

On this the 3rd day of November, 1976, before me, Charles J. Popple, the undersigned officer, personally appeared Martha O. Jacobsen, individually, and as Attorney-in-Fact for Jack Jacobsen,

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, as her free act and deed and the free act and deed of her principal, Jack Jacobsen.

In Witness Whereof, I hereunto set my hand, and official seal

Charles J. Popple Commissioner of the Superior Court

Title of Officer

State of Connecticut, County of

SS.

On this the day of, 19, before me, the undersigned officer, personally appeared who acknowledged himself to be the of, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

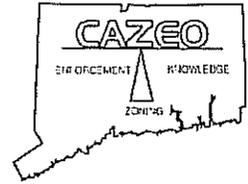
Title of Officer

Item # 4658 Received for Record Nov. 3, 1976 at 1:15 P.M. Attest Jacques K... Asst' Town Clerk

City



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
Date: July 14, 2011

Re: Request to install wireless antenna
New Singular Wireless PCS, LLC
2 North Eagleville Road, PZC file # 1224

We have received a Request for Site/Building Modifications from New Singular Wireless (AT&T) to install six antennas within the steeple of the Storrs Congregational Church on North Eagleville Road. The application is submitted in accordance with Article X, Section Q of the Mansfield Zoning Regulations. In 2005, the Commission approved a similar request from Verizon Wireless and there are six existing antenna located in the subject steeple at a height of approximately 85 feet. The current proposal would place the antenna at a height of about 65 feet above ground level. The application contains substantial information about the proposal including:

- A statement of use
- Applicable Federal Licenses
- An radio frequency engineers report
- Current and proposed coverage mapping
- Authorization from Storrs Congregational Church
- Plan details

A photograph of the church has been submitted, which presents the best depiction of where the proposed antenna will be located. The existing Verizon antennas are located behind the multi-pained window area above the louvered section. Based upon the application, the picture of the church as it exists today is an accurate representation of how the structure will appear after the installation of the proposed antennas. The required supporting equipment will be located in the basement of the church per the application. Article X, Sec. Q.4.13 requires that any wireless telecommunications installation on a property designated in the U.S. National Register program "shall demonstrate that the proposal will preserve the historic and architectural character of the structure". The 2005 Verizon application included a letter from the CT Historic Preservation Office providing a determination of "no adverse effect" for that installation. Although the regulations do not require this level of documentation, the PZC Chairman & I discussed this requirement and feel that the same State approval will serve this application. The Applicant has told me that they have also requested such a letter from the State Historic Preservation Office. If the Commission feels that this letter should be required before authorizing this approval of the

application that can be added as an approval condition. I am expecting that Peter Fales, agent for the applicant, will be present at the PZC's 7/18/11 meeting to answer or clarify any questions that the Commission may have regarding this application.

It is my recommendation that the PZC Chairman and Zoning Agent be authorized to approve the modification request of New Singular Wireless PCS, LLC to install telecommunication antennas and equipment at the Storrs Congregational Church property, 2 North Eagleville Road, as described in a 7/5/11 application and other submissions. This authorization is subject to incorporation of the three recommendations contained in a 6/29/04 letter from the Deputy State Historic Preservation Officer. This authorization is further subject to an inspection by the PZC Chairman and the Zoning Agent after completion of the installation, with the applicant willing to make whatever accommodations may be necessary to fulfill the intent of the application that there will be no signs of the antennas within the tower visible from the street.

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

APPLICANT/OWNER SECTION

1. Owner(s) Storrs Congregational Church Telephone 860-486-5462
(please PRINT)
Address 2 North Engleville Road Town Mansfield, CT Zip 06268
2. Applicant(s) New Circular Wireless PCS, LLC (AT&T) Telephone 401-835-2033
(please PRINT) 40 Peter Fales
Address Centerline Communications LLC Town Canton, MA Zip 02021
960 Turnpike Street, Suite 2B
3. Site Location Storrs Congregational Church - 2 North Engleville Road
4. Reference any approved map(s) that would be superseded if this request is approved:
Storrs Congregational Church Site Number: SR2807 - Plans
Sheets T-1, Z-1, Z-2, Z3 > Project
Z-1, Z2, Z3 9/2/04 Original
5. Reference any new map(s) submitted as part of this request:
Project plans sheets T-1, Z-1, Z-2, Z-3
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:
Proposed installation of six (6) wireless antennas to be installed behind louvers. AT&T will replace the existing wooden louvers with new RF transparent louvers. The antennas will have a centerline of 65.9' above ground level. Associated equipment will be installed in the existing basement.
There will be no removal of existing vegetation. All equipment will be interior. Antennas will be interior. Only exterior work is the replacement of the louvers from wood to RF transparent material which will aesthetically match the building.
7.  Peter Fales as agent to New Circular date 7/5/11
Applicant's signature Wireless PCS, LLC

The Storrs Congregational Church

United Church of Christ

February 16, 2011

LETTER OF AUTHORIZATION

SITE No.: CT2807

SITE NAME: Storrs Congregational Church

ADDRESS: 2 North Eagleville Rd, Storrs, CT

Storrs Congregational Church, owner of the above-described property, authorize New Cingular Wireless PCS, LLC ("AT&T") and/or their agent, to act as our nonexclusive agent for the sole purpose of filing and consummating any land use or building permit application(s) necessary to obtain approval of the applicable jurisdiction for AT&T's installation of antennas in tower space and related telecommunications equipment on the above-described property.

We understand that this application may be denied, modified or approved with conditions, and that any such conditions of approval or modifications will be the sole responsibility of the carrier and will be complied with prior to issuance of a building permit.

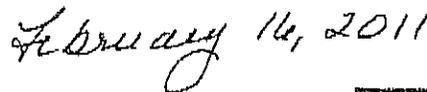
Signature:



Print Name: Pamela L. Roberts

Title: Chairperson
Storrs Congregational Church Council

Date:

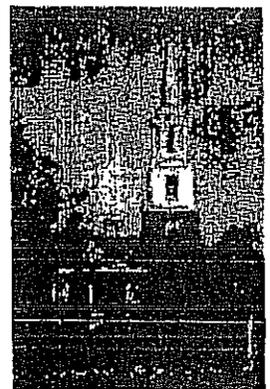


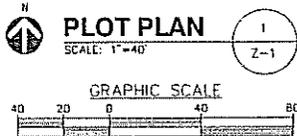
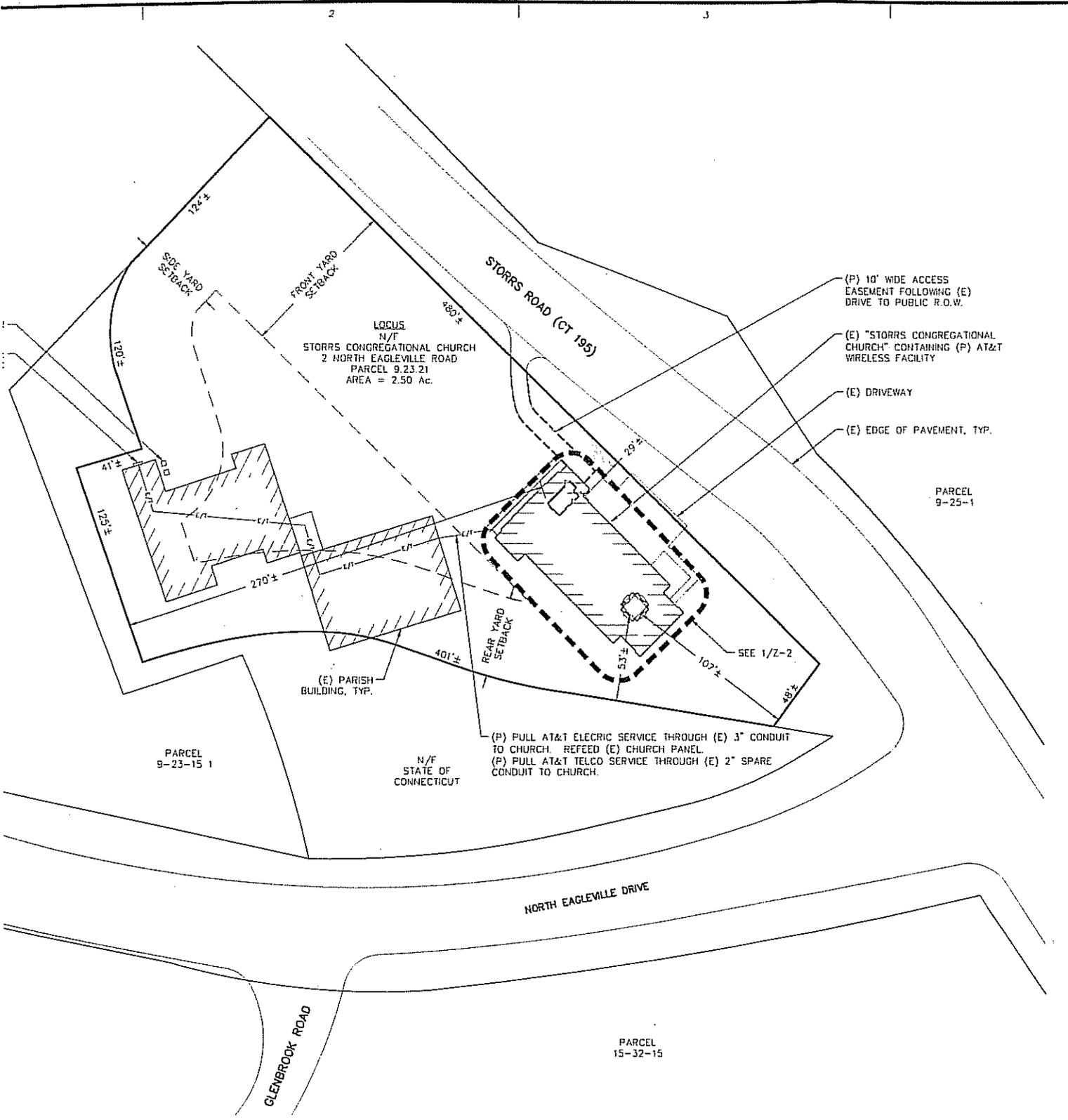
The Rev. Matthew C. Emery
Senior Pastor

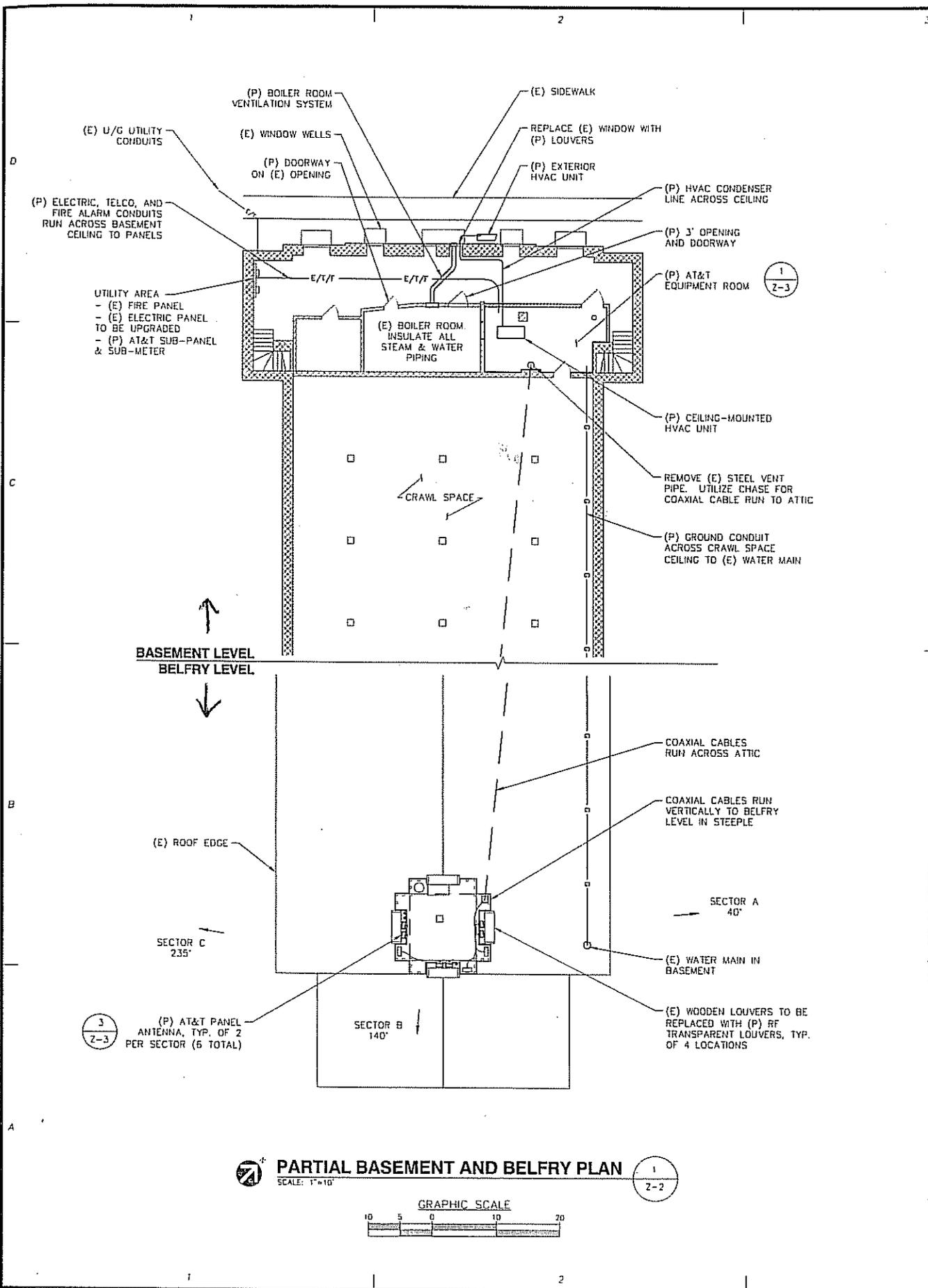
Rev. Dr. Karen Bailey-François
Interim Associate Pastor

Dr. Patricia Snyder
Director of Music Ministry

2 North Eagleville Road Storrs, CT 06268 Phone: 860-429-9382
www.storrsconchurch.org Fax: 860-429-9693







(P) BOILER ROOM VENTILATION SYSTEM

(E) SIDEWALK

(E) U/G UTILITY CONDUITS

(E) WINDOW WELLS

(P) DOORWAY ON (E) OPENING

REPLACE (E) WINDOW WITH (P) LOUVERS

(P) EXTERIOR HVAC UNIT

(P) HYAC CONDENSER LINE ACROSS CEILING

(P) 3' OPENING AND DOORWAY

(P) AT&T EQUIPMENT ROOM

(P) ELECTRIC, TELCO, AND FIRE ALARM CONDUITS RUN ACROSS BASEMENT CEILING TO PANELS

UTILITY AREA

- (E) FIRE PANEL TO BE UPGRADED
- (E) ELECTRIC PANEL TO BE UPGRADED
- (P) AT&T SUB-PANEL & SUB-METER

(E) BOILER ROOM INSULATE ALL STEAM & WATER PIPING

(P) CEILING-MOUNTED HVAC UNIT

REMOVE (E) STEEL VENT PIPE. UTILIZE CHASE FOR COAXIAL CABLE RUN TO ATTIC

(P) GROUND CONDUIT ACROSS CRAWL SPACE CEILING TO (E) WATER MAIN

↑ BASEMENT LEVEL

↓ BELFRY LEVEL

COAXIAL CABLES RUN ACROSS ATTIC

COAXIAL CABLES RUN VERTICALLY TO BELFRY LEVEL IN STEEPLE

(E) ROOF EDGE

SECTOR C 235'

(E) WATER MAIN IN BASEMENT

(E) WOODEN LOUVERS TO BE REPLACED WITH (P) RF TRANSPARENT LOUVERS, TYP. OF 4 LOCATIONS

128.0' ± TOP OF STEEPLE

83.0' ± ± (E) VERIZON PANEL ANTENNAS

3
2-3

(P) AT&T PANEL ANTENNA, TYP. OF 2 PER SECTOR (6 TOTAL)

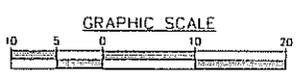
SECTOR B 140'

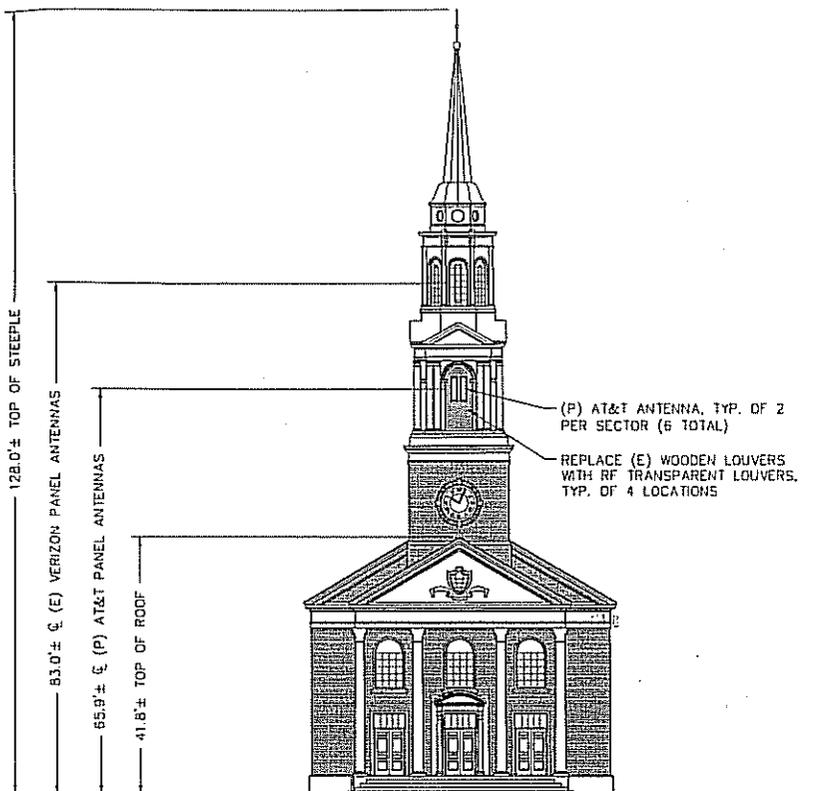
SECTOR A 40'

PARTIAL BASEMENT AND BELFRY PLAN

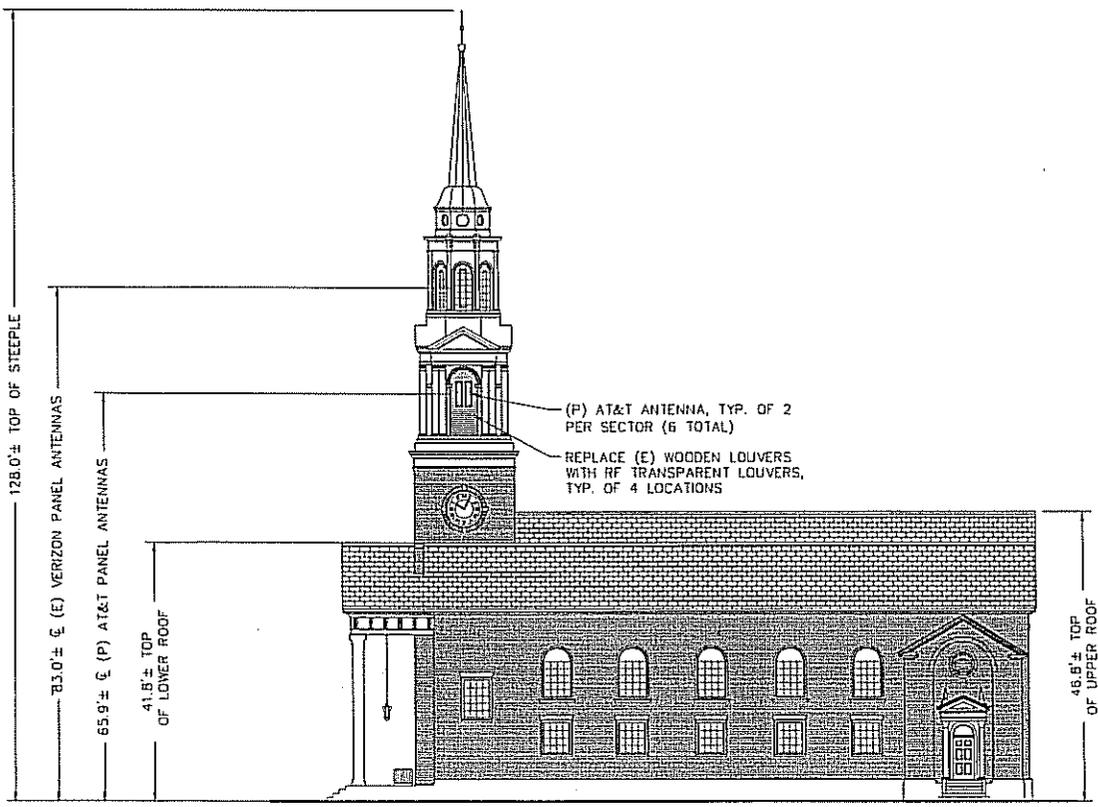
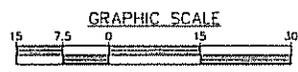
SCALE: 1"=10'

1
2-2

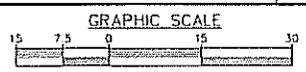




SOUTHEAST ELEVATION 2
SCALE: 1"=15'



NORTHEAST ELEVATION 3
SCALE: 1"=15'



Pr
DES

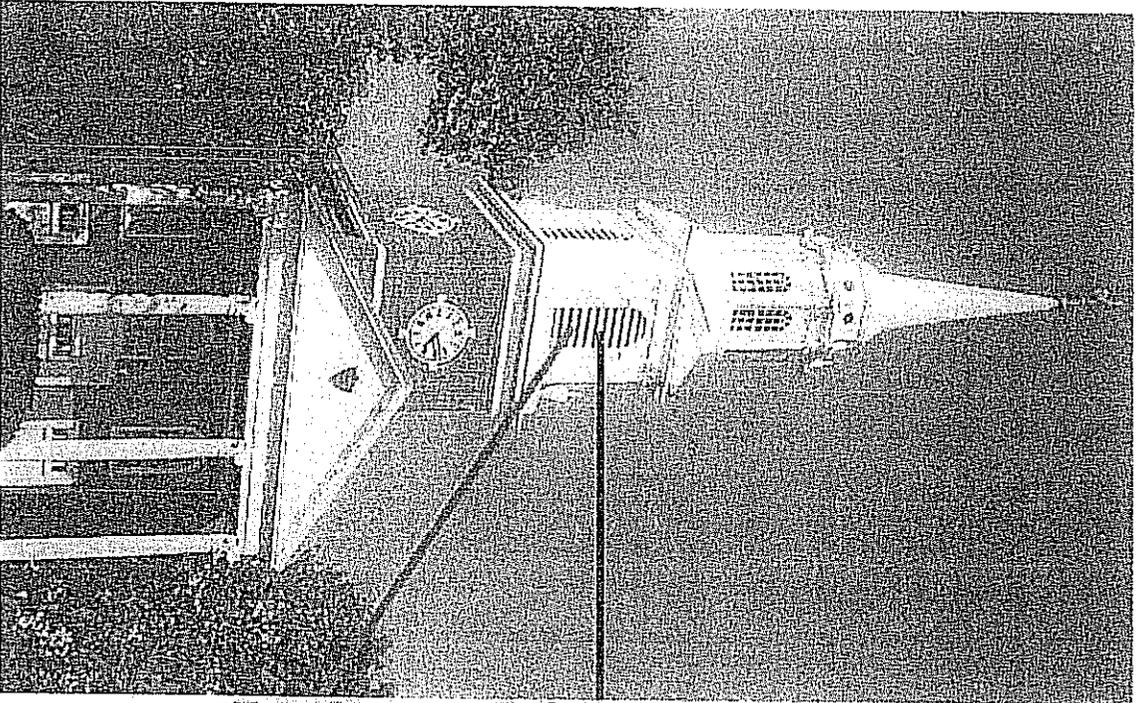
CLIENT:

NO.	DATE	REVISIONS
A	5/14/11	ISSUED FOR REVIEW

TITLE: **SITE NAME: STURGES CONGREGATIONAL CHURCH**

STAM

DATE
DRAW
CHECK
SCALE
JOB
SHEET



(P) Louvers to replace (E) Louvers.

(P) Louvers will be constructed and painted to match (E) Louvers.

(P) Antennas to be installed behind (P) RF Transparent Louvers



STATE OF CONNECTICUT

State Historic Preservation Office
Commission on Culture and Tourism

June 29, 2004

Mr. Kenneth C. Baldwin
Robinson & Cole
280 Trumbull Street
Hartford, CT 06103-3597

Subject: Proposed Steeple Location
Storrs Congregational Church
2 North Eagleville Road
Storrs (Mansfield), Connecticut
Verizon Wireless

Dear Mr. Baldwin:

The State Historic Preservation Office is in receipt of the above-referenced project requested for review and comment pursuant to Federal Communications Commission regulations and in accordance with the provisions of the National Historic Preservation Act.

This office has determined that the installation of antennae within the steeple as proposed will have **no adverse effect** on historic resources listed on the National Register of Historic Places, on the condition that:

1. the appearance of the RFT materials used will will match those existing on the steeple as closely as possible, the antennae will be colored to be as non-visible as possible, and that the resource will not be altered by visible co-locations or other telecommunications-related additions on the exterior in the future, and
2. the facility owner, at its expense, shall maintain the entire steeple in good condition for as long as it is in use, and
3. if not in use for six consecutive months, the antennae and equipment shall be removed by the telecommunications facility owner. This removal shall occur within 90 days of the end of such six-month period. Upon removal, the property shall be restored by the facility owner to its previous appearance and materials.

The State Historic Preservation Office anticipates that the undertaking will have no effect on properties of traditional cultural importance to Connecticut's Native American community. We appreciate the opportunity to provide R&C with review of environmental impact. Please contact Susan Chandler, Historical Architect, should you have questions concerning these comments.

Sincerely,

J. Paul Loether
Deputy State Historic
Preservation Officer

59 SOUTH PROSPECT STREET HARTFORD, CONNECTICUT 06106-1901
Telephone: 860-566-3005 Facsimile: 860-566-5078

AN EQUAL OPPORTUNITY EMPLOYER

PAGE
BREAK

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Copy: Dennis O'Brien,
Date: July 13, 2011
Subject: Zoning Regulations Reference Corrections and Scriveners Errors

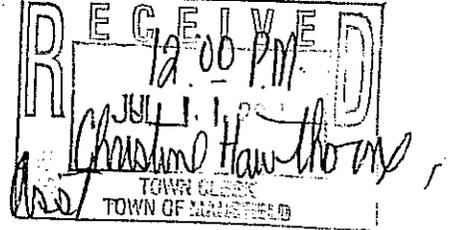
As you are aware, the Zoning Regulations contains numerous cross-references. As a result, it is difficult to find and correct all references when regulations are renumbered as part of additions and deletions to the regulations. As we integrated the most recent regulation changes adopted by the Commission and effective July 15th, we found and corrected many of these reference errors. The Town Attorney advised that these corrections could be done administratively, provided we enumerated the corrections for the record. The following list identifies the corrections made as part of the July 15, 2011 reprinting of the regulations.

- Change reference from Article X, Section S, to Article X, Section R to refer to Architectural and Design Standards, not Storrs Center Special Design District, in the following locations:
 - Article V, Section A(3)(d)
 - Article V, Section A(3)(d)(19)
 - Article V, Section A(5)(k)
 - Article V, Section B(5)(d)
 - Article X, Section A(2)(b)
 - Article X, Section A(4)(a)
 - Article X, Section A(4)(c)
 - Article X, Section A(4)(d)
 - Article X, Section A6(j)
 - Article VI, Section B(4)(q)(1)
- Change reference from Article X, Section T to Article X, Section S to properly refer to the Storrs Center Special Design District regulations in the following locations:
 - Article VI, Section B(4)(q)(2)
 - Article VII, Section A(5)
 - Article VIII, Note 21 to Schedule of Dimensional Requirements
 - Article X, Section C(14)

- Article X, Section D(1)
- Article X, Section S(7)(j)
- Article XI, Section C(1)(a)(4)
- Article XI, Section D
- Article XIII, Section B(9)

- Article V, Section A(3): Change reference from Article V, Section L.4 to Article V, Section A 4 (there is no section L4)
- Article V, Section A(3)(d)(3): Change reference for definition of gross floor area from Article IV, B.27 to Article IV, B.25.
- Article V, Section A(4): Change reference from Section c to Section 3d to correctly refer to the Site Plan requirements.
- Article V, Section B(2): Change reference on notification requirements from Article III, Section M to Article III, Section K (there is no Section M)
- Article VI, Section B(4)(q)(1): Change reference to Article X, Section D(16) to Article X, Section D(18) to properly refer to interior parking lot landscaping requirements.
- Article VII, Section D(17): Change reference from Article X, Section R to Article X, Section Q.
- Article VII, Section G(2): Change reference from Article VIII, Section B(7) to B(9) to correctly reference highway clearance setback requirements.
- Article VII, Section K(3)(c): Change reference from Article VII, G(13) to Article X, Section T to refer to new agricultural regulations
- Article VII, Section K(4)(a): Change reference from Article VII, G.13 to G.15 to Article X, Section T to refer to new agricultural regulations
- Article VII, Section U(3)(J): Change reference from Article VII, G(13) to Article X, Section T to refer to new agricultural regulations
- Article VII, Section U(4)(a): Change reference from Article VII, G.13 to G.15 to Article X, Section T to refer to new agricultural regulations
- Article VII, Section V(4)(a): Change reference from Article VII, G(13) to Article X, Section T to refer to new agricultural regulations
- Article IX, Section B(3): Change reference from Article X, Section Q to Article X, Section P to correctly reference regulations for development on non-conforming lots of record.

Notice of Certain
Planning and Zoning Matters
in Neighboring Municipalities



DATE: 7-7-11

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

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

Town of Coventry

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

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

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

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

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

Description of application and location Application # 11-12; Special Permit
of Robert Chepkin; Cassidy Hill Vineyard, LLC;
Social Gatherings accessory to winery

Scheduled hearing: Date: 7-25-11
Time: 7:00 pm
Place: Annex Building
1712 Main St.
Coventry, CT 06230

Statement of Use – Cassidy Hill Vineyard

Nature of Use: Cassidy Hill Vineyard proposes to add on-site tent usability for weddings, reunions, and other events, as part of its business operations at its location at 454 Cassidy Hill Road in Coventry, Ct.

Location: The location of such tented events is an area in its vineyard shown in the submitted survey that can accommodate tents of up to 40' by 160' in size.

Hours of Operation: Outdoor facilities are limited by seasonality, proximity to holidays, and are anticipated to only be commercially viable on weekends. We estimate no more than 15 potential weekends are per year (between April 1 and September 30), nor will there be more than one such function per weekend. All private tented activities will be required to stop no later than 10:00 PM and will be limited in size to 150 guests.

Food Service: All food for tented weddings at Cassidy Hill Vineyard will be provided by a licensed caterer. Such caterer will also provide all water necessary for their services, including food preparation and washing dishes and other equipment. On site food preparation (if any) will be done by caterer.

Tents: tents will be rented by the wedding party. They will be put up by the rental company in a time frame sufficient for town inspections prior to the event (if necessary), and will be taken down in a timely manner subsequent to the event.

Sanitary Services: Self-contained Port-o-lets will be rented for such functions and positioned on the concrete pad on the east side of the vineyard barn. The winery's handicapped bathrooms will be made available to handicapped attendees.

Electricity: Electrical service will be required for tented weddings for lighting, catering services and music sound systems. There are both 110V and 220V outlets available at the proposed wedding site with 100 AMP service capability.

Parking and Vehicle Access: From Cassidy Hill Road, there will be a separate new gravel access road built on-site at the west side of the winery to enable wedding reception guests to get to another gravel parking area to the south of the winery. Such parking lot will accommodate 56 vehicles. There will also be parking off the circle in the front of the winery. There will be two (temporary) handicapped parking spots along the east side of the vineyard barn (only available during tented functions).

Lighting: There will be sufficient lighting between the tent area and the parking area to provide safe access to visitors' cars at the end of the evening.

Traffic Analysis for Weddings at Cassidy Hill Vineyard

Cassidy Hill Vineyard is proposing to conduct outdoor tent style weddings on its property as part of its normal business. This report considers (a) the number of potential annual occurrences of a tent style wedding at Cassidy Hill Vineyard, (b) the estimated size (number of guests and staff) of a tent wedding at Cassidy Hill Vineyard, (c) the number of vehicles likely to be driven to and from a wedding event at Cassidy Hill Vineyard, and (d) the probable routes those vehicles might take to arrive at Cassidy Hill Vineyard.

Analyzing the possible Saturday evening dates that might be appropriate for a wedding in terms of both non-holiday weekends and seasonality, we estimate that there are no more than 15 reasonable dates for an outdoor Saturday evening wedding in a given calendar year.

We expect the tented weddings at Cassidy Hill Vineyard at between 70-150 guests. Additional support staff should number no more than 10 individuals, giving a total range of estimated participants of 80-160 for a typical vineyard wedding reception.

Using a factor of 3 as the ratio of wedding participants to vehicles, we estimate the range of vehicles per wedding reception to be 27-53. We have used this factor to determine the number of parking spaces Cassidy Hill Vineyard might require to host weddings of this size. The accompanying survey plan shows new parking spaces consistent with this calculation.

Review of potential local driving routes to Cassidy Hill Vineyard shows three reasonable routes from major state roads: (1) from Rt 195 to Goose Ln to Cassidy Hill Road, (2) from Rt 195 to Baxter Street to Cassidy Hill Rd, and (3) from Rt 44 to N. River Rd to Goose Ln to Merrow Rd to Goose Ln to Cassidy Hill Rd. The driving routes shown are 2-4 miles long, depending upon route, through rural and residential areas in Tolland and Coventry. Maps of each route are attached to this analysis.

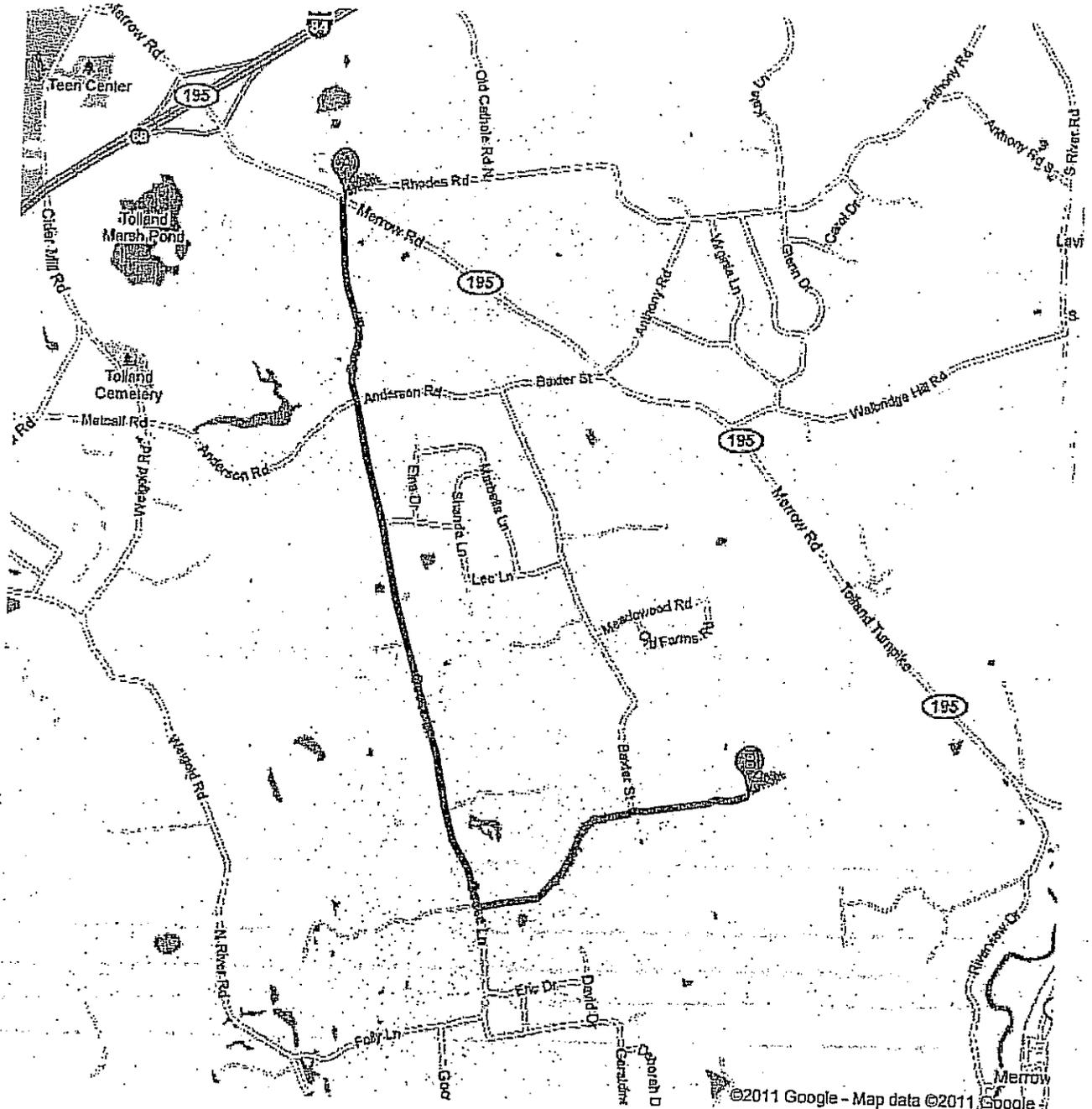
We have reviewed driving instructions to Cassidy Hill Vineyard provided by Google Maps, Yahoo! Maps, and some GPS systems. Google Maps show users route (1) from any towns north or east of Coventry, whereas Yahoo! Maps direct such drivers to route (2) above. Both internet map programs show route (3) from local towns to the south-west of Coventry (where the access roads are Rt 384 and Rt 44). In addition, a small survey of GPS devices gives routes (2) and (3) as preferred directions to Cassidy Hill Vineyard.

A reasonable assumption might be that 1/3 of the visitors use each of the three routes to arrive and exit from a wedding reception. Therefore for each wedding, there will be approximately 9-18 trips using Baxter Street (both directions), and the same numbers using Goose Ln and N.

Google maps

Directions to 454 Cassidy Hill Rd, Tolland, CT 06084
3.0 mi – about 6 mins

Save trees. Go green!
 Download Google Maps on your phone at google.com/gmm

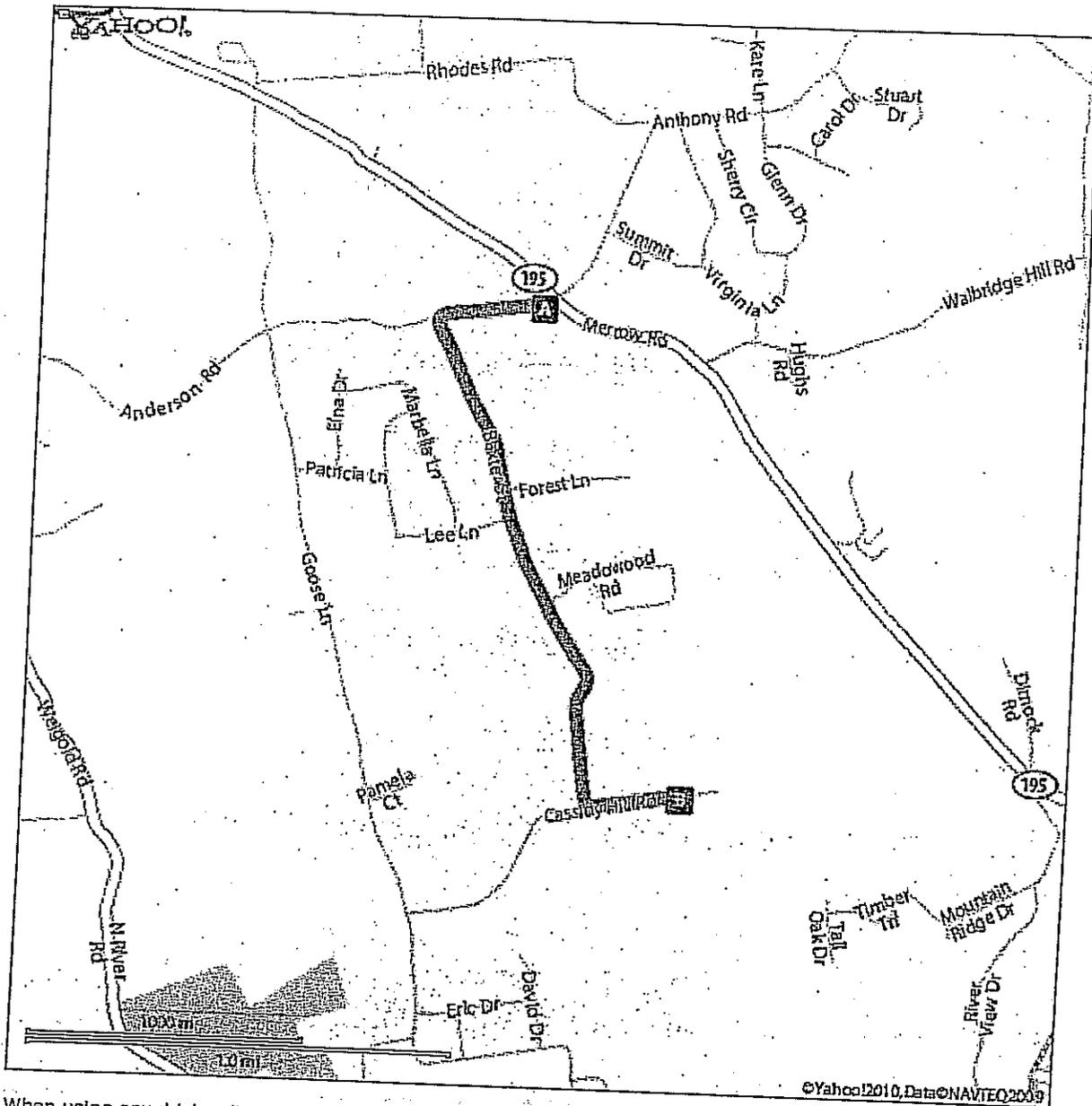



©2011 Google - Map data ©2011 Google

Directions to Cassidy Hill Vineyard (860) 498-1126



Total Time: 6 mins, Total Distance: 1.82 mi



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

ZONING BOARD OF APPEALS

CORRECTED
DECISION NOTICE

On June 30, 2011, the Mansfield Zoning board of Appeals took the following action:

Approved the application of Mike Strycharz for a Variance of Art VIII, Sec A to construct a 4,100 sq ft warehouse structure and associated parking requiring a front yard variance of 55' where 100' is required at 173 Storrs Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Gotch, Katz, Pellegrine

Reasons for approving application:

- establishing separate entrance and exit lanes creates an improvement of traffic patterns and alleviates some safety issues
- hospital property has unique considerations (need for playing fields, etc. are better in the rear of the property)
- layout of property
- use of available rear land would be disruptive to residential neighborhood creating more dangerous traffic patterns

Opposed to approving application: Singer-Bansal

Reasons for opposing application:

- no demonstrated hardship

Application was approved.

Additional information is available in the Town Clerk's Office.

Dated June 30, 2011

Carol Pellegrine
Chairman

PAGE
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