

**MEETING NOTICE AND AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting

**TUESDAY, January 17, 2012 ■ 7:00 PM**

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
  - a. January 3, 2012 Meeting
- 4. Zoning Agent's Report**
  - Monthly Activity Update
  - Enforcement Update
  - Other
- 5. Old Business**
  - a. **Special Permit Application for Fill (PZC File #1306)**  
28 Old Kent Road  
J. James owner/applicant
  - b. **Continued Discussion of By-Laws**
  - c. **Special Permit Application, Addition to Eastbrook Mall & Freestanding Building (PZC File #432-6)**  
95 Storrs Road  
New England Design/applicant  
(Tabled until 2/6/12)
  - d. **Special Permit Application, Cumberland Farms, (PZC File #1303-2)**  
643 Middle Turnpike & 1660 Storrs Road  
Cumberland Farms, Inc./applicant  
(Tabled until 2/6/12)
  - e. **Other**
- 6. New Business**
  - a. **8-24 Referral: Hickory Lane**  
Memo from Director of Planning and Development
  - b. **Other**

**7. Reports from Officers and Committees**

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Planning and Development Director's Report**
- e. **Other**

**8. Communications and Bills**

- a. **Fall 2011 UConn Enrollment**
- b. **Other**

**9. Executive Session**

Strategy and negotiations with respect to pending claim and litigation, Connecticut General Statutes Section 1-200(6)(B).

**10. Adjournment**

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, January 3, 2012  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 8:05 p.m. and appointed alternate Chandy to act in Pociask's absence.

**Minutes:**

December 19, 2011 Meeting: Hall MOVED, Ryan seconded, to approve the 12/19/11 Meeting minutes as written. MOTION PASSED UNANIMOUSLY. Lewis noted for the record that he listened to the recording of the meeting.

**Zoning Agents Report:**

Hirsch stated he sent out renewal forms to all those registered as having Home Occupations and Efficiency Units.

**Public Hearing:**

**Special Permit Application for Fill, 28 Old Kent Road, J. James owner/applicant, PZC File #1306**

Chairman Goodwin opened the Public Hearing at 8:10 p.m. Members present were Goodwin, Beal, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Chandy and Ward. Alternate Chandy was appointed to act. L. Painter, Director of Planning and Development, read the Legal Notice as it appeared in the Chronicle on 12/20/11 and 12/28/11 and noted the following communications received and distributed to members: a 12-29-11 memo from G. Meitzler, Assistant Town Engineer; a 12-29-11 memo from L. Painter, Director of Planning and Development; and a 1-3-12 letter from R. Meduna, 13 Thornbush Road.

Attorney Samuel Schrager, representing the applicant, presented background history on the property and the reason for the application.

Attorney Steven Basche, representing Douglas and Linda Rasicot, property abutters, opposed both the application and the request for waivers from application requirements. He discussed the background history on the property and submitted photos of the site before, after and during the work that was done by the applicant. He also submitted the following: an 11/8/2006 report written to the Director of Public Works from Eric R. Peterson, P.E., of Gardner and Peterson Associates, LLC; a 9/8/10 Temporary Agreement, and a petition signed by neighboring property owners.

After hearing extensive discussion from both attorneys and Mr. Rasicot, Goodwin noted for the record that there were no comments from the public. Plante MOVED, Beal seconded, to close the Public Hearing at 8:55 p.m. MOTION PASSED UNANIMOUSLY.

**Public Hearing:**

**Special Permit Application, Addition to Eastbrook Mall & Freestanding Building, 95 Storrs Road New England Design/applicant, PZC File #432-6**

Chairman Goodwin opened the Public Hearing at 8:57 p.m. Members present were Goodwin, Beal, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Chandy and Ward. Alternate Chandy was appointed to act. L. Painter, Director of Planning and Development, read the Legal Notice as it appeared in the Chronicle on 12/20/11 and 12/28/11 and noted the following communications received and distributed to members: a

12-29-11 memo from L. Painter, Director of Planning and Development; a 12-29-11 memo from G. Meitzler, Assistant Town Engineer; a 12-28-11 letter from David A. Sawicki, Executive Director, CT DOT; a 12-21-11 memo from F. Raiola, Assistant Chief/ Deputy Fire Marshal; a 12-29-11 memo from the Design Review Panel; and a 12-29-11 memo from the Mansfield Conservation Commission. The applicant agreed to have testimony from the Inland Wetlands Agency meeting entered into the record of the Planning and Zoning Commission meeting.

John Whitcomb of BL Companies, John Everett of New England Design, and Daniel Plotkin of Northeast Leasing were present, representing the applicant. Everett reviewed the proposed changes to the site layout: the building addition to the north end of the mall, the small pad site along Storrs Road/Route 195, and the right-in and right-out driveway to enter/exit the pad site that crosses over Saw Mill Brook.

Whitcomb noted that he met with Town staff last week, and issues were identified which will be addressed on a revised set of plans. He asked if the condition of L.O.M.R. from FEMA can be a condition of approval or if they need the revision prior to approval. If the Commissioners feel that they need the L.O.M.A. prior to approval, the applicant will remove the pad site from the application.

Chairman Goodman asked for comments from the audience. David Simon, resident, would like to see sidewalks to go farther north on Storrs Road.

Noting no further comments or questions from the public or Commission, at 9:54, Hall MOVED, Holt seconded, to continue the Public Hearing to the next meeting. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

##### **a. Cease and Desist Order-Freedom Green (PZC File #636-4)**

Plante MOVED, Hall seconded, that the proposed grading plan dated 12/16/2011 and landscape plan dated 12/15/2011 be approved subject to the following conditions:

- The landscape plan be revised to label the shadblow tree located to the south of building B; change the proposed mugo pines in the driveway landscape area of building A to a shadblow tree, and that the final plan be signed and sealed by registered landscape architect that prepared the plan (Peter Miniutti).
- The grading plan be revised to eliminate proposed grade changes to the front and sides of structures A and B.
- Any changes to the grading plan, needed to comply with surface drainage requirements of the State Building Code, shall be submitted to the Zoning Agent for inclusion in the project file.

Upon submission of the revised plans and approval by the Director of Planning and Development that the plans have complied with the above conditions, the Zoning Agent shall be authorized to lift the Cease and Desist order on both Building A and Building B. MOTION PASSED UNANIMOUSLY.

##### **b. Interstate Reliability Project**

After discussion with representatives from CL&P, and changes to the "1-03-12 Draft Letter to Town Council", Plante MOVED, Hall seconded, to send the Town Council the amended 1-3-12 draft letter. MOTION PASSED UNANIMOUSLY.

##### **c. Request to amend Conservation Easement/Hawthorne Lane Subdivision**

After a brief discussion, and clarification of proposal to David Simon, property abutter, Holt MOVED, Ryan seconded, that the Planning and Zoning Commission hereby recommends that the Town Council amend the existing Conservation Easement for the Hawthorne Lane Subdivision to eliminate the 0.32 acres located to the west of the Hawthorne Lane cul-de-sac as depicted on the attached map and add the 0.64 acres located along the northern boundaries of the lots addressed at 21 and 25 Hawthorne Lane as depicted on the attached map. The change to the Conservation Easement should be contingent upon

Connecticut Siting Council approval of the transmission line route proposed as part of the Interstate Reliability Project and specifically the Hawthorne Lane alternative. The property owners shall be responsible for retaining an attorney to prepare the amendment to the Conservation Easement, as well as a surveyor/engineer to prepare revised legal descriptions and a map prepared to A-2 survey standards. Subject to the foregoing conditions, the subdivision approval is modified accordingly. MOTION PASSED UNANIMOUSLY.

**d. Continued Discussion of By-Laws**

Item tabled.

**e. Special Permit Application, Cumberland Farms, 643 Middle Turnpike & 1660 Storrs Road  
Cumberland Farms, Inc./applicant, PZC File #1303-2**

Item tabled-Public Hearing scheduled for 1/17/2012.

**New Business:**

None.

**Reports from Officers and Committees:**

Beal noted that the next Regulatory Review Committee meeting will be on Wednesday, January 11<sup>th</sup> at 1:15 p.m. in Conference Room C.

Goodwin stated that since there was no new business requiring a field trip, the scheduled 1/10/12 Field Trip is cancelled.

**Communications and Bills:** Noted.

**Adjournment:**

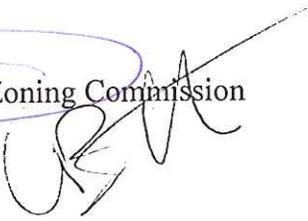
Plante MOVED, Beal seconded, to adjourn the meeting at 10:51 p.m.  
MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Katherine Holt, Secretary

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To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: January 10, 2012



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	8	7	3	67	65
Certificates of Compliance issued	8	5	13	52	68
Site inspections	20	20	25	158	278
Complaints received from the Public	5	4	2	23	29
Complaints requiring inspection	5	2	1	18	23
Potential/Actual violations found	2	2	1	10	20
Enforcement letters	5	1	11	31	66
Notices to issue ZBA forms	1	0	0	5	0
Notices of Zoning Violations issued	0	1	2	8	12
Zoning Citations issued	0	2	3	8	39

Zoning permits issued this month for single family homes = 0, 2-fm = 0, multi-fm = 0  
 2011/2012 fiscal year total: s-fm = 3, 2-fm = 0, multi-fm = 0

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## BY-LAWS

### PLANNING AND ZONING COMMISSION MANSFIELD, CONNECTICUT

Effective ~~December, 2009~~ January 2012

#### ARTICLE I

##### Purpose and Authorization

The objectives and purposes of the Planning and Zoning Commission of Mansfield, Connecticut are those set forth in Chapters 124 and 126 of the Connecticut General Statutes, 1958 Revisions as amended, and those powers and duties delegated to the Planning and Zoning Commission by State Statutes and Ordinances of the Town of Mansfield. A Town referendum establishing the Planning and Zoning Commission was held on March 26, 1958.

#### ARTICLE II

##### Name

The Commission shall be known as the Planning and Zoning Commission of Mansfield, Connecticut.

#### ARTICLE III

##### Office of Commission

The office of the Planning and Zoning Commission shall be the Audrey P. Beck Municipal Building, where all Commission records shall be kept. Copies of all official documents, record maps, etc., shall be filed or recorded in the office of the Town Clerk when required by State Statute.

#### ARTICLE IV

##### Membership

Section 1. The membership and terms of office shall be as specified in the Charter of the Town of Mansfield, Chapter 2, Section 202, Town Ordinances and the aforementioned General Statutes. Members/alternates shall notify the ~~Chairman, Vice-Chairman or~~ Planning Office if they expect to be absent from a regular ~~bi-monthly~~ meeting or special meeting, with the following exceptions: field trips and committee meetings are excluded from this requirement. If appropriate notice has been given of absences, the Commission may waive attendance requirements of Town Ordinance 13-1, which states that absence from three (3) consecutive meetings can be considered resignation from the Commission.

Section 2. Except for disqualifications (see Article VIII), any regular Commission member who is present at a meeting shall be seated as a voting member.

Section 3. ~~Alternates as provided for by Town Ordinance and the Town Charter, the~~ The Planning and Zoning Commission shall have three alternate members as provided for by Town Ordinance and the Tow Charter. Such alternate members shall, when seated as herein provided, have all powers and

duties of regular members as set forth in the General Statutes, Mansfield Charter and Town Ordinances. When not seated, alternate members may discuss items of business. However, after a motion is made, or after the close of a Public Hearing, discussion on the motion or on the subject application shall be limited to voting members. Alternate members are encouraged to attend all meetings and executive sessions of the Commission, and they shall have the right to be members of Commission sub-committees.

If a regular member of the Commission is absent or disqualified (see Article VIII), the Chairman of the Commission shall designate an alternate to act, choosing alternates in alphabetical rotation so that they act as nearly equal a number of times as possible. In the case of the absence of a regular member, the seated alternate shall act for the entire meeting. If any alternate is not available in accordance with such rotation, or is disqualified from acting on a specific item of business, such fact shall be recorded in the Minutes of the meeting and the next alternate in rotation shall be seated.

## **ARTICLE V**

### **Officers and their Duties**

Section 1. The officers of the Commission shall consist of a Chairman, a Vice-Chairman and a Secretary.

Section 2. The Chairman shall preside at all meetings and Hearings of the Commission and shall have the duties normally conferred by parliamentary usage on such officers. The Chairman shall have the authority to appoint committees, certify expenditures of funds up to \$250.00 without prior approval of the Commission provided such funds have been allocated to the Commission in the Town budget, call special meetings, and generally perform such other duties as may be ~~prescribed~~prescribed in these By-laws.

Section 3. The Chairman shall be one of the Commission members. He/she shall have the privilege of discussing all matters before the Commission and of voting thereon.

Section 4. The Vice-Chairman shall act for the Chairman in his/her absence and shall have the authority to perform the duties ~~prescribed~~prescribed for that office. He/she shall be a Commission member.

Section 4a. In the case of a prolonged absence of the Chairman, the Commission may elect an Acting Chairman who may be other than the Vice-Chairman. Said Acting Chairman shall be a Commission member and have the authority to perform all the duties prescribed for the office of the Chairman. The duties of the Vice-Chairman shall remain as prescribed.

Section 5. The Secretary shall keep the Minutes and records of the Commission, act for the Chairman and Vice-Chairman in their absence, and, with the assistance of such staff as is available, provide notice of all meetings to Commission members, arrange proper and legal notice of Hearings, attend to correspondence of the Commission, and perform such other duties as are normally carried out by a secretary. He/she shall be a Commission member.

Section 6. In the absence of the Secretary due to illness, personal or disqualification reasons, the Chairman shall appoint a Secretary pro-tem.

**ARTICLE VI**  
**Election of Officers**

Section 1. A biennial organizational meeting shall be held after Town Election, in accordance with the Town Charter, at which time officers shall be elected and By-Laws reviewed and made part of the Minutes. Seven members must be present before election of officers can take place; a majority vote of the total membership (5) is required to elect any officer.

Section 2. Nominations shall be made from the floor at the organizational meeting and election of the officers specified in Section 1 of Article V shall follow immediately thereafter.

Section 3. A candidate receiving a majority vote from the entire membership of the Commission shall be declared elected and shall serve for two years, or until his successor shall take office.

Section 4. Vacancies in office shall be filled by regular election procedure as prescribed above.

Section 5. Resignations from the Commission shall be in written form and transmitted to the Town Clerk and the Chairman. Vacancies shall be filled as prescribed in the Charter of the Town of Mansfield, Chapter 2, Section 206, the Town Ordinances, and the State Statutes.

**ARTICLE VII**  
**Meetings**

Section 1. Regular meetings generally will be held on the first ~~and third~~ Monday of each month at 7:00 p.m. or upon completion of any Inland Wetland Agency meeting after 7:00 p.m., at an appropriate place designated by the Commission. Regular meetings may also be held on the third Monday of each month at 7:00 p.m. as needed to address pending business. In the event of conflict with holidays or other events, a majority at any meeting may change the date of said meeting. The Secretary shall notify the membership of special meetings not less than 24 hours in advance of such meeting. In accordance with the requirements of the Freedom of Information Act, a schedule of regular meetings for the calendar year shall be adopted by the Commission and filed with the Town Clerk prior to January 31.

Section 2. A majority (5) of the total membership of the Commission shall constitute a quorum. A majority vote (5) of the total membership of the Commission is required to adopt any changes to the Zoning and Subdivision Regulations, or to the Zoning District Boundaries, or to take action on contracts or expenditures. To take action on any other matter, a majority of the members present and voting shall be required.

Section 3. All Commission meetings shall be open to the public unless a majority of the Commission members present and voting decide to enter an executive session, as provided for in Chapter 3 of the State Statutes.

Section 4. Unless otherwise specified, Robert's Rules of Order shall govern the proceedings at the meetings of the Commission.

**ARTICLE VIII**  
**Disqualification**

Section 1. No member of the Commission shall appear for or represent any person, firm or corporation or other entity in any matter pending before the Commission. No member of the Commission shall participate in the hearing or decision of the Commission upon any matter in which he/she is directly or indirectly interested in a personal or financial sense. No member of the Commission, including alternates, shall participate in a decision of the Commission upon any matter in which he/she is not familiar with the record of information pertinent to the subject matter. In the event of such disqualification, such fact shall be entered on the records of the Commission and the disqualified member shall leave the table and shall not participate further. When disqualification is questionable, the Chairman shall make the final decision. Whenever the issue of disqualification occurs, the subject Commission member shall immediately notify the Chairman that he is considering disqualification.

Section 2. All members shall conduct themselves in accordance with the "Code of Ethics" Ordinance as adopted by the Mansfield Town Council effective August 7, 1995, as may be amended from time to time.

**ARTICLE IX**  
**Order of Business**

Section 1. Unless otherwise determined by the Chairman or unless scheduled in advance, the order of business at regular meetings shall be:

- a. Call to Order
- b. Roll Call
- c. Review of Minutes of Previous Meeting and Action Thereon
- d. Zoning Agent Report
- ~~d.e.~~ Public Hearings
- ~~e.f.~~ Old Business
- ~~f.g.~~ New Business
- ~~g.h.~~ Reports of Officers and Committees
- ~~h.i.~~ Communications and Bills
- ~~i.j.~~ Adjournment

**ARTICLE X**  
**Public Hearings**

Section 1. The Commission may hold Public Hearings, in addition to required hearings, when it decides that Hearings will be in the public interest.

Section 2. All Public Hearings prescribed by law shall be held in accordance with the requirements set forth for such Hearings in Chapters 124 and 126 of the Connecticut General Statutes.

Section 3. The matter before the Commission shall be presented in summary by a member of the Commission designated by the Chairman, or a staff member, and parties of interest shall have the privilege of the floor.

Section 4. ~~A competent stenographer~~ **Staff** shall take the evidence, or the evidence shall be recorded by a sound-recording device, at each Hearing before the Commission in which the right to appeal lies to the Superior Court. A summary of the proceedings of the Hearing shall be incorporated into the Minutes Book of the Commission to be a permanent part of that record, and the ~~tape recording~~ shall be filed in the office of the Commission. Such recording shall be maintained for the duration of time specified in Connecticut Retention Schedule M1-255.

Section 5. To better expedite the proceedings of the Hearing and to cause a better understanding of the issue involved, the Commission shall prepare an agenda prior to the Hearing and may prepare visual aids for display and presentation during the discussions of the Hearing.

## ARTICLE XI Conducting the Public Hearing

Section 1. The Chairman of the Commission shall preside at the Public Hearing. In the event of his/her absence, the Vice-Chairman or a duly appointed Commission member shall act as presiding officer.

Section 2. The Secretary or a person designated by the Chairman shall read the legal advertisement and note the dates and newspapers in which the advertisement appeared, as well as any communications received.

Section 3. A summary of the question or issue shall be stated by the presiding officer at the opening of the Public Hearing. Comments shall be limited to the subject advertised for hearing. The chairman shall emphasize that the purpose of the Public Hearing is to receive relevant information from any applicant and from the public, and that Commission members shall await the close of the Hearing before discussing the relative merits of the subject issue. In any event, the Commission shall have the privilege of speaking first. The Chairman shall describe the method of conduct of the Hearing.

Section 4. The Chairman shall first call for statements from the proponents. The opponents shall be given equal opportunity to comment. The order is reversible, the discretion of the Commission prevailing. Whichever the case may be, each group shall make its presentation in succession without allowing an intermixture of comments, pro or con. The chairman shall take necessary actions to avoid repetition and debate and shall have the right to limit the length of time available for individual speakers. Reports, letters and other written materials previously submitted or submitted at the Hearing may be summarized, but should not be read aloud, as all written information is copied and distributed to members. In cases where extensive public participation may be anticipated, a sign-up sheet may be provided to determine the order for speaking.

~~Section 4. The Chairman shall first call for statements from the proponents. The opponents shall be given equal opportunity to comment. The order is reversible, the discretion of the Commission prevailing. Whichever the case may be, each group shall make its presentation in succession without allowing an intermixture of comments, pro or con. In cases where extensive public participation may be anticipated, a sign-up sheet may be provided to determine the order for speaking.~~

Section 5. It shall be made clear at the Hearing that all questions and comments must be directed through the Chair only after being properly recognized by the presiding officer.

Section 6. All persons recognized shall approach the Hearing table in order to facilitate proper recording of comments. Before commenting on the matter before the Hearing, each person shall give his/her name and address.

Section 7. The presiding officer shall assure an orderly Hearing and shall take necessary steps to maintain the order and decorum of the Hearing at all times. The presiding officer shall reserve the right to terminate the hearing in the event the discussion becomes unruly and unmanageable.

Section 8. The show of hands by those persons present shall not be allowed on any general question presented at the Public Hearing. The Hearing shall be conducted only for the purpose of taking testimony to be considered in deliberations of a regular or special meeting of the Commission.

## **ARTICLE XII Employees**

Section 1. Within the limits of the funds available for its use, the Commission may employ such staff personnel and/or consultants as it sees fit, to aid the Commission in its work. Appointments shall be made by a majority vote of the total membership of the Commission. The Chairman may be authorized to employ personnel and retain consultants upon approval of the majority of the Commission. Where there is a Director of Planning and Development, the Chairman shall work with him/her in the employment of consultants/personnel. The Chairman may be authorized to sign contracts for employing personnel and contracting for planning services as might be approved by the Commission.

## **ARTICLE XIII Committees**

Section 1. Special committees may be appointed by the Chairman for purposes and - terms which the Commission approves.

## **ARTICLE XIV Public Relations**

Section 1. The Chairman or a duly-appointed Commission member or staff personnel shall act as public relations or publicity director for the Commission. The duties include the preparation of all news releases to be distributed to the communications media. All information releases shall reflect the thinking of the majority of the Commission, with respect for the minority opinion where appropriate.

Section 2. In the matter of the press, radio or television representatives, the Commission shall comply with Chapter 3, Sections 1-10, 1-21 of the Connecticut General Statutes, 1958 revision, as amended.

## **ARTICLE XV Amendments**

These By-laws may be amended by a two-thirds vote of the entire voting membership of the Commission only after the proposed change has been read and discussed at a previous regular meeting,

except that the By-laws may be changed at any meeting by the affirmative vote of seven members of the Commission.



**TOWN OF MANSFIELD**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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LINDA M. PAINTER, AICP, DIRECTOR

**Memo to:** Planning and Zoning Commission  
**From:** Linda M. Painter, AICP, Director of Planning and Development   
**Date:** January 12, 2012  
**Subject:** 8-24 Referral: Ossen Property/Hickory Lane east of Elizabeth Road

Pursuant to the provisions of Section 8-24 of the State Statutes, the above-referenced proposed acquisition of land has been referred to the PZC for comment. The Town Council has scheduled a 1/23/11 Public Hearing on this issue, and if possible, comments should be forwarded prior to the Public Hearing. The PZC has 35 days to report to the Town Council. A copy of the Council Agenda Item and location maps are attached for your reference.

The following information is provided for the PZC's consideration.

- The property being considered by the Town is 2.8 acres in size, is undeveloped, is situated in an RAR-90 zone and is located adjacent to an existing town open space area off of Hickory Lane.
- The subject property was created as part of the River Ridge Estates in 1971. However, as the majority of Hickory Lane was 'closed' by the town selectmen in 1923, the lot does not actually have frontage on a road.
- The property is identified as Interior Forest Tract and Wetland on Map 21 - *Existing and Potential Conservation Areas* in the Plan of Conservation and Development (POCD).
- The property meets the following Open Space Acquisition Priority Criteria identified in Appendix K of the POCD used to assist in evaluating open space acquisitions:
  - The property is identified as a potential conservation area on Map 21 of the POCD
  - The property would expand an existing preserved open space area
- The Open Space Preservation Committee has reviewed this request and recommended that the property be acquired based on its location adjacent to existing open space and potential for trail routing and easier access to any future open space acquisitions to the north of the property.

**Summary/Recommendation**

Based on open space priority criteria and mapping contained in Mansfield's Plan of Conservation and Development, Town acquisition of the Ossen Property would promote goals set forth in Mansfield's Plan of Conservation and Development. It is recommended **that the PZC notify the Town Council that the proposed acquisition of the Ossen Property would promote Mansfield's Plan of Conservation and Development through protection of interior forest and improved access to existing preserved open space.**

# MEMORANDUM

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



To: Planning and Zoning Commission  
CC: Linda Painter, Director of Planning  
From: Matt Hart, Town Manager  
Date: January 11, 2012  
Re: Open Space Acquisition - Hickory Lane-Lot 7 (AKA Lot 19 River Ridge Estates)

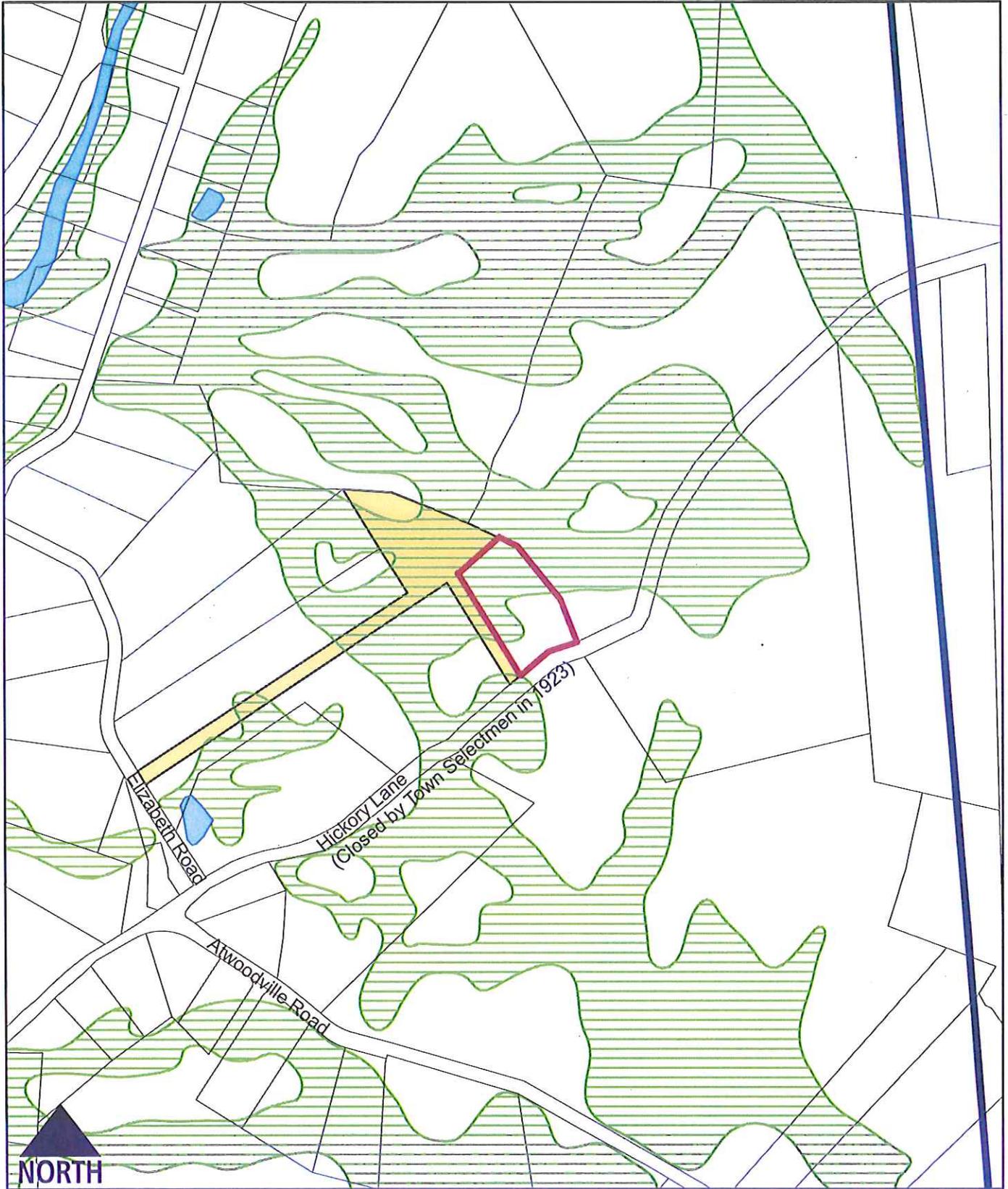
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The following motion was passed by the Town Council on 1/9/2012:

“Move, to refer the proposed acquisition of Hickory Lane Lot 7(aka Lot 19 River Ridge Estates) to the Planning and Zoning Commission for review under §8-24 of the Connecticut General Statutes and to schedule a public hearing for 7:30 PM at the Town Council’s regular meeting on January 23, 2012 to receive public comment regarding the proposed acquisition by the Town.”

Please see the attached information regarding the above captioned matter for your review. Your assistance with this matter is greatly appreciated.

Attach (1)



**Legend**

 **Town Boundary**

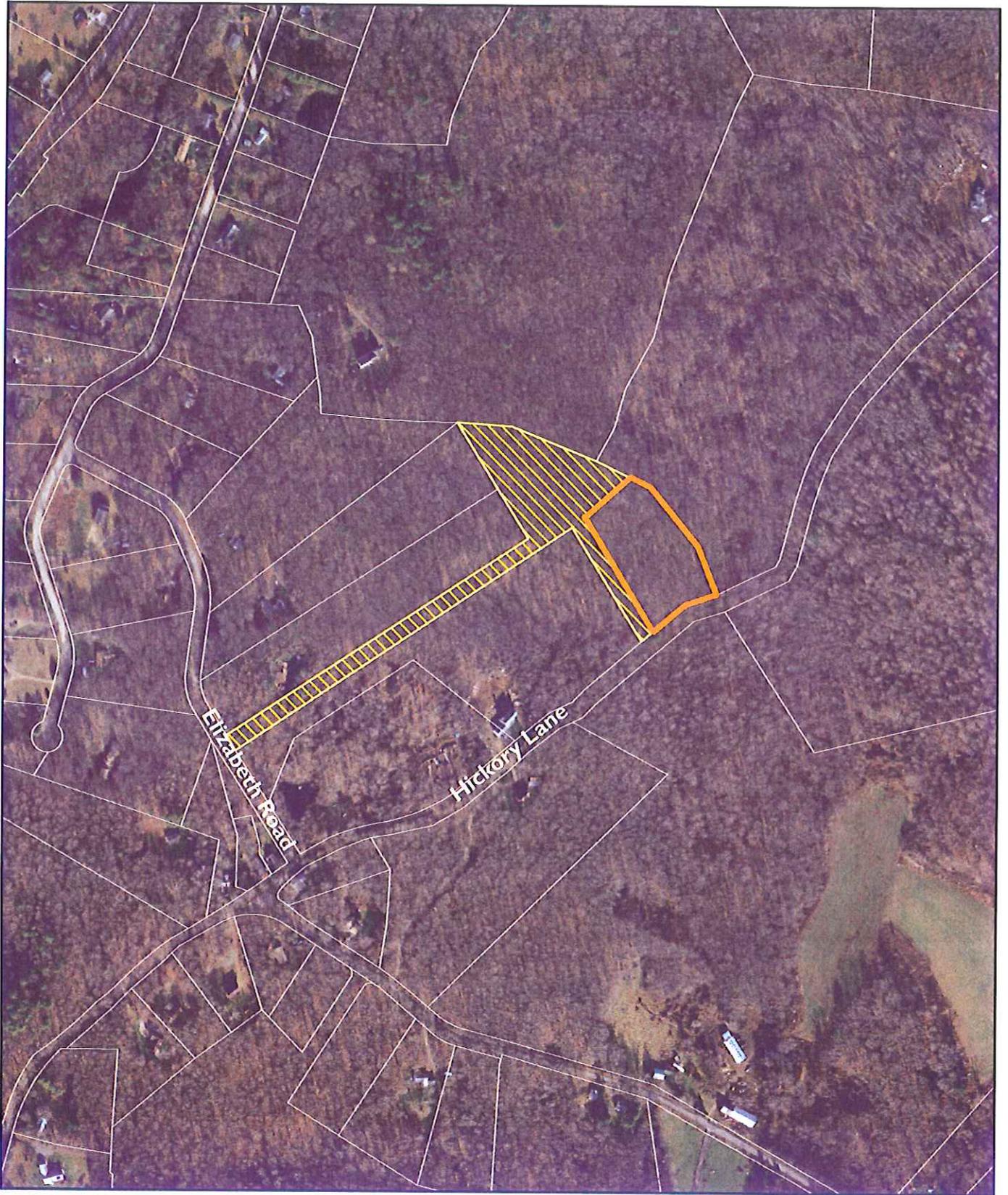
 **Hickory Lane-Lot 7**

 **Wetlands**

 **Open Space**

Property Size: 2.8 Acres

Zoning: RAR-90



**Legend**

-  Hickory Lane-Lot 7
-  Open Space
-  Town



**UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1990-2011**  
 UPDATED AS OF JANUARY, 2012

Academic Year	Undergrad. F/T	Undergrad. P/T	Total Undergrad.	Total Grad.	Total
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,722	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	843	15,325	3,851	19,176
Fall, 2006	15,594	745	16,339	3,834	20,173
Spring, 2007	15,027	1,056	16,083	3,408	19,491
Fall, 2007	15,607	733	16,340	3,845	20,185
Spring, 2008	15,693	776	16,469	3,790	20,259
Fall, 2008	16,073	681	16,754	4,009	20,763
Spring, 2009	16,135	785	16,920	3,795	20,715
Fall, 2009	16,325	671	16,996	4,019	21,015
Spring, 2010	15,732	757	16,489	3,830	20,319
Fall, 2010	16,614	717	17,331	4,172	21,503
Spring, 2011	16,028	801	16,829	3,907	20,736
Fall, 2011	17,057	751	17,808	4,202	22,010

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

**UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1990-2011**  
**UPDATED AS OF JANUARY, 2012**

<u>Acad. Year</u>	<u>Undergrad./ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Fall, 1991	8,191	441	8,632
Spring, 1992	7,437	430	7,867
Fall, 1992	7,628	424	8,052
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,819
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8,223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	10,731	416	11,147
Fall, 2006	11,135	512	11,647
Spring, 2007	10,749	490	11,239
Fall, 2007	10,751	556	11,307
Spring, 2008	10,322	519	10,841
Fall, 2008	11,427	523	11,970
Spring 2009	11,025	492	11,517
Fall, 2009	11,912	403	12,315
Spring, 2010	11,599	372	11,971
Fall, 2010	12,247	299	12,546
Spring, 2011	11,842	279	12,121
Fall, 2011	12,290	210	12,341

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