

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, March 5, 2012 ▪ 7:10 PM

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. February 21, 2012 Meeting
- 4. Zoning Agent's Report**
 - o Monthly Activity Update
 - o Enforcement Update
 - o Other
- 5. Old Business**
 - a. **Special Permit Application, Cumberland Farms, (PZC File #1303-2)**
643 Middle Turnpike & 1660 Storrs Road
Cumberland Farms, Inc./applicant
 - b. **Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA), Pleasant Valley Commercial/Agriculture (PVCA) Regulations and Research and Development/Limited Industrial Zone, (PZC File #907-37)**
Public Hearing Scheduled for May 7, 2012.
 - c. **Other**
- 6. New Business**
 - a. **Modification Request, BAE Revision, Lot 3 Pond View Estates, (PZC File #1193)**
306 Stearns Road
C. Niarhakos, applicant
Memo from Zoning Agent
 - 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**

Michael Beal ▪ Binu Chandy (A) ▪ JoAnn Goodwin ▪ Roswell Hall III ▪ Katherine Holt ▪ Gregory Lewis ▪ Peter Plante
Barry Pociask ▪ Kenneth Rawn ▪ Bonnie Ryan ▪ Vera Stearns Ward (A) ▪ Susan Westa (A)

8. Communications and Bills

- a. Coventry Special Permit Referral
- b. 2012 CT Land Conservation Conference- 2/24/12-Wesleyan University
- c. Winter 2012 CLEARscapes
- d. CT Siting Council Hearing Notice-CL&P Interstate Reliability Project Public Hearing
- e. School Siting Considerations PowerPoint-Director of Planning
- f. 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, February 21, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), M. Beal, R. Hall, K. Holt, G. Lewis,
B. Pociask (7:00p.m. – 7:50 p.m.), P. Plante, K. Rawn, B. Ryan
Alternates present: B. Chandy, V. Ward, S. Westa (arr. 7:04 p.m.)
Staff Present: Linda M. Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:01 p.m. None of the alternates were seated, as all members were present.

Holt MOVED, Beal seconded, to add the 2-14-12 Field Trip Minutes to the agenda. MOTION PASSED UNANIMOUSLY.

Minutes:

2-6-12 Minutes- Ryan MOVED, Rawn seconded, to approve the 2/6/12 meeting minutes as written. MOTION PASSED with all in favor except Hall who disqualified himself. Ward and Beal noted that they listened to the 2-6-12 recording of the meeting.

2-14-12 Field Trip Minutes- Beal MOVED, Ryan seconded, to approve the 2/14/12 Field Trip Minutes as written. MOTION PASSED with Beal, Holt, Ryan and Rawn in favor and all others disqualified.

Zoning Agents Report:

Curt Hirsch updated the Commission on the Cease & Desist Order issued to Kueffner regarding earth removal on Merrow Road. Kueffner told Hirsch that his surveyor is working on plans to submit to the Commission.

In response to Pociask's question at the 2-6-12 meeting, Hirsch stated that the marble at the Paideia site is shipped to the site as it becomes available and is stored on site. He added that the stop work order is still in effect and will remain in effect until revised plans are submitted and approved by the Building and Zoning Departments.

A modification request was approved by Hirsch and Chairman Goodwin for the Gardens at Bassetts Bridge wedding venue. The applicant revised the hours of wedding operations to end at dusk, eliminating the need for exterior lighting.

Old Business:

a. **Special Permit Application, Addition to Eastbrook Mall, (PZC File #432-6)
95 Storrs Road**

New England Design/applicant

Plante MOVED, Holt seconded, to approve with conditions the Special Permit application (PZC File #1307) of Eastbrook F, LLC for an ±14,528 square foot addition to the north side of Eastbrook Mall, as described in a statement of use, as shown on the 19-page plan set dated December 1, 2011 and revised through January 30, 2012 and Sheet SP-1A dated 1/30/12 as prepared by BL Companies; the 3-page set of building plans and elevations dated 12/1/11 and revised through 2/2/12 as prepared by New England Design; a traffic impact study prepared by BL Companies dated October 2011; a Stormwater Management Report prepared by BL Companies dated December 2011; an Operations and Maintenance Plan prepared by BL Companies dated December 1, 2011; and as presented at Public Hearings on 1/3/12 and 2/6/12. This approval is granted because the application as approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

- 1) **Extent of Approval.** This approval authorizes the proposed addition and related site work as shown on Sheet SP-1A. This approval does not include the out-parcel and related site work that was withdrawn from the application prior to the 2/6/12 public hearing. Any significant change in the use or site improvements as described in application submissions and at the Public Hearing shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC.
- 2) **Plan Revisions.** The plan set shall be revised to eliminate all references to the out-parcel and related site work, including the driveway to Storrs Road and crossing of Sawmill Brook. A complete revised plan set, including the revisions to the north building façade, shall be submitted to the Director of Planning and Development for approval prior to issuance of a Zoning Permit. Final plans shall be signed and sealed by all responsible professionals.
- 3) **Excavation/Installation of Retaining Wall.** This approval specifically authorizes the changes in grade proposed as part of the project, including the excavation of approximately 3,800 cubic yards of material along the north property line and construction of a gravity retaining wall with evergreen plantings. Waivers to the requirements of Article X, Section H.3.b and Article X, Section H.5.e are also approved as part of this authorization.
- 4) **Erosion and Sedimentation Controls.** Erosion and sedimentation controls shall be inspected daily and after storms. Copies of erosion and sedimentation control inspection reports shall be submitted to the Zoning Agent and Inland Wetlands Agent on a bi-weekly basis.
- 5) **Landscape Buffer Reduction.** This approval specifically authorizes a reduction in the 50-foot landscape buffer required by Article VI, Section B.4.q.2 of the Zoning Regulations to allow the retaining wall to be constructed along the north property line. The retaining wall shall include an irrigation system to ensure the viability of the plantings within and on top of the wall.
- 6) **Parking.** This approval grants a temporary waiver of the parking regulations as set forth in Article X, Section D allowing the reduction of parking spaces from 1,116 to 976 spaces. This waiver is granted because it has been demonstrated that the subject parking lot in fact has adequate parking spaces for the present uses in residence. Notwithstanding the foregoing, should the Zoning Agent determine at a future date that 976 spaces are not adequate for the parking needs of the shopping center, the applicant shall return to the PZC with a specific plan for installation of additional spaces.
- 7) **Endangered/Threatened Species.** The applicant shall coordinate with the Connecticut Department of Energy and Environmental Protection (DEEP) on inspections, seasonal work restrictions and other measures as may be necessary to protect the wood turtle/box turtle habitats.
- 8) **Lighting.** Details of proposed wall fixtures must be submitted for approval by the Director of Planning and Development. All fixtures shall be dark-sky compliant and shall be consistent with the Architectural and Design Standards contained in Article X, Section R.4.
- 9) **Signs.** The applicant shall submit detailed sign plans including dimensions prior to issuance of a Zoning Permit for the proposed signs.
- 10) **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED with all in favor except Hall who disqualified himself.

Public Hearing:

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

Chairman Goodwin opened the Continued Public Hearing at 7:21 p.m. Members present were Goodwin, Beal, Hall, Holt, Lewis, Pociask, Plante, Rawn, Ryan, and alternates Chandy, Ward and Westa. No alternates were seated for the Public Hearing. Linda Painter, Director of Planning and Development, noted the following communications received and distributed to members of the Commission: a 2/21/2012 memo from the Director of Planning (distributed at the meeting); a 2/16/2012 memo from the Director of Planning; a 2/16/12 email from Kevin Thatcher, Engineer, CHA Companies, with three attached revision sheets (C-101, C-301 and C-501) and a lighting specification sheet.

Attorney Joseph P. Williams, of Shipman and Goodwin, submitted for the record a digital copy of the Environmental Site Review and reviewed the changes to the plans since the last public hearing, noting those changes suggested in the staff reports. He also requested that bicycle racks be allowed to be placed at the rear of the building and not in the front in order to save a parking space for customers.

Kevin Thatcher, P.E., of CHA Companies, reviewed the changes to the plans which included increased sight distance by the removal of plantings; installation of an in-ground propane tank; the removal of the left-turn from the Storrs Road driveway by re-designing the island with signage and striping indicating no left turn; and lighting locations and specifications.

Linda Painter, Director of Planning and Development, requested that the lighting continue further down Storrs Road/Route 195 to the edge of the property abutting to Route 320. The applicant agreed.

Pociask questioned if, when designing the Storrs Road/Route 195 entrance and island, consideration had been given to the turning radius for tanker/delivery trucks. Thatcher responded that it had been designed to accommodate the size of these vehicles, but also stated that Cumberland will be requiring deliveries to enter the site from the Middle Turnpike/Route 44 entrance. Pociask also questioned the current condition of the grease trap. Thatcher responded that is regulated by the Health Department. The applicant will comply with and address any issues raised by the Health Department.

Chairman Goodwin asked the applicant if consideration had been given to siting the building on an angle to minimize the visual impact for motorists traveling west on Route 44, noting that they will be looking at the rear/loading area of the building. It was suggested that adding screening at the southeastern end of the building would hide the boxes and crates that are often found in the rear of commercial buildings. The applicant agreed to provide screening.

Beal asked if backup generators are proposed in light of the recent length of power outages. John Marth, Project Manager for Cumberland Farms, stated that mobile generator units will be moved in to run the store and pumps.

David Kahlbaugh, Traffic Engineer, of CHA Companies, stated that he spoke with WRTD and Rick Chapman of CT DOT and noted that the DOT did not support a bus pull-off as requested by WRTD.

Plante and Rawn related that the Town is working toward a vision of the entire Four Corners area being developed, adding that public transit is a key component to this vision.

****At 7:50 p.m. Pociask excused himself from the rest of the meeting and alternate Ward was seated. ****

Tony Lent, 28 Daleville Road, stated that he didn't think a bus stop is needed on the north bound lane of 195 as much as it is on the south bound side, and added that he is in favor of the proposal.

Noting no further comments or questions from the Commission, public or the applicant, Holt MOVED, Rawn seconded, to close the Public Hearing at 8:07 p.m. MOTION PASSED with all in favor except Beal who was opposed.

Old Business:

b. Special Permit Application, Cumberland Farms, (PZC File #1303-2)

643 Middle Turnpike & 1660 Storrs Road

Cumberland Farms, Inc./applicant

Noting the PZC's concerns about a bus shelter/pull-off, grease-trap review by EHHD, parking in rear, and southeast screening, Beal volunteered to work with staff on a draft motion for the 3/5/12 meeting.

c. Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA), Pleasant Valley Commercial/Agriculture (PVCA) Regulations and Research and Development/Limited Industrial Zone

After extensive discussion and review of the proposed revisions, Holt MOVED, Beal seconded, that a public hearing be scheduled for May 7, 2012 to hear comments on the attached 2/16/12 draft revisions to the Zoning Regulations. The draft regulations shall be revised to include explanatory notes and shall be referred to the Town Attorney, WINCOG Regional Planning Commission, adjacent municipalities, Town Council, Zoning Board of Appeals, Conservation Commission, Open Space Preservation Committee, Agriculture Committee and Design Review Panel. MOTION PASSED UNANIMOUSLY.

New Business:

School Building Project

Painter briefed the Commission on the presentation made to the Town Council at its 2-21-12 special meeting, briefly summarizing the possible building options the Town Council may choose. Painter stated that the Town Council is hoping to bring this to a May referendum. The PZC discussed the merits of scheduling a presentation for its next meeting, but decided by consensus that it preferred to wait until the Town Council makes its formal 8-24 referral.

Reports from Officers and Committees:

It was noted that the next Regulatory Review Committee meeting will be on Wednesday, February 29th at 1:15 p.m. in Conference Room C.

Communications and Bills: Noted.

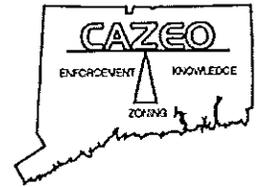
Adjournment: The meeting was adjourned at 9:31 p.m.

Respectfully submitted,

Katherine Holt, Secretary

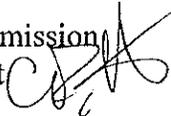


Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

Memo to: Planning and Zoning Commission
From: Curt Hirsch, Zoning Agent 
Date: February 29, 2012

MONTHLY ACTIVITY for February, 2012

ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Mansfield Village	91 Chaffeeville RD., Lot 5	replacement home
Mansfield Village	91 Chaffeeville Rd., Lot 16	replacement home
Wings Over Storrs	153 N. Eagleville Rd.	building identity sign
Watrous	72 White Oak Rd.	above ground. Pool
Lacy	102 Crane Hill Rd.	barn-garage
Jones	201 Separatist Rd.	physical therapy-Home occupation
UConn Foundation	Dog la – Bundy La.	lot line revisions

CERTIFICATES OF COMPLIANCE

Tanaka	33 Storrs Heights Rd.	handicapped ramp
van den Berg	131 Chaffeeville Rd.	garage & breezeway
Weidner/Nainu	265 Hanks Hill Rd.	second floor addition
Wright	166 Baxter Rd.	sunroom
Freeman	727 Browns Rd.	garage
Naumec	666 Browns Rd.	shed
Mansfield Village, LLC	91 Caffeeville Rd., Lot 3	replacement home
	Lot 7	replacement home
	Lot 20	replacement home
Home Selling Team	452 Storrs Rd.	shed
Wood	78 Highland Rd.	shed
Knowlton	523 Woodland Rd.	reconstruct 1-fm home
Haddad-Haskins	129 Conantville Rd.	garage

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DRAFT APPROVAL MOTION

CUMBERLAND FARMS, FILE #1303-2

_____ MOVED, _____ seconded, to approve with conditions the Special Permit application (PZC File #1303-2) of Cumberland Farms, Inc. for the development of a ±3.634 square foot convenience store and gasoline filling station with four multi-product dispensers and canopy at 643 Middle Turnpike and 1660 Storrs Road. This approval is based on the project as described in the application, including a statement of use, 16-page plan set dated December 9, 2011 and revised through February 15, 2012; a traffic impact study dated December 9, 2011; a Stormwater Management dated December 9, 2011; a Sanitary Report dated December 9, 2011; and as presented at Public Hearings on February 6th and February 20th 2012. This approval is granted because the application as approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

- 1) **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the PZC.
- 2) **Waivers.** The following waivers to Four Corners Design Regulations are authorized as part of this approval:
 - i) Article X, Section A.11.c which requires new buildings to be located immediately adjacent to streetscape areas
 - ii) Article X, Section A.11.d which requires parking and loading areas to be located to the rear or side of buildings and screened from adjacent roadways and walkways/bikeways.

These waivers have been approved due to the unique needs of the gasoline sales use, including clear visibility of the pump island/canopy to passing motorists and maneuvering requirements of fuel delivery trucks. As these specific criteria were designed to further enhance roadside aesthetics and pedestrian orientation, the overall design of the streetscape area and inclusion of pedestrian, bicycle and transit amenities are even more critical to minimize the impact of these waivers on the future build-out of this area. As such, specific revisions to the streetscape area and overall site design are required under condition (3) to enhance and reinforce the pedestrian, bicycle and transit orientation of both the site and Four Corners area.

- 3) **Setback/Buffer Reductions.** The following reductions to required setbacks and buffers are authorized as part of this approval:
 - a) A reduction in the 100 foot front yard setback along Routes 44 and 195 to 58.7 feet and 75.2 feet, respectively, in accordance with the provisions of Article X, Section A.4.
 - b) A reduction in the 50-foot landscape buffer required by Article VI, Section B.4.q.2 of the Zoning Regulations to allow the northeast edge of the Route 44 driveway to be located 41 feet from the adjacent property.

- 4) **Plan Revisions.** The plan set shall be revised as follows and submitted for approval by the Director of Planning and Development:
 - a) A modified bus pull-off pursuant to specifications provided by the Windham Regional Transit District and Public Works Director shall be added to the Route 195 frontage. The Town will assist the applicant in coordinating review of the bus pull-off by Connecticut DOT. Any changes to site access required by CTDOT to accommodate the bus pull-off may be approved by the Director of Planning and Development and Public Works Director. If CTDOT prohibits a bus pull-off in this location, the applicant shall return to the PZC for review and approval of an agreement to provide a contribution to the eventual development of a bus stop and shelter at another location. Similarly, if the bus pull-off is approved for this location, the PZC shall negotiate contributions to offset the applicant's costs from other properties on the east side of Route 195 as they redevelop.
 - b) A bus shelter and connection to the sidewalk shall be added to the Route 195 frontage in conjunction with the bus pull-off. The bus shelter design shall be approved by WRTD and the Director of Planning and Development.
 - c) Street lights and landscaping shall be added along the sidewalk between the Route 195 driveway and the intersection with Route 320.
 - d) The area located between the rear of the building and the northeast property line shall be screened from view of the parking area and Route 44 through the use of landscaping and fencing.
 - e) Parking space 12 shall be removed and the adjacent landscape island expanded to include a concrete pad to accommodate relocation of the bicycle racks from the rear of the store to the front where they will be visible to store employees and patrons.
 - f) Evergreen trees shall be added along the northwest property line to screen the view of the gas station from the single-family home located on Route 320.
 - g) Detailed specifications for fences shall be added to the detail sheets. These specifications shall include height, material and design.
 - h) Erosion and Sedimentation Control plans shall be revised pursuant to recommendations from the Assistant Town Engineer regarding stock pile location, silt fences and catch basins.

- 5) **Underground Propane Tank.** The location of the proposed propane tank must be approved by the Fire Marshal and Eastern Highlands Health District prior to issuance of a Zoning Permit.

- 6) **Signs.** The applicant shall submit detailed sign plans including location, dimensions, materials and lighting for Commission approval. Use of monument signs to reinforce pedestrian orientation is strongly encouraged.
- 7) **Sale of Gasoline.** The Zoning Agent is hereby authorized to sign a Certificate of Approval for the location of the sale of gasoline pursuant to Section 14-321 of Connecticut General Statutes.
- 8) **Voidance of Previous Approvals.** The Special Permit approved by the Commission on November 19, 1990 for Republic Oil (File #1026) and all subsequent actions related to that special permit shall become null and void upon the filing of the special permit on the Land Records.
- 9) **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

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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: March 1, 2012
Subject: Draft Revisions to Zoning Regulations



Attached to this memo are draft revisions to the Zoning Regulations dated March 5, 2012 that incorporate the changes you requested at your last meeting as well as explanatory notes. The only additional change made was to Article X, Section A.10.f, where the language in the last paragraph of that section was amended to be consistent with the language contained in Article X, Section A.9.b.

If you have any other questions or additional clarifications, please let me know. If this revised version is acceptable to the Commission, staff will submit to WINCOG and begin the referral process to other town committees.

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Proposed Revisions to Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture (PVCA) Regulations

Draft: March 5, 2012

This draft includes changes requested by the Commission at the February 16, 2012 meeting as well as explanatory notes.

Underlined Text: Added

~~Strikethrough Text~~: Deleted

Italic Text: Explanatory Notes

Article VII: Permitted Uses

Section A: General

* * * * *

Amend Article VII, Section A.4 as follows:

4. With the exception of all uses in the Pleasant Valley Commercial/Agriculture Zone or Research and Development/Limited Industrial Zone (see provisions below), changes in the use of an existing structure or lot may be authorized by the Zoning Agent through the issuance of a Certificate of Compliance provided the new use is included in the same permitted use category as the previous use and provided all other applicable provisions of these regulations are met. In the Pleasant Valley Commercial/Agriculture Zone and Research and Development/Limited Industrial Zones, all changes in use from that described and approved in previous permit submissions, or from that established prior to zoning approval provisions, require the submission of a revised statement of use for review and approval by the Director of Planning and Development. ~~and Planning and Zoning Commission review and approval.~~ The Commission-Director of Planning and Development shall have the right to refer the request to the Commission for their review and approval ~~approve the proposed change in use without the submission of a new application. However, where the proposed change in use is considered to be a significant alteration of the previous use with potential impacts that have not been reviewed, the Commission.~~ The Commission shall have the authority to ~~shall~~ require the submission and processing of a new application as per the requirements for establishing a new use on a site.

Where questions arise regarding changes in use and permit requirements, the Planning and Zoning Commission shall determine whether a proposal constitutes a change in use and the appropriate permit requirements.

Explanatory Note: The proposed revisions are designed to streamline the review process for changes of use in the Pleasant Valley Commercial/Agriculture Zone and Research and Development/Limited Industrial Zones by allowing the Director of Planning and Development to make an initial determination as to whether the change is significant enough to require review by the Planning and Zoning Commission.

* * * * *

Amend Article VII, Section U.2 , U.3 and U.4 as follows:

Section U: Uses Permitted in the PVCA (Pleasant Valley Commercial/Agriculture) Zone (Land South of Pleasant Valley Road and east of Mansfield Avenue)

* * * * *

2. General

The uses listed below in Sections U3 and U4 and associated site improvements are permitted in the PVCA zone, provided:

- a. Any special requirements associated with a particular use are met;
- b. Except as noted below, all uses permitted in the PVCA zone shall be served by adequate public sewer and water supply systems. On a case-by-case basis the Planning and Zoning Commission shall have the right to authorize the use of onsite sanitary waste disposal and/or water supply systems for permitted uses provided it is documented to the Commission's satisfaction that there is a low risk of aquifer contamination or other health, safety or environmental problems.
- c. Applicable provisions of Article X, Section A (Design Development Districts) and Article VI, Sections A and B (Performance Standards) are met: and
- d. With the exception of those uses included in U.4 below, special permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3., A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve certain changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements. All changes in use in the ~~PVCD~~-PVCA zone require Planning and Zoning Commission approval in accordance with the provisions of Article VII, Section A.4.

3. Categories of Permitted Uses in the Pleasant Valley Commercial/Agriculture Zone Requiring Special Permit Approval as per the Provisions of Article V, Section B. and Applicable Provisions of Article X. Section A.

- a. Research and development laboratories and related facilities and the production, processing, assembly and distribution of prototype or specialized products which require a high degree of scientific input and on site technical supervision. Specialized products that may be authorized include but shall not be limited to the following: precision mechanical and electronic equipment; business machines; computer components; optical products; medical, dental and scientific supplies and apparatus; and precision instruments;

All genetic or bio-engineering research or development activities and the creation of biogenetic products are limited to those permitted in bio-safety level 1 and 2 (BL-1 and BL-2) laboratories as per the current "Guidelines" of the National Institutes of Health regarding research involving recombinant DNA molecules. The keeping and utilization of small animals for scientific purposes is authorized, provided the animals are kept in an enclosed portion of a building located on the subject lot or in areas specifically approved by the Planning and Zoning Commission;

- b. Commercial printing and reproduction services and the industrial production, processing, assembly and/or distribution of products not specified in Section 3a above, provided the nature, size and intensity of the proposed use complies with environmental, traffic safety, neighborhood impact and all other special permit approval criteria;
- c. Business and Professional Offices;
- d. Repair services for electronic and mechanical equipment, office equipment, home appliances, bicycles and recreational equipment and similar uses;
- e. Commercial recreation facilities, such as tennis clubs and physical fitness centers;
- f. Radio, television and other communication facilities but excluding communication towers or other structures that exceed the maximum height provisions for the PVCA zone;
- g. Veterinary hospitals and commercial kennels boarding or breeding two or more animals provided potential noise impacts are addressed in association with the required Special Permit application;
- h. Repair services for agricultural and commercial vehicles, machinery and equipment and automobile and truck repair services; ~~however, but~~ auto salvage operations are not permitted;

- i. State licensed group daycare homes or state licensed childcare centers as defined by State Statutes;
 - j. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards and requirements of Article X, Section T are met;
 - k. Other commercial agricultural operations (any agricultural or horticultural use that is not authorized by other provisions of these Regulations).
 - l. Accessory retail sales and accessory storage and warehousing for any permitted use authorized within Section 3.
4. **Uses Which May be Authorized in the Pleasant Valley Commercial/Agriculture Zone by the Zoning Agent:**
- a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article X, Sections T are met;
 - b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.
 - c. Accessory cafeterias or retail shops conducted primarily for the convenience of employees, provided the use ~~is~~ is located within a building and there are no advertising or exterior displays.

Explanatory Note: The proposed revisions correct typos in the existing regulations and clarify the types of repair services allowed in the Pleasant Valley Commercial/Agriculture Zone.

* * * * *

Article Eight: Schedule of Dimensional Requirements

Amend Article VIII, Schedule of Dimensional Requirements as follows:

Note: Only changes to the PVRA and PVCA dimensional requirements are shown; no changes are proposed to requirements for other zones.)

ZONE	MINIMUM LOT AREA/ACRES See Notes (3) (4) (18)	MINIMUM LOT FRONTAGE/FT See Notes (4)(6)(7)(13)(16)	MIN. FRONT SETBACK LINE (IN FEET) See Notes (4)(8)(9)(15)(16)(17)(21)	MIN. SIDE SETBACK LINE (IN FEET) See Notes (4)(10)(11)(15)(16)(17)(21)	MIN. REAR SETBACK LINE (IN FEET) See Note (4)(15)(16)(17)(21)	MAXIMUM HEIGHT See Note (14)	MAXIMUM BUILDING GROUND COVERAGE
PVRA, PVCA: SEE NOTE (1)	<u>25 ACRES</u> See Note 5	200	See footnote 17 <u>200</u>	See footnote 17 <u>50</u>	See footnote 17 <u>50</u>	40	25%

Explanatory Note: The proposed revisions are designed to provide more flexibility in site design for the PVRA and PVCA zones. The elimination of the minimum lot area and reduction in side yard setbacks are consistent with requirements for other zones including Neighborhood Business, Planned Business zones. The reduction in the front setback will provide a more consistent setback along Pleasant Valley Road while still ensuring protection of viewsheds, as the smaller single-family lots within the zone are approximately 200 feet deep.

Notes Schedule of Dimensional Requirements

Notes that pertain to the PVRA and PVCA zones are shown here for reference purposes. No changes to the notes are proposed as part of this amendment.

1. See Article X, Section A for Special Design Development District requirements, including minimum acreage required to establish a new zone.
* * * * *
3. Larger lots may be required in areas with inland wetland soils and watercourses, visible ledge or steep slopes. See Article VIII, Section B.5.
4. Special provisions apply to non-conforming lots of record. See Article VIII, Section B.
5. No minimum lot area has been designated for this zone. The required lot area shall be governed by the required setbacks, parking and loading areas and other provisions of these Regulations.
6. The minimum lot frontage shall be continuous and uninterrupted along a street line. In residential zones, corner lots situated at the junction of two or more streets shall be required to have the minimum frontage along all abutting streets.
7. Where the front lot line is an arc or the sidelines converge toward the front lot line, the required frontage shall be measured along the front setback line, which shall be parallel to the street line.
8. All setbacks from the front lot line shall be measured in accordance with the provisions of Article VIII, Section 7 (Highway Clearance Setback).
9. On lots abutting more than one street, the minimum setback from the front lot line shall be required along all streets.
10. Lot lines on corner lots which abut side lot lines of adjacent lots shall be considered side lot lines and applicable side lot line setback shall be met.
11. All development on lots that adjoin a residential zone having greater side lot line setbacks shall comply with the side lot line setbacks of the adjacent residential zone.
* * * * *
13. Lot frontage requirements for business and residential uses within specified zones may be waived by the Planning and Zoning Commission for private roads, provided special permit approval is obtained (see Article VIII, Section B.3.d).
14. A maximum height of 45 (forty-five) feet may be applied per Article X, Section G.3, Height of Buildings.
15. Whenever a right-of-way exists for a future street, all new buildings, structures and site improvements shall, with respect to the right-of-way, meet the minimum setbacks from front lot lines as if the right-of-way included an existing street.
16. Special frontage and setback provisions may apply to subdivision lots and associated building area envelopes approved after February 20, 2002. See Article VIII, Section B.5 and applicable provisions of Mansfield's Subdivision Regulations.
17. Special setback provisions apply for all buildings, structures and site improvements approved after June 1, 2004 that are located within a designated Design Development District (see Article X, Section A.4.d).
18. For all subdivision lots in the R-90 and RAR-90 zones approved after June 1, 2006, the Planning and Zoning Commission shall have the right to authorize or require the minimum acreage for each new subdivision lot to be reduced to less than 90,000 square feet in size. (See Article VIII, Section B.6.b and applicable provisions of Mansfield's Subdivision Regulations.)
* * * * *
21. The Planning and Zoning Commission shall have the authority to reduce or increase front, side and/or rear setback line requirements for properties within one of the ten (10) historic village areas identified in Article X, Section J. Setback reductions or increases shall only be approved or required where the reduction or increase in setback is considered necessary to address the special historic village area review criteria contained in Article X, Section J.2.

Article Ten: Special Regulations

* * * * *

Amend Article X, Sections A. 9 and A.10 as follows:

9. Special Provisions for the Pleasant Valley Residence/Agriculture (PVRA) zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVRA zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirement.

For the purposes of this requirement, community well water supply systems authorized, constructed and operated pursuant to the Connecticut Department of Public Health regulations are considered public water facilities.

b. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to ~~fifty-fourty~~ (5040) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use. This agricultural dedication provision may be addressed prior to any development, in association with an initial development phase or incrementally, over a series of phases or developments. However, in applying this provision, cumulatively no more than ~~fifty-fourty~~ (5040) percent of the prime agriculture acreage of a property in existence at the time this regulation is adopted shall be required to be permanently preserved for agricultural use.

As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The Commission shall have final approval of the ~~The~~ location of the agricultural acreage to be preserved ~~shall be determined by the Commission, and may be on other land under the control of the applicant.~~ All property owners and prospective developers are encouraged to work with the Commission to identify an appropriate location(s) for preserved agricultural land, including other land in the Pleasant Valley area under the control of the applicant.

In identifying agricultural land for preservation, the Applicant and Commission shall consider whether:

- that will retain the land will retain agricultural value;
- the agricultural use of the land would complement existing and proposed land uses ~~and~~;
- the agricultural use of the land would enhance adjacent and nearby agricultural land; and
- the agricultural use of the land would conflict with existing and planned uses on adjacent properties.

Based on information reviewed prior to the adoption of this regulation, the following area should be considered a priority for agricultural land preservation:

- Land immediately south of Pleasant Valley Road between Mansfield City Road and the Flood Hazard Zone containing Conantville Brook.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. ~~In addition, While not required,~~ the Commission shall have the authority to recommend and facilitate the transfer~~al~~ of agricultural land to be transferred in title to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around

the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

c. Compliance with provisions for the Design Multiple Residence Zone (See Article X. Section A.6)

All proposed developments in the PVRA zone shall comply with the density, building height, floor area, distance between structures, parking, courtyards, and housing units mix and affordable housing provisions for the Design Multiple Residence Zone (see Article X. Section A.6.). Additional density will be considered based on the proposed development plan and provision of affordable housing.

d. Student Housing Restrictions

Housing designed primarily for student occupancy shall not be authorized in this district due to potential neighborhood compatibility issues.

e. Age Restricted Housing

Due to the proximity of commercial and health care services in southern Mansfield and the adjacent Town of Windham and due to the physical characteristics of the Pleasant Valley Residence Agriculture Zone, ~~the Commission encourages~~ Age Restricted Housing developments are specifically allowed within this district. For age restricted developments the special density and floor area provisions for the Age Restricted Housing Zone shall apply (see Article X. Section A.5.b. and i.) in addition to the requirements for the DMR zone noted in subsection (c), above.

c. Open Space/Recreation Facilities

~~The Commission shall have the authority to require appropriate open space and recreation facilities for all residential developments. The size and location of any required open space and the degree of any required improvement shall take into account the size and location of the agricultural land to be preserved pursuant to subsection 9.b. (above) and the size and nature of the residential development. In situations where the agricultural land preservation requirements of Section 9.b (above) have been addressed suitably, any additional acreage that may be required to meet this provision shall be limited to acreage needed to provide specific recreational improvements. As a general guide, for developments with fifty (50) or more dwelling units, the Commission may require multi-use ball fields, tennis courts, and/or playgrounds. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas. At least 600 square feet of open space and/or recreational area shall be required for each dwelling unit in the proposed development. This requirement may be satisfied through the preservation of agricultural land pursuant to subsection 9(b). If the area preserved for agricultural use meets or exceeds the minimum open space requirement per dwelling unit, no additional open space or recreational facilities shall be required other than the open space provided through building separation and site landscaping regulations.~~

d. PVRA Design Criteria

To promote the retention and enhancement of the agricultural and scenic character of the Pleasant Valley Residence Agriculture Zone, all new developments shall be designed to preserve and, as appropriate, enhance existing views and vistas from adjacent and nearby roadways and neighboring properties. Developments consisting of more than one structure shall exhibit a high degree of coordination in site planning, architectural design, site design and site detailing. All physical components shall be designed to complement an overall plan. In addition to addressing all applicable provisions of the Architectural and Design Standards contained in Article X, Section R of these regulations, all development shall address the following design criteria:

1. In the event the area zoned Pleasant Valley Residence Agriculture situated south of Pleasant Valley Road is developed in more than one phase or by more than one developer, all design components (including site layout, building layout and building design, and landscaping, lighting and other site improvements) shall be compatible and designed to complement an overall plan. To help ensure compliance with this requirement, the Commission shall have the authority to require the submission of a conceptual master plan when a proposed

development would result in the division or resubdivision of a tract or parcel of land existing at the time these regulations were adopted into three (3) or more parts or lots for the purpose, whether immediate or future, of sale or building development, excluding development for municipal, conservation or agricultural purposes. When required, the conceptual master plan shall be submitted in association with a pending special permit or subdivision application and shall include:

- a. Areas under common ownership at the time these regulations were adopted. If the application includes a resubdivision as described above, the plan shall address how the proposed development will be compatible with development on the lot previously divided;
- b. ~~{depicting~~ Depiction of future parcels, buildings, roadways/driveways, walkways, service areas, public sewer and water lines, storm water facilities, agricultural preservation areas and other site development components} and; and
- c. ~~a~~ Associated design guidelines for the entire area.

~~When required, this information shall be submitted in association with a pending special permit application. The Commission shall have the right to approve conditions regulating the development of future phases and ensuring that this provision has been addressed.~~

- 2. All new buildings and structures and all associated parking, loading and waste disposal or storage areas shall be located a minimum of ~~five~~ two hundred (500/200) feet from Pleasant Valley Road and appropriately screened. The Commission shall have the right to reduce this locational requirement based on individual site characteristics, the specific proposed use and the specific development design. This locational requirement is designed to help preserve existing agricultural land immediately south of Pleasant Valley Road (see Section 9.b) and to minimize incompatible visual impacts, particularly from Pleasant Valley Road, Mansfield City Road north of Pleasant Valley Road and from Stearns Road.
- 3. New buildings shall be designed to minimize mass by utilizing smaller visual components through the use of projections, recesses, varied façade treatments, varied roof lines and pitches, and where appropriate, variations in building materials and colors;
- 4. Site specific landscape and lighting plans shall be designed by qualified professionals and implemented to reduce visual impact, minimize light spill (undesirable light that falls outside the area of intended illumination) and promote compatibility with neighboring agricultural and residential uses.

10. Special Provisions for the Pleasant Valley Commercial/Agriculture (PVCA) Zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVCA zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirement.

b. Building Height Requirements

No building shall exceed three stories or a height of 40 feet.

c. Distance Between Structures

Except as noted below, the distance between any two structures shall be no less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

d. Courtyards

Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or

width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

e. Parking

Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.

f. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to ~~fifty-fourty (5040)~~ percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use. This agricultural dedication provision may be addressed prior to any development, in association with an initial development phase or incrementally, over a series of phases or developments. However, in applying this provision, cumulatively no more than ~~fifty-fourty (5040)~~ percent of the prime agriculture acreage of a property in existence at the time this regulation is adopted shall be required to be permanently preserved for agricultural use.

As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The Commission shall have final approval of the location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land under the control of the applicant. All property owners and prospective developers are encouraged to work with the Commission to identify an appropriate location(s) for preserved agricultural land, including other land under the control of the applicant.

In identifying agricultural land for preservation, the Applicant and Commission shall consider whether:

- the land will retain agricultural value;
- the agricultural use of the land would complement existing and proposed land uses;
- the agricultural use of the land would enhance adjacent and nearby agricultural land; and
- whether the agricultural use of the land would conflict with existing and planned uses on adjacent properties .

~~that will retain agricultural value, complement existing and proposed land uses and enhance adjacent and nearby agricultural land.~~ Based on information reviewed prior to the adoption of this regulation, the following area should be considered a priority for agricultural land preservation:

- Land immediately south of Pleasant Valley Road.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. ~~In addition~~While not required, the Commission shall have the authority to recommend and facilitate the transfer of agricultural land in title to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

g. PVCA Design Criteria

To promote the retention and enhancement of the agricultural and scenic character of the Pleasant Valley Commercial Agriculture Zone, all new developments shall be designed to preserve and, as appropriate, enhance existing views and vistas from adjacent and nearby roadways and neighboring properties. Developments consisting of more than one structure shall exhibit a high degree of coordination in site planning, architectural design, site design and site detailing. All physical components shall be designed to complement an overall plan. In addition to

addressing all applicable provisions of the Architectural and Design Standards contained in Article X, Section R of these regulations, all development shall address the following design criteria:

1. In the event the area zoned Pleasant Valley Residence-Commercial Agriculture situated south of Pleasant Valley Road is developed in more than one phase or by more than one developer, all design components (including site layout, building layout and building design, and landscaping, lighting and other site improvements) shall be compatible and designed to complement an overall plan. To help ensure compliance with this requirement, the Commission shall have the authority to require the submission of a conceptual master plan when a proposed development would result in the division or resubdivision of a tract or parcel of land existing at the time these regulations were adopted into three (3) or more parts or lots for the purpose, whether immediate or future, of sale or building development, excluding development for municipal, conservation or agricultural purposes. When required, the conceptual master plan shall be submitted in association with a pending special permit or subdivision application and shall include:

- a. Areas under common ownership at the time these regulations were adopted. If the application includes a resubdivision as described above, the plan shall address how the proposed development will be compatible with development on the lot previously divided;
- b. ~~(depicting~~ Depiction of future parcels, buildings, roadways/driveways, walkways, service areas, public sewer and water lines, storm water facilities, agricultural preservation areas and other site development components) ~~and; and~~
- c. ~~a~~ Associated design guidelines for the entire area.

~~When required, this information shall be submitted in association with a pending special permit application. The Commission shall have the right to approve conditions regulating the development of future phases and ensuring that this provision has been addressed.~~

2. All new buildings and structures and all associated parking, loading and waste disposal or storage areas shall be located a minimum of ~~five~~ two hundred (500/200) feet from Pleasant Valley Road and appropriately screened. The Commission shall have the right to reduce this locational requirement based on individual site characteristics, the specific proposed use and the specific development design. This locational requirement is designed to help preserve existing agricultural land immediately south of Pleasant Valley Road (see Section 10.f) and to minimize incompatible visual impacts, particularly from Pleasant Valley Road, Mansfield City Road north of Pleasant Valley Road and from Stearns Road.
3. New buildings shall be designed to minimize mass by utilizing smaller visual components through the use of projections, recesses, varied façade treatments, varied roof lines and pitches, and where appropriate, variations in building materials and colors;
4. Site specific landscape and lighting plans shall be designed by qualified professionals and implemented to reduce visual impact, minimize light spill (undesirable light that falls outside the area of intended illumination) and promote compatibility with neighboring agricultural and residential uses.

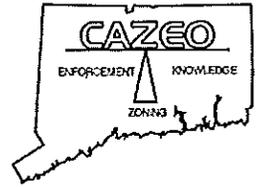
Explanatory Notes: The proposed revisions to Article X, Sections A.9 and A.10 are designed to provide additional flexibility for development in these zones.

- *The reduction in the amount of prime agricultural areas to be preserved is designed to promote consistency with the town's open space requirements for cluster subdivisions, which require up to 40% of the land to be subdivided to be used exclusively for recreational, conservation and/or agricultural purpose (Section 13.1.1, Mansfield Subdivision Regulations). The purpose of the PVRA/PVCA special provisions is to encourage the clustering of development in order to preserve the prime agricultural land for agricultural use; therefore, consistency between the provisions for cluster subdivisions and preservation of prime agricultural land in these zones is appropriate.*

- *The changes to provisions regarding location of the agricultural land to be preserved are designed to clarify the Commission's role in approving the final location as well as factors that will be considered as part of the approval process. The revisions also clarify that transfer of preserved agricultural land to the ownership of the town or other land preservation organization is not required; however, the Commission has the ability to facilitate or recommend a transfer.*
- *The changes to the applicable provisions of the DMR zones to residential development in the PVRA zone change affordable housing from a requirement to an incentive, with the provision for consideration of additional density in exchange for provision of affordable housing.*
- *Clarification is provided that Age-Restricted Housing developments are specifically allowed within the PVRA zone.*
- *The changes to the open space/recreational facility requirements are designed to clarify that the preservation of agricultural land may fully satisfy open space requirements for residential developments in the PVRA zone if the area preserved exceeds the minimum open space requirements for the residential development.*
- *The changes to the PVRA design criteria are designed to provide a more definitive threshold as to when a master plan may be required by the Commission. The changes use the same threshold established by state statute for subdivisions, thereby allowing some incremental development prior to requiring a conceptual master plan for an entire parcel.*
- *The reduction in the setback from Pleasant Valley Road from 500 feet to 200 feet is intended to provide greater flexibility in development while maintaining the viewshed along the road. The revised setback is generally consistent with the depth of the smaller single-family home parcels along the road.*



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

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

To: Planning & Zoning Commission

From: Curt Hirsch, Zoning Agent

Date: February 29, 2012

Re: **Proposed revisions to Building Area Envelope
Lot 3, Pond View Estates, PZC file # 1193**

The attached 2/29/12 Modification Request from Chris Niarhakos, request's PZC approval for a revision to the Building Area Envelope (BAE) of Lot 3 of the Pond View Estates Subdivision at 306 Stearns Road. This is a 1.34 – acre lot approved in 2003. A single-house was constructed in 2004. Revised mapping has also been submitted depicting a proposed revision of the BAE, prepared by the applicant using the as-built survey plan of the house construction. The proposed revisions are associated with a planned house addition. Upon reviewing the area for construction as depicted on the approved subdivision plan, the property owner found that the approved BAE is less than three feet from the existing house wall and is seeking to expand the building envelope by an additional fifteen feet. Based on the provisions of Section 6.13 of the Subdivision regulations, BAE revisions require PZC approval.

My review indicates that the proposed BAE revision can be accomplished in an acceptable manner that will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. The proposed BAE revision remains well within the limits of the established DAE and would only increase the area within the BAE by approximately 810 square feet. The proposed revision would extend the existing BAE westerly by fifteen feet, maintaining the separation from a pond and the associated wetland area behind the house. A separate IWA application will be submitted seeking approval of the proposed house addition.

I recommend that the Planning & Zoning Commission approve the proposed revision to the Building Area Envelope on Lot 3 of the Pond View Estates Subdivision (306 Stearns Road), as described in the 2/29/12 request and shown on a plan also dated 2/29/12, because it will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. This action shall be noticed on the Land Record.

EXISTING POND
POND VIEW ESTATES

PZC-Approved Subdivision Plan
1-12-03

LOT #3
AREA = 1.344 ± ACRES
= 58,548 ± S.F.

Limit of Disposed Red
Conservation Easement
AREA = 0.727 ± Ac.

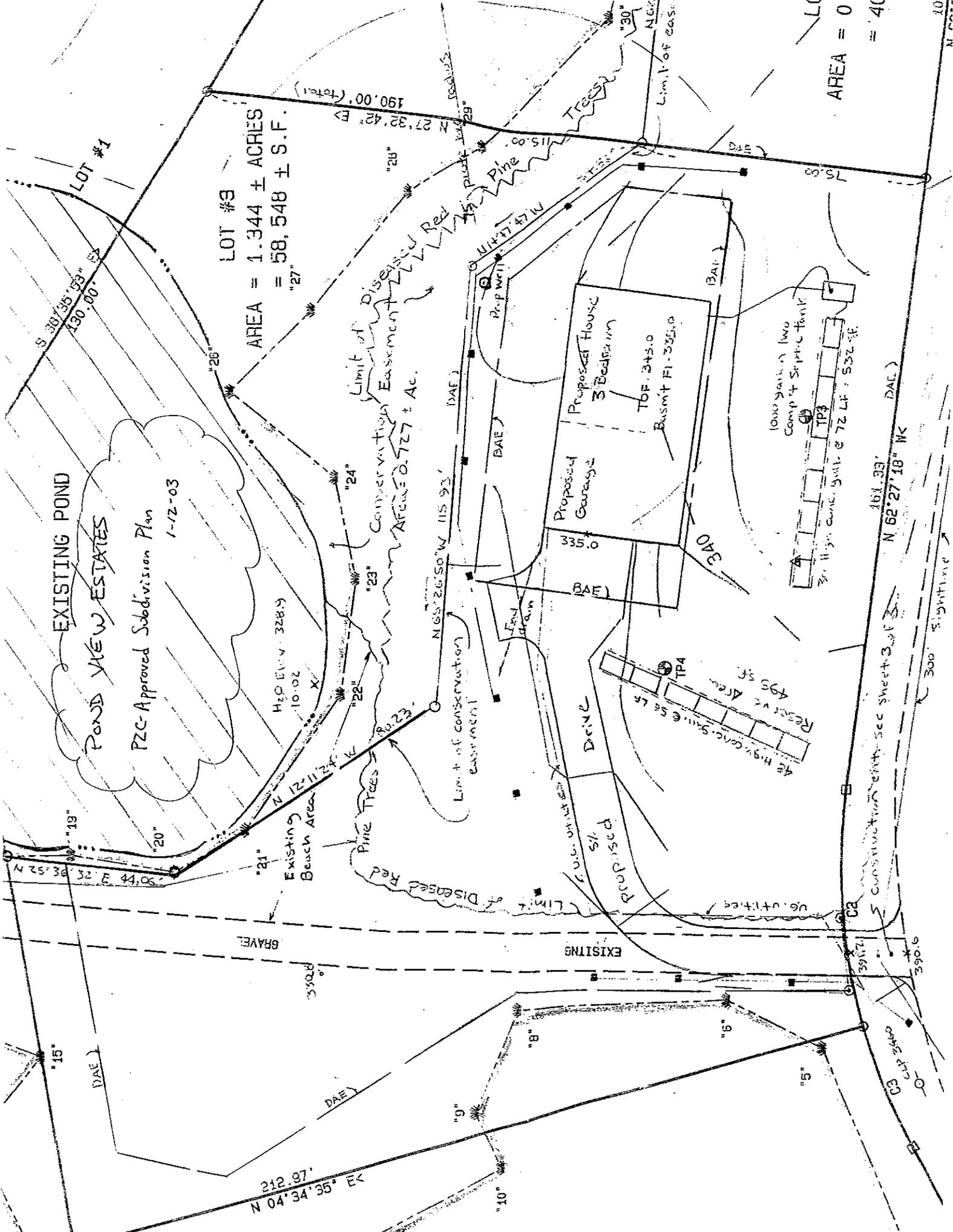
Proposed House
3 Bedroom
TOF: 345.0
Basmt Ft: 335.0

1000 Gallon Two
Compartment Tank

42 High Conc. Gall. @ 56 Lf
Reserv. Area
495 sf

300' Sighting

LO
AREA = 0.
= 40.



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

APPLICANT/OWNER SECTION

1. Owner(s) LINDA SABATELLI Telephone 860-423-1721
(please PRINT)
Address 306 STEARNS RD Town MANSFIELD Zip 06250

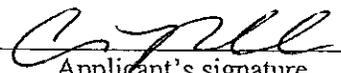
2. Applicant(s) CHRIS NIARHAKOS Telephone 860-617-5396
(please PRINT)
Address 68 BROOKSIDE LANE Town MAJASFIELD Zip 06250

3. Site Location 306 STEARNS RD

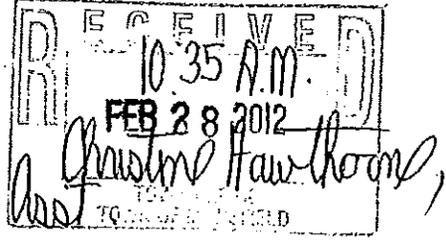
4. Reference any approved map(s) that would be superseded if this request is approved:

5. Reference any new map(s) submitted as part of this request:
306 STEARNS RD BAE REVISION 1 2-29-12

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: -
REQUESTING PERMISSION TO EXTEND BUILDING LINE BY 15 FT TOWARDS EXISTING DRIVEWAY. PROPOSED ADDITION MEETS ALL OTHER PROPERTY SETBACKS. PROPOSED BUILDING ENVELOPE IS NOT CLOSER TO WETLANDS THAN THE EXISTING ENVELOPE.

7.  date 2-29-12
Applicant's signature

Notice of Certain Planning and Zoning Matters in Neighboring Municipalities



DATE: Feb. 27, 2012

TO: Town Clerks of: Mansfield

FROM: [X] 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 two home occupations in single-family residence; property located at 10 Boston Trke, (Assessor's Map I, Block 35, Lot 1) UC zone.

Scheduled hearing: Date: April 9, 2012 Time: 7:00 pm Place: Annex Building 1712 Main St. Coventry, CT 06238

DATE RECEIVED: 2-21-12

FEE PAID: \$216.00

APPLICATION #: 12-03

RECEIVED

FEB 21 2012 *PH 113*

APPLICATION FOR SPECIAL PERMIT

TITLE: Quiet Corner Spa / Coffee Roaster ZONE: TOWN OF COVENTRY PLANNING & ZONING

STREET: 10 Boston Tpk. MAP 12 BLOCK 30 LOT 3 ACREAGE 26 *tor-*

DEED AS RECORDED IN THE TOWN CLERK'S OFFICE: Volume _____ Page _____

FULLY DESCRIBE INTENDED USE: Two home occupations in a single family residence. Spa and Coffee Roaster.

[PLEASE ATTACH SEPARATE PAGE IF MORE SPACE IS NEEDED.]

AS PER SECTION(S) 5.05, 01.D OF ZONING REGULATIONS

APPLICANTS NAME Charles & Tamatha Green PHONE 860-377-4962

ADDRESS 60 Moon Rd., Ashford, CT 06278

*OWNERS NAME Same PHONE Same

ADDRESS Same

ENGINEERS NAME N/A PHONE _____

ADDRESS _____

ATTORNEYS NAME N/A PHONE _____

ADDRESS _____

*NAME, ADDRESS, AND PHONE NUMBER OF PERSON TO WHOM ALL COMMUNICATIONS ARE TO BE ADDRESSED: Same as above

* All correspondence for this application will be sent to this person only; it will be their responsibility to notify all others named on this application regarding changes to plans, meeting notices, etc.

- Special Permit site plan maps (please call the Planning office for number of copies required).
- A copy of the deed to the parcel must be submitted with the application.
- If applicant is not the property owner, a letter granting applicant permission to act as agent must be submitted with application.*
- Submit review/permit from Inland Wetlands Agency if applicable.
- Fees to the Town of Coventry are due at the time the application is submitted.
- Waivers requested use attached form.

The undersigned, hereby grants permission for the Commission and/or its agents to walk the land and perform those tests necessary to property review this application.

APPLICANTS SIGNATURE Tamatha Green DATE 2-21-12

PROPERTY OWNER SIGNATURE Tamatha Green DATE 2-21-12

*[Property owner must sign application; or owner must submit in writing, permission for the applicant to act on his/her behalf.]

Coventry Home Occupation located on:

10 Boston Turnpike

Coventry, CT 06238

Description of business:

- 1) **There will be a Spa space on the first floor of the barn structure consisting of 324 square feet. The spa will have two treatment rooms for performing such services as: Facials, Body wrapping, Waxing, Makeup application, Pedicures, Manicures, Massage and Reiki. Services will be by appointment only Monday through Saturday from 9am until 7pm. The hours of operation are to offer clientele convenient hours for services offered while adhering to the moderate business impact for home occupations.**

Section 5.05 Home Occupations

Section 5.05.01 Standards (Revised Effective 08/01/11)

We are classifying this business as a ("MIHO") Moderate impact.

(i) The use must be clearly incidental and secondary to the use of the principal building as the residence of one or more persons conducting the use.

Residence is our primary use for the property and the business is secondary.

(ii) No more than two home occupations are permitted per dwelling unit.

There will be a coffee roasting facility as well as a Spa in the barn space. (See drawing).

(iii) The use must not change the residential character of the dwelling.

As per drawings this will be Old New England style to match what is already in the surrounding area.

(iv) No more than (10) non-residents may be employed on the premises.

There are no employees; however for Massage and Reiki I will have independent contractor's come in to perform said services.

NOISE -
MENSURE PART
EMPLOY.

(v) Accessory buildings and structures may be used for home occupations, provided that the other requirements of Section 5.05 are met.

N/A

(vi) The total floor area used for the home occupations may not exceed the thirty-five percent (35%) of the total finished floor area of the dwelling unit used by the person(s) conducting the home occupation or three thousand (3,000) square feet, whichever is less.

The Spa business will take up 324 square feet of the barn. (See drawings)

PROV. OF THE CITY. HOW - COMPL + COSTS. NO OTHER

(vii) Persons who offer professional or personal services on site, including but not limited to doctors, dentist, lawyers, accountants, barbers and beauticians, shall conduct business on an appointment -only basis in order to manage parking requirements and minimize traffic conflicts; no clients or patients shall be housed overnight;

The Spa services will be offered by appointment only while adhering fully to the (MIHO) guidelines.

(viii) No more than three (3) commercial-type vehicles, not to exceed 11,000 pounds gross weight per vehicle, may be parked on the site (for purposes of this section, "commercial -type vehicle" shall mean any motor vehicle other than an automobile, sport utility vehicle, motorcycle, mini- van, pick-up truck, or similar

vehicle customarily used for personal transportation, or farm, lawn or garden tractor).

There are no commercial vehicles needed.

(ix) Except for fruits, vegetables, and other produce grown on the premises, no merchandise may be displayed so as to be visible from the street.

N/A

b. Moderate Impact Home Occupation (MIHO)

1) The average and peak number of vehicles likely to enter and exit the site on both an hourly and daily basis.

Based on a typical treatment lasting one hour with an additional thirty minutes of sanitation and prep time for the next client service the maximum amount of traffic based on two treatment rooms would be ten cars a day or 1.25 cars per hour. There will however be the occasional special event for educational demonstrations. We may have potential customers and clients that may request a tour of the facility but these would be by appointment only and it is not part of our typical daily operation. This will have to be coordinated with the Roasting Facility's schedule as well as with the town regulations stated on number two (2) to not exceed either an average of two vehicles per hour in any one day or ten vehicles per day in one week (Sunday through Saturday), or a peak of four vehicles in any hour or fifteen vehicles in any day.

2) The estimated vehicle numbers must not exceed either (i) an average of two vehicles per hour in any one day or ten vehicles per day in one week (Sunday through Saturday), or (ii) a peak of four vehicles in any hour or fifteen vehicles in any day.

SEE #7 ABOVE

- 3) The Zoning Agent must determine, based upon all available information, that the applicant's estimates are reasonable. A Certificate of Zoning Compliance issued under this section may be revoked if the home occupation is later found to have generated vehicle trips in excess of the limits estimated by the applicant.

TPO - BASED UPON INFO SUBMITTED.

- 4) Enough additional parking spaces must be provided to alleviate the need to use Town roads for customer or employee parking. MIHOs shall provide at least two (2) off-street parking spaces for visitors and one (1) off-street parking space for each non-resident-employee.

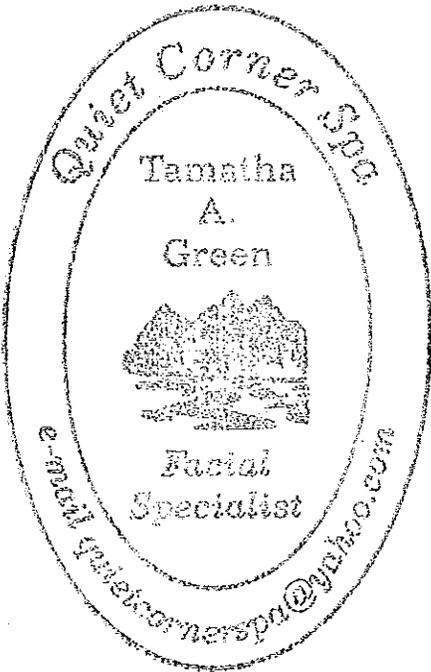
We have 6 designated parking spaces and 4 personal parking spaces down below at the house. SEE ATTACHED DRAWING.

- WEAS
- PATIOS

- 5) Each MIHO shall be allowed the same type and number of signs as permitted for LIHO pursuant to subsection a, above. MIHOs shall be deemed to be accessory uses to a primary residential use.

The Spa space is based on a by appointment only basis. Walk ins will not be welcome. If in the future we feel a sign is needed we will apply to the town and get approval as needed. As with the Coffee Roasting Facility I will be putting up a welcoming sign 50 feet away from the road as you come up the driveway. Samples of the signage are stapled to the back and will either be made of metal or carved wood.

We would like to use our labeling logo as a sign at the gate.



Coventry Home Occupation located on:

10 Boston Turnpike

Coventry, CT 06238

Description of business:

- 1) Coffee Roasting Facility for packaging and distributing coffee to local grocery stores, restaurants and farmers markets. We will also be offering occasional educational coffee tastings and tours by appointment only.**

Section 5.05 Home Occupations

Section 5.05.01 Standards (Revised Effective 08/01/11)

We are classifying this business as a ("MIHO") Moderate impact.

(i) The use must be clearly incidental and secondary to the use of the principal building as the residence of one or more persons conducting the use.

Residence is our primary use for the property and the business is secondary.

(ii) No more than two home occupations are permitted per dwelling unit.

There will be a coffee roasting facility as well as a Spa in the barn space. (See drawing).

(iii) The use must not change the residential character of the dwelling.

As per drawings this will be Old New England style to match what is already in the surrounding area.

(iv) No more than (10) non-residents may be employed on the premises.

The coffee roasting business will not have any employees.

(v) Accessory buildings and structures may be used for home occupations, provided that the other requirements of Section 5.05 are met. N/A

(vi) The total floor area used for the home occupations may not exceed the thirty-five percent (35%) of the total finished floor area of the dwelling unit used by the person(s) conducting the home occupation or three thousand (3,000) square feet, whichever is less.

The coffee roasting business will take up 90 square feet of the barn. (See drawings)

290
(SAME AS 30A) - ok

(vii) Persons who offer professional or personal services on site, including but not limited to doctors, dentist, lawyers, accountants, barbers and beauticians, shall conduct business on an appointment –only basis in order to manage parking requirements and minimize traffic conflicts; no clients or patients shall be housed overnight;

The coffee roasting facilities main use is packaging and distributing of coffee to off site locations such as: restaurants, farmers markets and grocery stores. We will be offering educational coffee tastings by appointment only while adhering fully to the ("MIHO) guidelines.

(viii) No more than three (3) commercial-type vehicles, not to exceed 11,000 pounds gross weight per vehicle, may be parked on the site (for purposes of this section, "commercial –type vehicle" shall mean any motor vehicle other than an automobile, sport utility vehicle, motorcycle, mini- van, pick-up truck, or similar vehicle customarily used for personal transportation, or farm, lawn or garden tractor).

There are no commercial vehicles needed.

(ix) Except for fruits, vegetables, and other produce grown on the premises, no merchandise may be displayed so as to be visible from the street.

N/A

b. Moderate Impact Home Occupation (MIHO)

1) The average and peak number of vehicles likely to enter and exit the site on both an hourly and daily basis.

The typical expectations of traffic are 0. We are coffee manufacturers not retailers. There will however be the occasional special event for educational roasting demonstrations with cupping's. We may have potential customers and clients that may request a tour of the facility but these would be by appointment only and it is not a typical daily operation. This will have to be coordinated with the Spa schedule as well as with the town regulations stated on number two (2) to not exceed either an average of two vehicles per hour in any one day or ten vehicles per day in one week (Sunday through Saturday), or a peak of four vehicles in any hour or fifteen vehicles in any day.

2) The estimated vehicle numbers must not exceed either (i) an average of two vehicles per hour in any one day or ten vehicles per day in one week (Sunday through Saturday), or (ii) a peak of four vehicles in any hour or fifteen vehicles in any day.

3) The Zoning Agent must determine, based upon all available information, that the applicant's estimates are reasonable. A Certificate of Zoning Compliance issued under this section may be revoked if the home occupation is later found to have generated vehicle trips in excess of the limits estimated by the applicant.

J80 -

4) Enough additional parking spaces must be provided to alleviate the need to use Town roads for customer or employee parking. MIHOs shall

provide at least two (2) off-street parking spaces for visitors and one (1) off-street parking space for each non-resident-employee.

We have 6 designated parking spaces and 4 personal parking spaces down below at the house.

- 5) Each MIHO shall be allowed the same type and number of signs as permitted for LIHO pursuant to subsection a, above. MIHOs shall be deemed to be accessory uses to a primary residential use.

At this current point due to the coffee manufacturing business we will not need a sign on the road. We will however be putting welcoming signs up 50 feet away from the road as you come up the driveway. Samples of the signage are stapled to the back and will either be made of metal or carved wood.

We would like to use our labeling logo for our signs at the gate.



*** NEW Online Registration!**
 Via PayPal/Credit Card.
 Visit the Conference webpage for details.

Registration - Includes breakfast, lunch, and parking
 (Circle One)

\$40 CLCC members \$50 non-members \$25 Students
 *Add \$10 for registrations mailed after March 13.
 Send check payable to: "CFPA/CLCC" with memo "2012 Conference" and completed registration form to:
 Amy B. Paterson, Executive Director
 Connecticut Land Conservation Council
 16 Meriden Road
 Rockfall, CT 06481

Name:	
Organization:	
Mailing Address:	
Town:	
State:	
Zip:	
Phone Number:	
Email:	
Workshop Session 1 (Choose 1 from Schedule)	
Workshop Session 2 (Choose 1 from Schedule)	
Workshop Session 3 (Choose 1 from Schedule)	

Car pooling is encouraged! In response to your feedback, we will not be serving individual boxed water. Please bring your own reusable water bottle (caps will be available if you forget).
 Space is limited, registration by March 20, 2012 is recommended. A copy of this brochure and registration form may be downloaded from the CLCC Conference webpage: www.ctconservation.org/2012conference

Conference Updates and Announcements

Please check the conference webpage before the day of the event for updates or changes to agenda, parking, or shuttle information: www.ctconservation.org/2012conference

Poster Session and Display Tables

A limited number of display tables are available to Platinum and Gold level sponsors on a first come first serve basis. Poster display space is available to all sponsors and conference attendees for no additional charge. For further information, including sponsorship details, please visit the CLCC webpage at www.ctconservation.org/2012conference

Conference Planning Committee

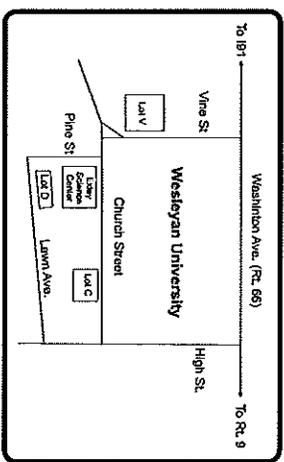
Harjot Burns, Rob Cardello, Ginny Gwynn, Connie Hanes, Amy Paterson, Sarah Pellegrino, and Catherine Rawson.
 Special thanks to Mary Gosselin, Connecticut Forest & Park Association, for designing the conference brochure.

Wesleyan University

Esley Science Center
 265 Church Street
 Middletown, CT 06459

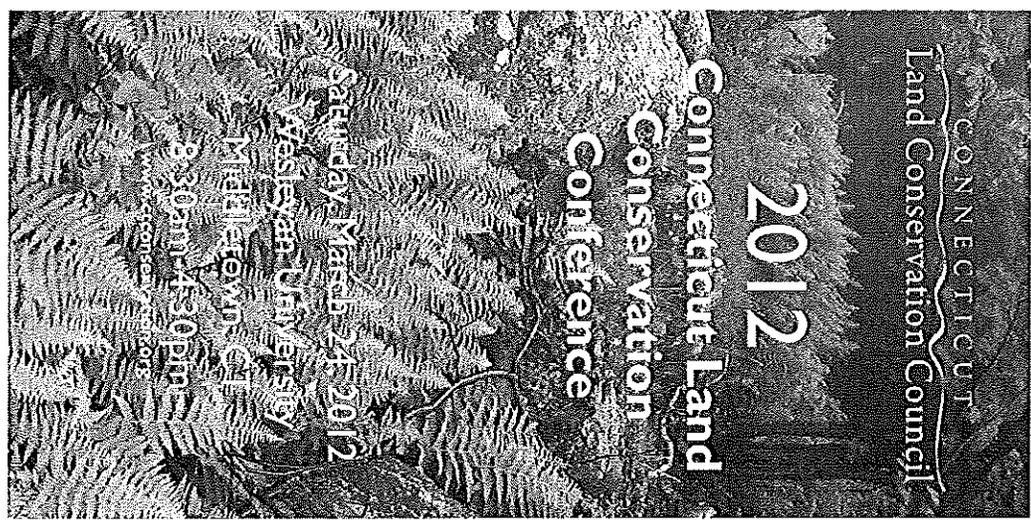
Directions are posted on the Conference webpage.
 Parking and Shuttle Service

- Interactive campus map available for download at www.wesleyan.edu/virtualtour/
- Parking for Attendees (see map below): Vine Street Parking Lot (Lot V) next to tennis courts. Shuttle service from Lot V to the Esley Science Center will be available from 8am - 10am. Return service will be available at the conclusion of the Annual Conference.
- Parking for Presenters and Volunteers: Lots C and D.
- If you need special parking accommodations, please contact Amy Paterson at apaterson@ctconservation.org



- CLCC Steering Committee
 Tim Abbott, Carmela Aulic, Jeff Hill, George
 David Bryans, Steven Land, Land Trust
 Hunter Brewing Brewery Consulting Group
 Sandy Brink, Audubon Connecticut
 Mary Jo Burns, CT River Valley Regional Planning Agency
 Keith Clark, Land Trust, Audubon
 Kathleen Clark, Audubon Connecticut Commission
 Edith Farnham, Hawk Hill Farm Trust
 Greg Gwynn, Greenwell Land Trust
 Eric Hamming, Connecticut Forest & Park Association
 Brian Labadie, Connecticut Valley Association
 Charles Leach, Farmington Land Trust
 Corine Pavesi, Hawk Land Trust
 Dan O'Neil, CT DEP
 Chris Arnold, Hawk Hill Farm Trust
 David Sutherland, Hawk Hill Farm Trust
 Amy Paterson, CLCC Executive Director

CONNECTICUT
 Land Conservation Council
 c/o Connecticut Forest & Park Association
 16 Meriden Rd.
 Rockfall, CT 06481



The Annual CLCC Connecticut Land

Conservation Conference

Now in its 26th year, the CLCC Land Conservation Conference is the state's largest conservation gathering and one of CLCC's premier events. The Conference provides dynamic training opportunities for volunteers, staff, and board members from Connecticut's 134+ land trusts, land use professionals and volunteers, municipal commission members, advocates, landowners, and those in the environmental education sector.

Conference Agenda

8:30 am	Registration/Continental Breakfast
9:00	Welcome: CLCC Executive Director, Amy Peterson
9:15	Excellence in Conservation Award Ceremony: CLCC Steering Committee Chairman, Tim Abbott
9:30	Keynote Presentation Introduction - Jay Mar, State Conservationist, USDA Natural Resources Conservation Service Keynote Address - United States Senator Richard Blumenthal "Connecticut's Green Outdoors - Conservation in Our Communities"
10:15	Break
10:30	Workshop Session 1
12:00 pm	Lunch and Roundtable Discussions
1:30	Workshop Session 2
2:30	Break
2:45	Workshop Session 3
4:15-4:30	Networking/Showcase Services to Parking

About CLCC

The Connecticut Land Conservation Council works to increase the pace, quality, and scale of land conservation in Connecticut while assuring the perpetual, high quality stewardship of conserved lands in the state.

CLCC provides Connecticut's land conservation community with:

- Leadership and a voice at the state Capitol to advocate for funding and other critical land conservation issues
 - Technical assistance on land conservation topics
 - Information on current and relevant conservation information through its website, regular E-newsletters, and alerts
 - Training and educational opportunities
 - A venue for land trusts, commissions and other organizations to learn from one another and advance their conservation goals through collaboration.
- CLCC is guided by an 18 member Steering Committee with statewide representation and has a 501(c)(3) fiscal sponsor, The Connecticut Forest and Park Association.

Keynote Speaker

United States Senator Richard Blumenthal - Connecticut



Join us in welcoming Senator Blumenthal to this year's conference as he shares his thoughts on "Connecticut's Great Outdoors - Conservation in Our Communities".

Sworn in on January 5, 2011, Richard Blumenthal is serving his first term as a United States Senator from the State of Connecticut.

Senator Blumenthal served an unprecedented five terms as Connecticut's Attorney General, advocating for the people of Connecticut against large and powerful special interests. His aggressive law enforcement for consumer protection, environmental stewardship, labor rights, and personal privacy has helped reshape the role of state attorneys general nationwide, and resulted in the recovery of hundreds of millions of dollars for Connecticut taxpayers and consumers each year. Senator Blumenthal is a champion of land conservation and a clean environment.

Senator Blumenthal graduated from Harvard College (Phi Beta Kappa, Theta Chi, Lambda) and Yale Law School, where he was Editor-in-Chief of the Yale Law Journal. From 1970 to 1976 he served in the United States Marine Corps Reserves, and was honorably discharged with the rank of Sergeant. Senator Blumenthal lives in Greenwich, Connecticut with his wife, Ginny, and their four children.

Excellence in Land Conservation Award

CLCC seeks nominations for its annual Excellence in Land Conservation Award from organizations and individuals for projects completed in 2011 which demonstrate excellence in any aspect of land conservation work. These might include collaboration among organizations, creativity in acquisition structuring, stewardship projects, outreach programs, etc.

In granting this award, CLCC seeks to highlight projects and recognize organizations and individuals who have made a substantive contribution to the ongoing success of land conservation in our state. The project should serve as a guide or example to other land trusts and conservation organizations in Connecticut.

Entries must be submitted via email to Ginny Gwynn at ggyynn@clcctrusts.org no later than March 2, 2012.

For further information and to download the Award Nomination Form, please visit the CLCC webpage at www.clcctrusts.org/2012conference.

Workshop Schedule

Additional detail on workshop content and speakers will be posted on the CLCC webpage: www.clcctrusts.org/2012conference. Please check back regularly for updates!

Workshop Session 1 10:00am - 12:00pm	Workshop Session 2 1:00pm - 2:30pm	Workshop Session 3 2:45pm - 4:15pm
<ol style="list-style-type: none"> 1. Developing Shared Objectives for Landscape Level Forest Management in Connecticut (Phil Huang, Chris Eplink, Shannon Kearney-McGee, Geoffrey Kralus) 2. Securing the Future of Land Conservation: Connecting Children with Nature on Land Under Easement (Stephanie Browning) 3. Banning your Bannish Bannish (Elizabeth Moore, Colleen Roy) 4. Forest Storm Damage Evaluation and Risk Assessment (Chris Donnelly, Larry Rousseau, Robert Koetz, Sherwood Raymond) 5. Lessons Learned from 20 years of Conservation Easements - Saving Land While Living (Vicki Johnson and Enforcement Rules (Tom McGowan) 6. Anatomy of a Land Transaction - Case Studies and Practical Applications (Julia Berry) 7. Basic Information Technology for Land Trust Boards (Gail Reynolds) 8. Is There a Campaign in your Future? (Sharon Donohy) 	<ol style="list-style-type: none"> 9. Engaging the Community through WalkCR: Web-based Promotion and Guided Programs (Leslie Lewis, Lori Prodic Brann) 10. Opportunities for Collaboration between Land Trusts and Conservation Commissions (Tom O'Dell/Vicki Redd/Anita Goette Denis Freiligh/Myra) 11. Managing Habitat for Wildlife: Comprehensive Conservation Approach (Phyllis Bull, Ivan Landner) 12. Miles-A-Minute Vine Busting a New Invasive through State and NGO Partnerships (Kathleen Nelson, Circle Chain) 13. Open Space and Agricultural Land Funding Programs (Tim Abbott, Kip Kolesnik, Laurie Ginnotti) 14. Accredited in Connecticut: Four Sources of Preparation, Process, and Practical Realities (Cindy Hunt-Stewart) 15. Leadership Transition, Board Development, and Succession (Rob Gardner) 16. Conservation Case Law Update (Fritz Galstegen) 	<ol style="list-style-type: none"> 17. Engaging Communities in Forest Stewardship at the Landscape Scale: The Lower Connecticut River and Coastal Forest Stewardship Initiative (Thomas Worthing, Margaret Burns, Robert Koetz, Emily Clark) 18. Managing Heavy-Use Properties - Planning and Budgeting for Homeowners and Risk Management (Wynne Woodard) 19. Growing Agriculture & Growing Community: Farmland Leasing and How it Can Benefit Land Trusts and Communities (Jennifer McTernan, Kip Kolesnik) 20. Copying with R/S Guidelines for Conservation Easements: Standard 10 and Form 8283 (Bill Arnold) 21. Tailoring Easements to the Purpose - Agricultural vs. Open Space Easements (Elizabeth Moore, Linda Francony) 22. Conflicts of Interest - Of Policy and Practice (Connie Phelan) 23. "Can We Talk" Preparing for Face-to-Face Visits and Solicitation Calls (Lynn Kalmowicz) 24. 10 Easy Things Land Trusts Can Do to Effectively Advocate for Land Conservation (Eric Hamming, David Sutherland, Chris Barndt, Charlie Leach)



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Trust for Public Land, The Nature Conservancy, USDA Natural Resources Conservation Service - Connecticut, Norcross Wildlife Foundation, Metropolitan District Commission, CT River Gateway Commission

In This Issue

- Outreach
- Geospatial Training Program (GTP)
- Community & Natural Resource Planning Program
- Program Updates
- Land Use Academy
- Connecticut's Changing Landscape
- New CLEAR Publications

CLEARscAPES



A Newsletter of the Center for Land Use Education and Research at the University of Connecticut.

Outreach

The Geospatial Training Program (GTP)

Working at Local, State, National and Cyberspace Levels

CLEAR's Geospatial Training Program (GTP) is actually much more than its name implies, working on a wide range of projects involving geospatial analysis and tool development, as well as developing and delivering training. All of this is primarily done by CLEAR's Cary Chadwick and Emily Wilson, who not only do their own projects but also provide ongoing support to CLEAR's other programs. As we like to say, the line outside their office is long. Here are some things that GTP is doing.

One of GTP's core functions is to develop and run training programs on geographic information systems (GIS), global positioning systems (GPS), and, increasingly, a wide range of technologies that can be described as "web mapping" techniques. The audience for these classes, which are frequently sold out, includes private sector professionals, academics, agency staff, nonprofit organization members, and of course CLEAR's main audience of community staff and commissioners. The GTP Training Schedule page is one of the most frequently accessed parts of the CLEAR website.

In collaboration with CLEAR's National NEMO Network, the GTP is also providing national training to members of the USDA National Water Program, a network that includes researchers, extension professionals,



GTP's Cary Chadwick leads the Pictures, Points & Places: An Introduction to GPS class.

and other people at Land Grant and Sea Grant universities across the country. GTP conducts training sessions on online mapping techniques at the annual water program national conference and at specially scheduled regional workshops. To date, the team has been to South Carolina, California, Hawaii, Maine, West Virginia, Rhode Island Massachusetts, and New Hampshire.

... continued on pg 2

The NEW Community & Natural Resource Planning Program

CLEAR would like to welcome the Community and Natural Resource Planning (CNP) Program to its family of partners. This new organization evolved out of the Green Valley Institute (GVI) which conducted land use education and outreach in the 35 towns of The Last Green Valley National Heritage Corridor since 1999. CNP will expand GVI's mission—improving the knowledge base from which land use and natural resource decisions are made—to reach a larger audience. The new format and collaborations will address community and natural resource planning issues throughout the entire state of Connecticut.

In partnership with the Connecticut Environmental Review Team and the Eastern Connecticut Resource Conservation and Development Area, CNP is conducting a series of land use workshops this year. In the fall of 2011, CNP conducted two series of four workshops each in conjunction with the Central CT Regional Planning Agency and the CT River Estuary Regional Planning Agency. This spring CNP will present two additional workshop series in conjunction with the Northwestern CT Council of Governments, the Litchfield Hills Council of Elected Officials and the Southeastern CT Council of Governments.

... continued on pg 4

**Connecticut Conference
ON NATURAL RESOURCES**
Many Resources, One Environment

**March 12th
2012**

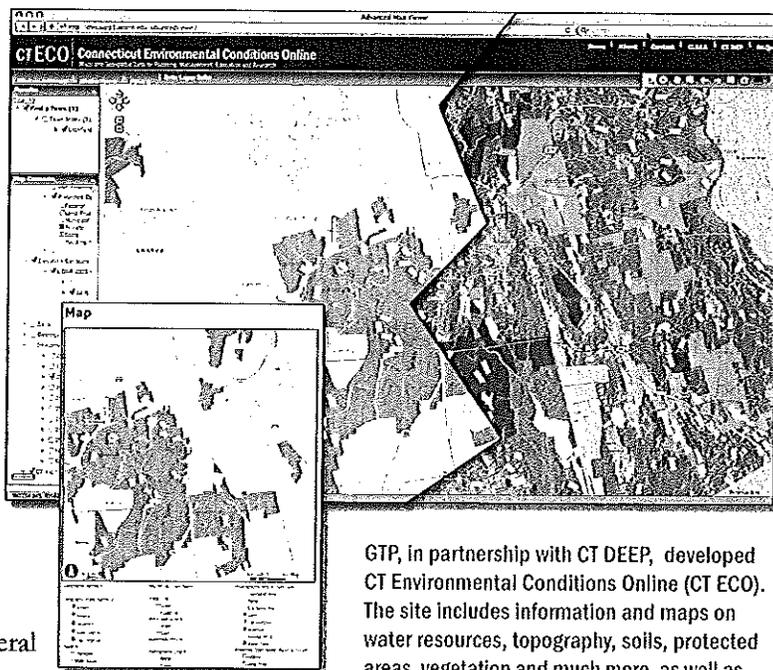
Details on the web
www.ccnr.uconn.edu

Geospatial Training Program

...continued from page 1

On the tool development front, GTP has increasingly moved to online mapping tools. These tools, as opposed to desktop tools that require specialized expertise, are typically accessible to users at all levels of geospatial expertise. While there have been web tools on the CLEAR site for some time, including NEMO's Online Community Resource Inventory and the Connecticut's Changing Landscape site, the culmination of this work to date has been the creation of Connecticut Environmental Conditions Online, or "CT ECO." CT ECO was developed as a full partnership with the CT Department of Energy and Environmental Protection (CT DEEP). CT ECO uses advanced web mapping technology to provide local, state and federal agencies, and the general public with convenient access to the most up-to-date and complete natural resource information available statewide. Included is information and maps on water resources, topography, soils, protected areas, vegetation and much more, as well as the latest statewide high resolution aerial photos. CT ECO is at: www.cteco.uconn.edu.

As noted, GTP also conducts analysis and mapping in support of CLEAR's other programs. GTP, for instance, analyzes the land cover data produced by the Connecticut's



GTP, in partnership with CT DEEP, developed CT Environmental Conditions Online (CT ECO). The site includes information and maps on water resources, topography, soils, protected areas, vegetation and much more, as well as the latest statewide high resolution aerial photos. (Images, above) CT ECO's Advanced Map Viewer shows an area of Litchfield displaying multiple layers including protected open space, elevation and waterbodies. Maps can be viewed both with and without aerial imagery. (Image inset) Users can print customized map layouts.

GTP Spring 2012 Training Schedule

The new GTP Spring 2012 training schedule has just been announced. Visit clear.uconn.edu/geospatial/training.htm for more details and registration or contact Cary Chadwick.

- April 18-20 - Intro to GIS: Geospatial Technologies at Work
- April 25 - Intro to ModelBuilder: Creating and Using Geospatial Models
- May 1-2 - Intro to Python Scripting: Developing Custom Geoprocessing Tools
- June 14-15 - Intro to GPS: Pictures, Points & Places
- June 20-22 - Intro to GIS: Geospatial Technologies at Work

Changing Landscape project, and creates the statistics, maps and websites needed to get that information out to the public. Occasionally, GTP will do an analysis at the town or watershed level, funding and time permitting. For instance, GTP and NEMO collaborated with the Connecticut Office of Policy and Management and the Central Naugatuck Region Council of Governments on a study of the planning technique known as a "buildout analysis." That study was focused primarily on a regional analyses and its implications for feasibility of conducting a statewide buildout (see nemo.uconn.edu/publications/about_buildouts.pdf). In contrast, a more recent project with the Town of Kent was conducted to provide information to the town as it develops revisions to its Plan of Conservation and Development. This project was taken on due to Kent's unusual soils-based zoning, and also broke new technological ground in that the data on building locations used in the analysis was provided by local volunteers via Google Earth.

GTP is not only its own program, but in many ways the glue that holds the many CLEAR programs together. For more information, contact Cary Chadwick at cary.chadwick@uconn.edu, or visit: clear.uconn.edu/geospatial.

Program Updates

► **CLEAR's Land Use Academy (LUA)** held its first-ever **Advanced Training** on November 5, 2011. Attendance was at capacity, attracting 85 land use commissioners and professional planners from 36 towns for the day long training held on the Central Connecticut State University campus in New Britain. LUA Director Bruce Hyde developed the program in response to feedback from attendees of the Academy's Basic Training sessions, and after soliciting input from both town planners and planning and zoning commissioners. The Academy is a partnership with the Connecticut Bar Association (CBA), and the Advanced Training featured four talks from prominent CBA land use attorneys on topics like *Bias and Conflicts, Conditions and Modification*, and *Running a Meeting*. Based on the success of the November session, another **Advanced Training is scheduled for March 31, 2012**. Details for the upcoming training and the agenda and copies of the talks from November can be found at: clear.uconn.edu/lua/advanced. (the next **Basic Training is scheduled for April 21, 2012**. Details on the website clear.uconn.edu/lua)

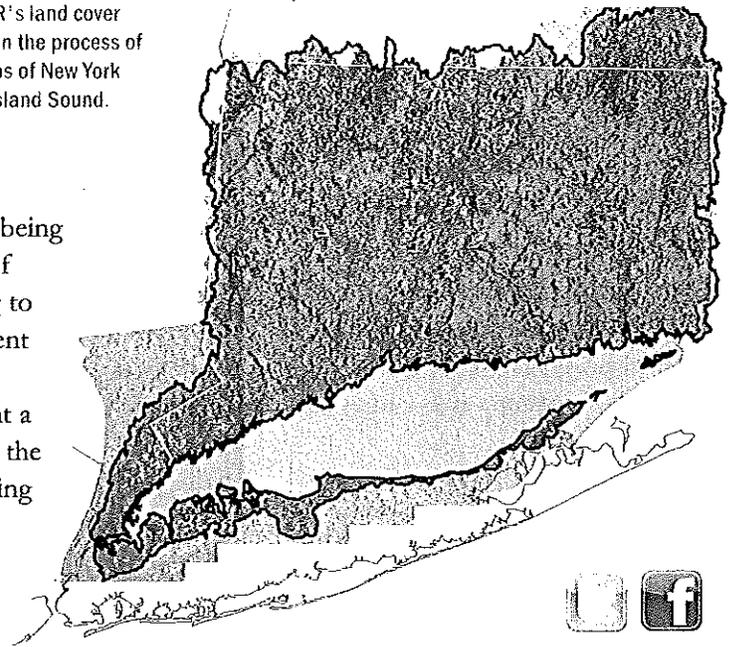
► **The Land Use Academy** is also working on two projects recently funded by the U.S. Department of Housing and Urban Development. The projects focus on **transit oriented development (TOD), value capture and affordable housing** in communities along the New Haven-Hartford-Springfield rail corridor. For both projects, one led by the Connecticut Department of Economic Development (DECD) and the other by the Capitol Region Council of Governments (CRCOG), LUA will be developing educational programs on Affordable Housing.

(Map, right) CLEAR's land cover change project is in the process of adding the portions of New York draining to Long Island Sound.

In addition, research is being conducted on the use of tax increment financing to promote the development of affordable housing. These projects represent a new topical strength for the LUA, and involve working with new partners like DECD, CRCOG, and the Partnership for Strong Communities program.

For more information contact: Bruce Hyde, 860-345-5229, bruce.hyde@uconn.edu.

► **The Connecticut's Changing Landscape (CCL)** project is in the midst of expanding its geographic range and extending the time period covered by the study. The project is funded by the federal/state Long Island Sound Study, which uses CCL land cover change data to help track Long Island Sound conditions and trends. CLEAR is in the final stages of **adding the portions of New York** (see image, above) that drain to the Sound (which includes most of Westchester County and the northern shore of Long Island) to the CCL database for the 1985 – 2006 period. Maps and information for the newly expanded study area will be made available this spring on the web using cutting-edge internet mapping technology. Basic land cover, impervious cover, and riparian (streamside) cover change will all be included. Following quickly on the heels of the NY addition will be an **update of the CCL using 2010 imagery**, thus creating a nationally unique database charting 25 years (1985-2010) of change. For more information contact: CLEAR, 860-345-4511, clear@uconn.edu.



Websites & Webinars

2012 CLEAR Webinar Series

The 2012 CLEAR Webinar Series is getting underway. This year's topics cover a wide range, from the latest web mapping technology to low impact development to climate change adaptation, and even community food security! As always, our webinars are only one hour long and free of charge. First on the schedule are:

- **February 28** - An Introduction to "Buildout" Analyses
- **March 13** - LID in Connecticut: a Virtual Tour of Where It's Working
- **May 8** - ArcGIS.com: A User-Friendly Tool for Creating Maps Online

Visit the CLEAR website to register and for the full 2012 schedule, clear.uconn.edu (see Events & Information).

CLEAR is Blogging!

We hope our blog will be useful in keeping you up-to-date on our latest research projects, training classes, workshops, webinars, publications, and anything else we feel like talking about! Check out our new blog at clear.uconn.edu/blog.

Outreach Continued...



The NEW Community & Natural Resource Planning Program continued from page 1

Each RPA conducted a brief online survey to assess the educational needs of the land use decision-makers in their region. As a result, the fall workshop series addressed the following issues:

- Development Alternatives
- Economics of Land Use
- Growth and Community Character
- Building Sustainable Communities
- Low Impact Development

Other CLEAR partner organizations, including CT NEMO, are participating by providing expertise on low impact development and other topics of interest.

CNP's staff includes Susan Westa, Associate Extension

Educator who specializes in land use planning and policy and Paula Stahl, Assistant Extension Educator, licensed Landscape Architect and community finance specialist. They bring together a wealth of information

and experience addressing a wide range of issues from community planning and design to economic development. Other CNP staff and organizational partnerships provide expertise in natural resource protection. Holly Drinkuth, CNP Natural Resource Program Coordinator also serves as the Director of Education and Outreach Programs for The Nature Conservancy in Connecticut, focusing on the benefits of healthy natural systems for communities. She currently works with CLEAR's Extension Forestry Program to provide information and support to Connecticut woodland owners, managers and community land use decision makers. CNP's work

program will continue to evolve over the next year as it works with different communities and identifies educational needs of land use decision-makers throughout the state.

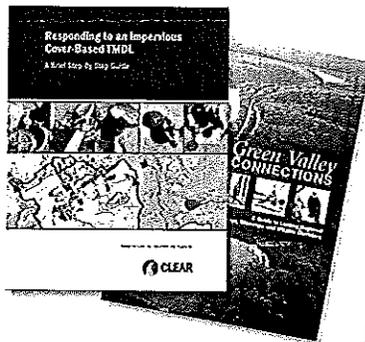
For more information contact: Susan Westa, 860-774-9600, susan.westa@uconn.edu.

New CLEAR Publications

CLEAR came out with a number of publications recently that may be worth a look:

- CLEAR published *Land Cover Change in the Riparian Corridors of Connecticut* in the Fall 2011 issue of Watershed Science Bulletin. This paper looks at statewide development trends in these critical streamside areas, and discusses the implications for watershed health and local land use controls. Copies cannot be posted on the web until Sept. 2012, but we can send individual PDF copies.

Email Chet Arnold at chester.arnold@uconn.edu.



- CLEAR's Community and Natural Resource Planning program (see article, page 1) published *Green Valley Connections: A Guide to Linking Regional Greenways, Blueways and Wildlife Corridors*. This guide is a hands-on manual that describes the benefits of, and processes involved with, building "green infrastructure" at the town and regional level. While the manual uses examples from towns in Northeastern Connecticut, the process guidance, including the step-by-step workbook

that comprises the second half of the book, is relevant to any community.

The guide is online at clear.uconn.edu/publications/GVConnections.pdf. Printed copies may be available. For more information contact Paula Stahl at paula.stahl@uconn.edu.

- CLEAR's NEMO program has published *Responding to an Impervious Cover-Based TMDL: A Brief Step-By-Step Guide*, a new booklet providing guidance for communities faced with impervious surface-related regulations. The booklet is based largely on NEMO's recent experience with the Eagleville Brook Impervious Cover Total Maximum Daily Load (IC-TMDL) project, a partnership of CLEAR, CT DEEP, the University of Connecticut, and the Town of Mansfield. Impervious cover-based regulations are likely to be an increasing trend in the future, and the process outlined in the booklet can be of use to any town concerned about protecting its water resources from stormwater runoff.

The booklet can be downloaded at: clear.uconn.edu/projects/TMDL/library/IC-TMDL-Guide_final.pdf.

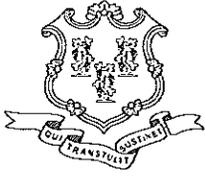
Contact CLEAR at: University of Connecticut, CES, 1066 Saybrook Road, P.O. Box 70, Haddam, CT 06438 • Phone: (860) 345-4511
• Email: clear@uconn.edu • Web: clear.uconn.edu
• Editor: Chet Arnold • Designer: Kara Bonsack

The University of Connecticut Center for Land Use Education and Research (CLEAR) provides information, education and assistance to land use decision makers, in support of balancing growth and natural resource protection. CLEAR is a partnership of the Department of Extension and the Department of Natural Resources and the Environment at the College of Agriculture and Natural Resources, and the CT Sea Grant College Program. Support for CLEAR comes from the University of Connecticut and from state and federal grants.

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University of
Connecticut
College of Agriculture
and Natural Resources



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

www.ct.gov/csc
HEARING NOTICE

Pursuant to provisions of General Statutes § 16-50m and Section 16-50j-21 of the Regulations of Connecticut State Agencies, notice is hereby given that the Connecticut Siting Council (Council) will conduct the following public hearing sessions and thereafter as necessary on the application by The Connecticut Light & Power Company for a Certificate of Environmental Compatibility and Public Need for the Connecticut portion of the Interstate Reliability Project that traverses the municipalities of Lebanon, Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam, Thompson, and Windham, which consists of (a) new overhead 345-kV electric transmission lines and associated facilities extending between CL&P's Card Street Substation in the Town of Lebanon, Lake Road Switching Station in the Town of Killingly, and the Connecticut/Rhode Island border in the Town of Thompson; and (b) related additions at CL&P's existing Card Street Substation, Lake Road Switching Station, and Killingly Substation. The scheduled public comment hearing dates and locations are as follows:

Wednesday, April 18, 2012

Beginning at 7:00 p.m.

Lebanon Fire Safety Complex, 23 Goshen Hill Road, Lebanon 06249

Thursday, April 19, 2012

Beginning at 7:00 p.m.

Quinebaug Valley Senior Citizens Center, 69 South Main Street, Brooklyn, CT 06234

Tuesday, April 24, 2012

Beginning at 7:00 p.m.

Mansfield Middle School Auditorium
205 Spring Hill Road, Storrs, CT 06268

The Council will conduct a public field review (bus tour) driving roads near and/or crossing portions of the proposed route prior to each public comment hearing beginning at 2:00 p.m. The bus tour on April 18, 2012 will begin at 23 Goshen Hill Road in Lebanon and continue to the Card Street Substation on Card Street in Lebanon, then traverse roadways near the proposed route, navigating through the towns of Lebanon, Columbia, Hampton, and the western portion of Brooklyn. The bus tour scheduled for April 19, 2012 will begin at 69 South Main Street in Brooklyn, and continue to the proposed route, navigating through the towns of Brooklyn, Pomfret, Killingly, Putnam, and Thompson. The final bus tour scheduled for April 24, 2012 will begin at 205 Spring Hill Road in Mansfield and continue to the proposed route, traversing nearby roadways, navigating through the towns of Coventry, Mansfield, Chaplin, and Hampton.



Please contact Lisa Fontaine of the Council staff at 860-827-2969 if you would like to attend any or all of these bus tours.

The purpose of the evening hearing sessions is for the public to make brief statements into the record.

Applicable law for this proceeding includes the Public Utility Environmental Standards Act, General Statutes § 16-50g, et seq., and Sections 16-50j-1 through 16-50v-1a of the Regulations of Connecticut State Agencies.

The Council will hold a pre-hearing conference on procedural matters on Wednesday, March 21, 2012 beginning at 11:00 a.m. at the Council's office, Hearing Room Two, 10 Franklin Square, New Britain, Connecticut.

The Council requests that all testimony and exhibits are to be pre-filed with the Council and all parties and intervenors two weeks before the commencement of evidentiary hearing sessions. Evidentiary hearing sessions have been scheduled to begin at 11:00 a.m. on Tuesday, May 1, 2012; and continue on Thursday, May 3, 2012; Tuesday, May 22, 2012; and Wednesday, May 23, 2012, and thereafter as necessary, at the Central Connecticut State University, Institute of Technology and Business Development, Room 3130000, 185 Main Street, New Britain, Connecticut. Directions and parking information can be found at <http://web.ccsu.edu/itbd/directions/default.htm>. In accordance with the State Solid Waste Management Plan, the Council requests that all filings be submitted on recyclable paper, primarily regular weight white office paper. Please avoid using heavy stock paper, colored paper, and metal or plastic binders and separators.

Individuals will be encouraged to participate through their elected officials, and other party/intervenor groupings.

Any person seeking to be named or admitted as a party or intervenor to the proceeding may file a written request to be so designated at the office of the Connecticut Siting Council, 10 Franklin Square, New Britain, Connecticut 06051, two weeks prior to the commencement of the evidentiary hearing sessions.

Parties and intervenors will be allowed to submit briefs and proposed findings of fact within 30 days after the close of the final evidentiary hearing.

Any person who is not a party or intervenor to this proceeding may file a written statement with the Council at the hearings or any time up to 30 days after the close of the evidentiary hearing sessions. Such statements will become part of the record. No written statement or any other material, evidence, or other information will be accepted from any person not a party or intervenor to the proceeding after 30 days following the close of the hearing, except as otherwise prescribed by law or the Council.

For the convenience of the public a verbatim transcript of the hearing sessions will be made and deposited with the Town Halls of the 12 municipalities: Brooklyn, Chaplin, Columbia, Coventry, Hampton, Killingly, Lebanon, Mansfield, Pomfret, Putnam, Thompson, and Windham.

Requests for information in alternative formats or for sign-language interpreter services must be submitted in writing by April 3, 2012. The applicant for the proceeding is represented by the following:

The Connecticut Light and Power Company
(Applicant)

Anthony M. Fitzgerald, Esq.
Carmody & Torrance LLP
P.O. Box 1950
New Haven, CT 06509

A copy of the application is available for review at the Council's website www.ct.gov/csc or at the Council's office during office hours at 10 Franklin Square, New Britain, Connecticut, (860) 827-2935, or on Council website at <http://www.ct.gov/csc> under the link "Pending Proceedings." The Council has assigned this application docket no. 424.

For the convenience of the public, copies of the application are available in the town clerk's offices in each of the 12 municipalities.

February 27, 2012

Connecticut Siting Council

LIST OF PARTIES AND INTERVENORS
SERVICE LIST

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Applicant	<input checked="" type="checkbox"/> U.S. Mail	The Connecticut Light & Power Co. P.O. Box 270 Hartford, CT 06141-0270	Robert E. Carberry, Project Manager NEEWS Siting and Permitting Northeast Utilities Service Company P.O. Box 270 Hartford, CT 06141-0270 (860) 665-6774 (860) 665-6717 fax carbere@nu.com
	<input checked="" type="checkbox"/> U.S. Mail		Jane P. Seidl, Senior Counsel Northeast Utilities Service Company P.O. Box 270 Hartford, CT 06141-0270 (860) 665-5051 (860) 665-5504 fax seidljp@nu.com
	<input checked="" type="checkbox"/> U.S. Mail		Anthony M. Fitzgerald, Esq. Carmody & Torrance LLP 195 Church Street P.O. Box 1950 New Haven, CT 06509-1950 (203) 777-5501 (203) 784-3199 fax afitzgerald@carmodylaw.com
Party (granted 02/16/12)	<input checked="" type="checkbox"/> E- Mail	NRG Energy, Inc., NRG Power Marketing, Inc., Connecticut Jet Power LLC, Devon Power LLC, Middletown Power LLC, Montville Power LLC, Norwalk Power LLC, and Meriden Gas Turbines, LLC (collective, NRG)	Andrew W. Lord, Esq. Murtha Cullina LLP CityPlace I, 29 th Floor 185 Asylum Street Hartford, CT 06103-3469 (860) 240-6000 alord@murthalaw.com
	<input checked="" type="checkbox"/> U.S. Mail		Elizabeth Quirk-Hendry General Counsel, Northeast Region NRG Energy, Inc. 211 Carnegie Center Princeton, NJ 08540-6213
	<input checked="" type="checkbox"/> U.S. Mail		Judith E. Lagano NRG Energy, Inc. Mamresa Island Avenue South Norwalk, CT 06854

LIST OF PARTIES AND INTERVENORS
SERVICE LIST

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
	<input checked="" type="checkbox"/> U.S. Mail	NRG continued...	Raymond G. Long NRG Energy, Inc. P.O. Box 1001 1866 River Road Middletown, CT 06457
Party (granted 02/16/12)	<input checked="" type="checkbox"/> U.S. Mail	Victor Civie 160 Beech Mt. Road Mansfield, CT 06250 (860) 456-2022	
Party (if granted 03/01/12)	<input checked="" type="checkbox"/> U.S. Mail	EquiPower Resources Corp., Lake Road Generating Company LP, and Milford Power Company LLP (collectively, EquiPower)	Robert McKay Senior Vice President & General Counsel EquiPower Resources Corp. 100 Constitution Plaza, 10 th Floor Hartford, CT 06103 (860) 656-0814 rmckay@eqpwr.com

School Siting Considerations

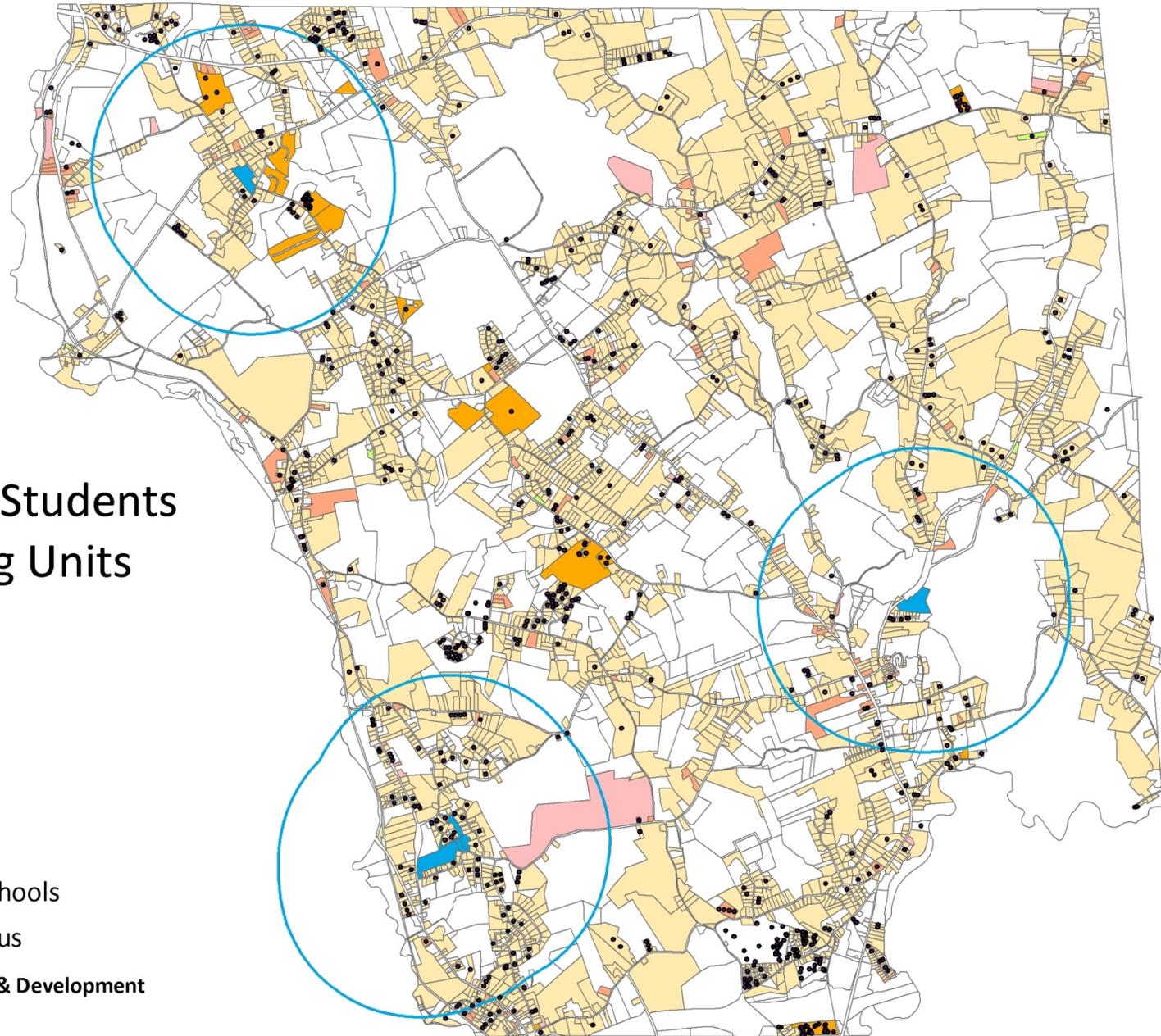
Town Council Special Meeting
February 21, 2012

Prepared by: Department of Planning and Development

Location of Students and Housing Units



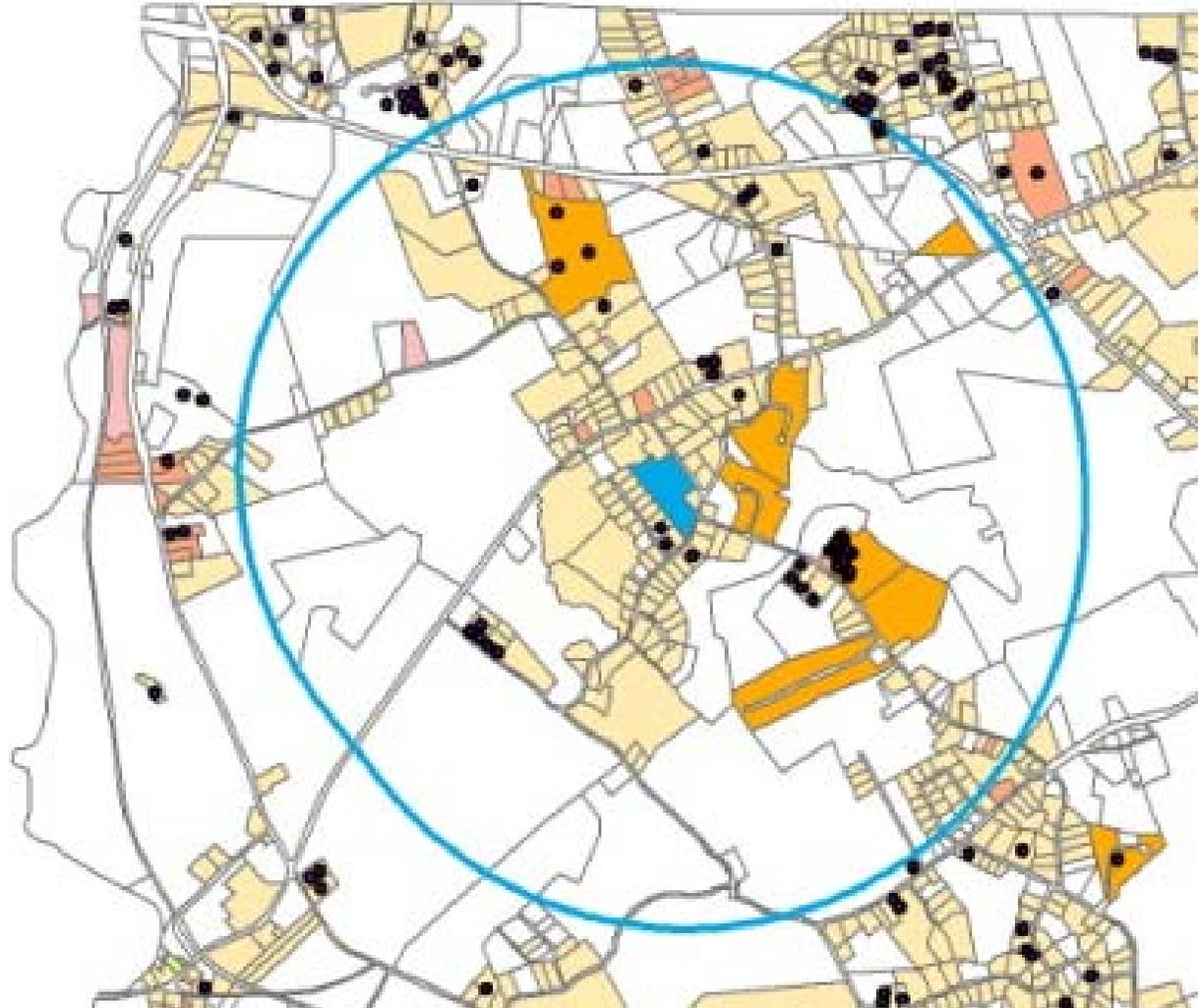
Department of Planning & Development
February 21, 2012



Within One Mile Radius of Goodwin Elementary

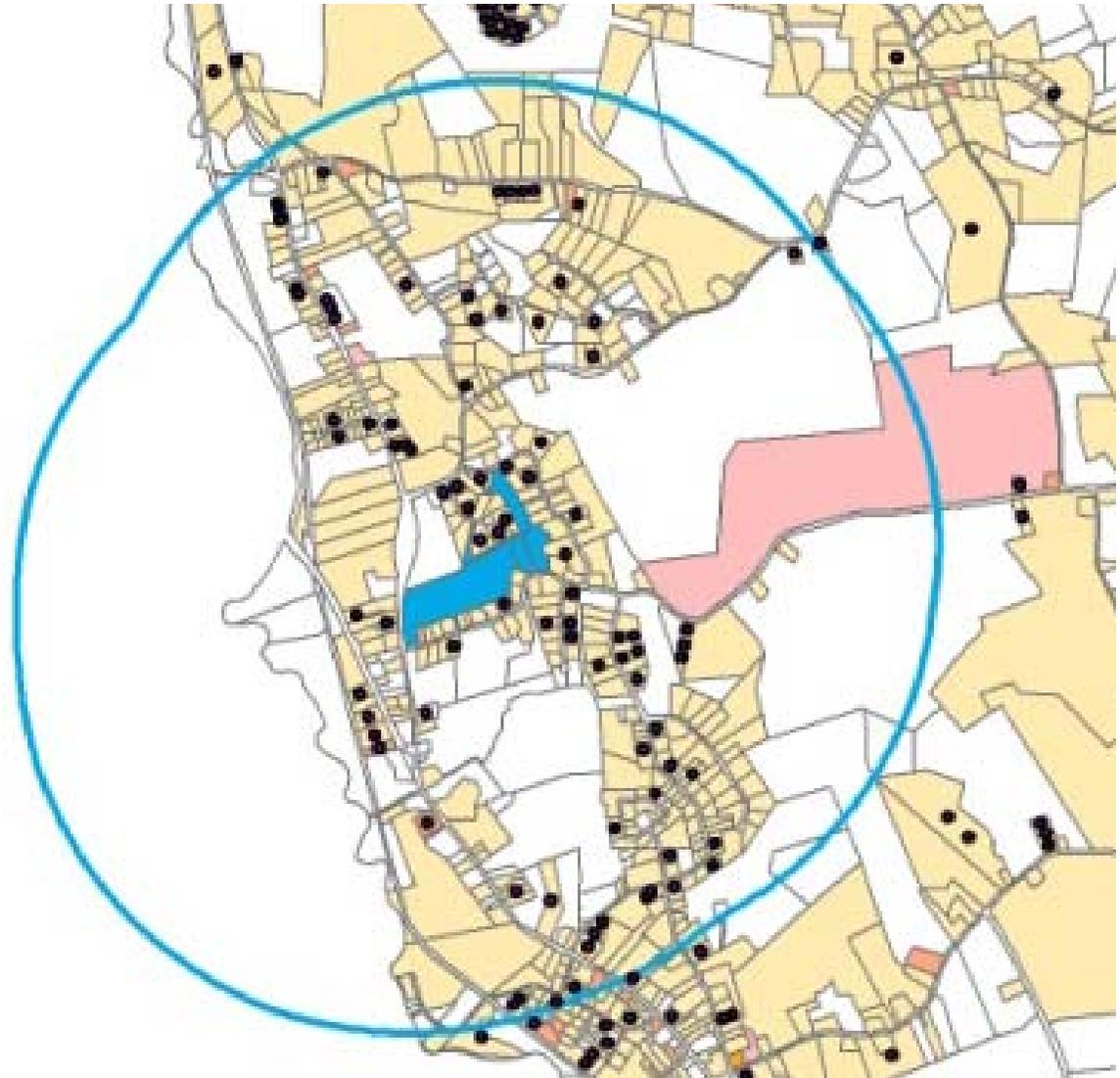
- 215 Single Family Homes
- 10 Two-Family Homes
- 1 Three-Family Home
- 2 Multi-Family Developments*
(Holinko Estates and Renwood)
- **Total Units: 337**

*Does not include
student apartments



Housing Units Within One Mile Radius of Vinton Elementary

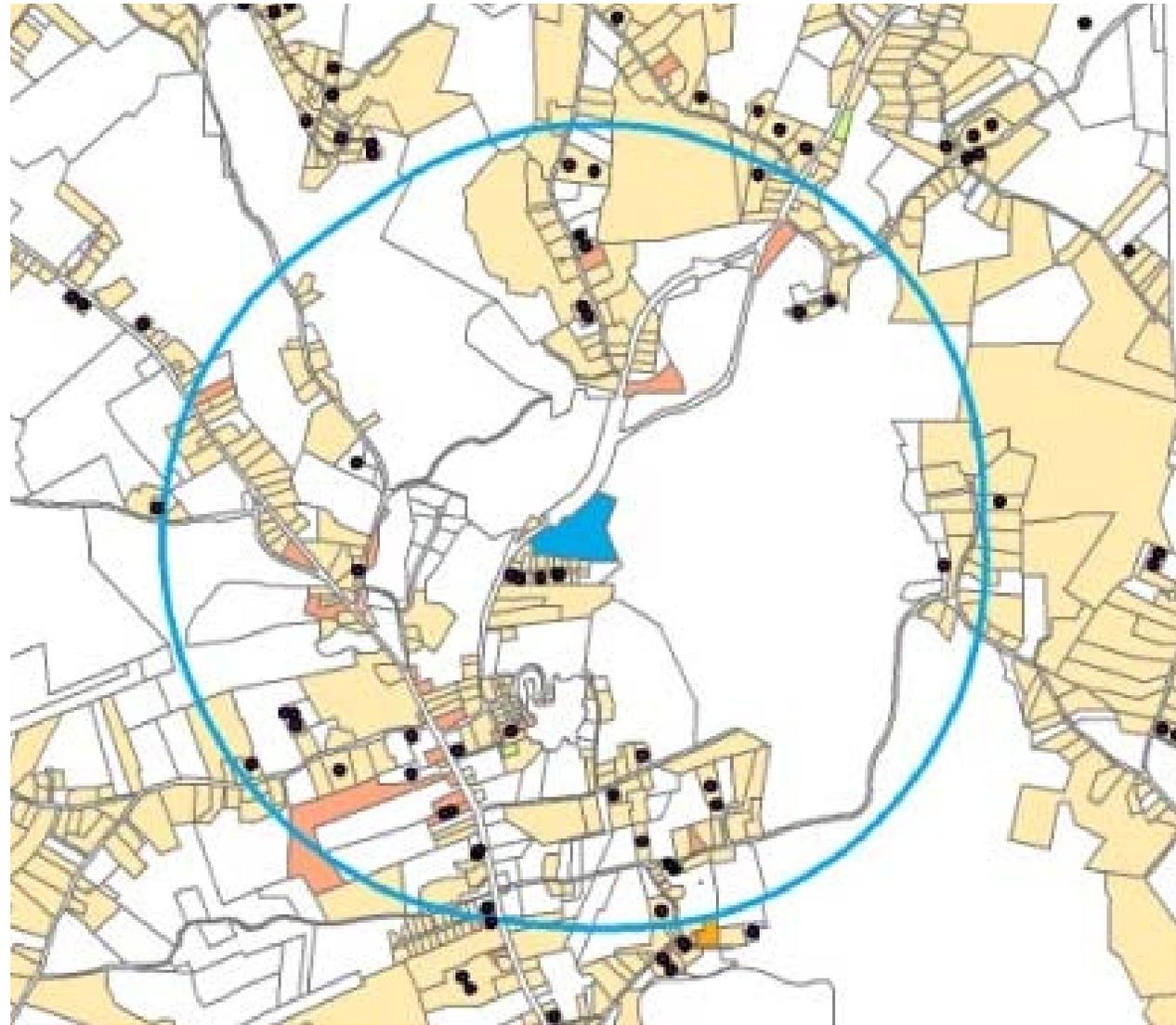
- 410 Single Family Homes
- 18 Two-Family Homes
- 6 Three-Family Home
- **Total Units: 434**



Housing Units Within One Mile Radius of Southeast Elementary

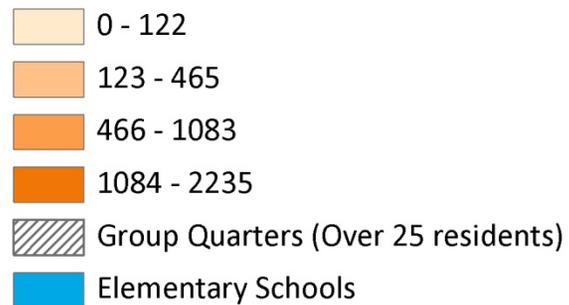
- 251 Single Family Homes
- 20 Two-Family Homes
- 1 Three-Family Home
- 2 Four Family
- 1 Multi-Family Developments

- **Total Units: 284**



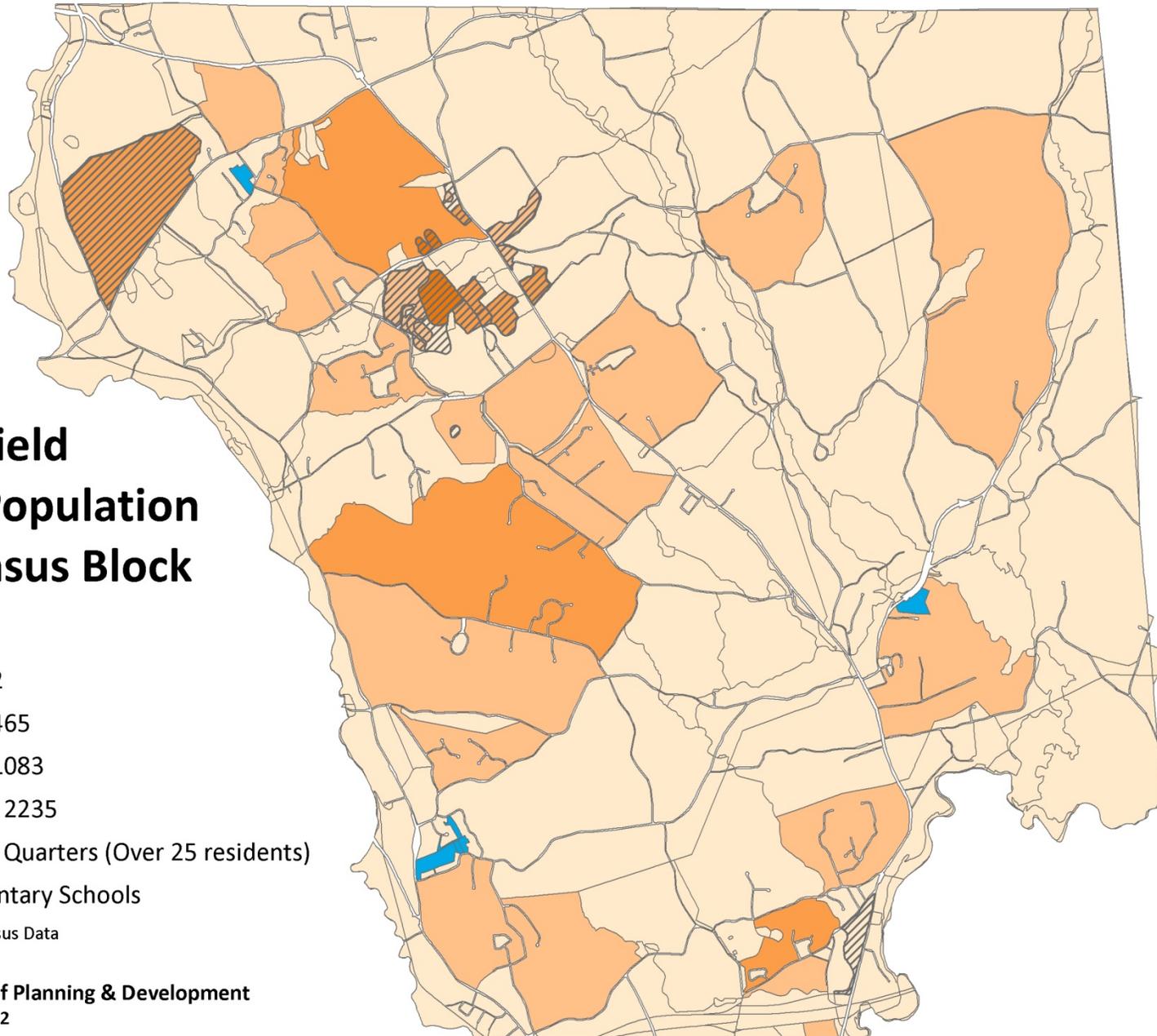
Mansfield 2010 Population By Census Block

Population



Source: 2010 Census Data

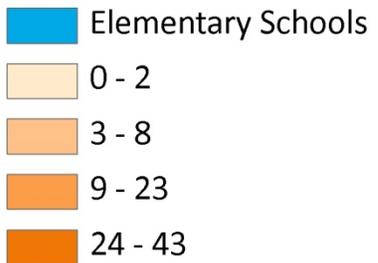
Department of Planning & Development
February 21, 2012



2010 Population Density

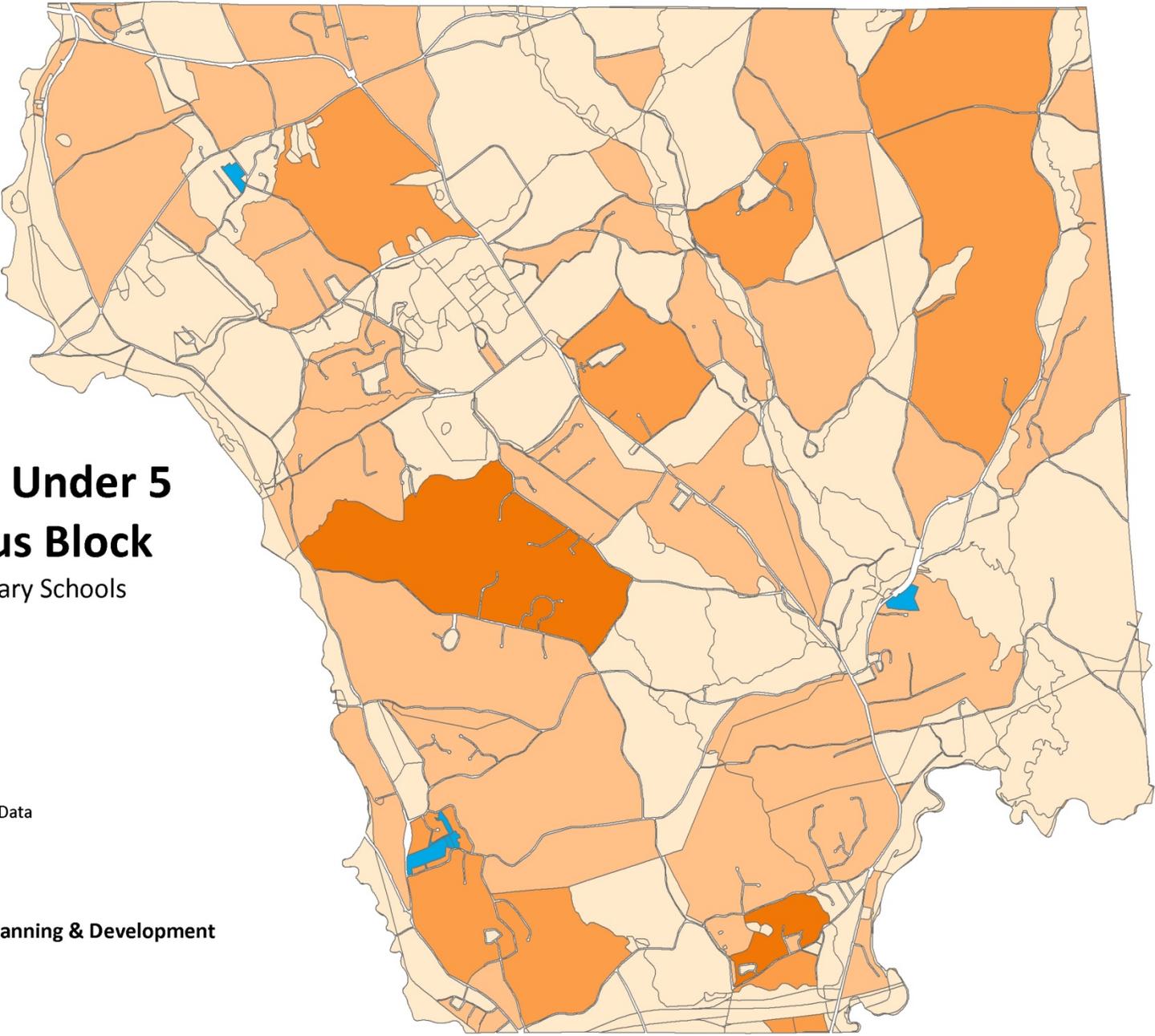
- As expected, the highest population density is located in and around UConn. Hatched areas represent blocks containing group quarters (university housing, correctional facility, etc.) providing housing for 25 or more residents
- For areas not adjacent to the university, the highest density per census block is in the area bounded by Maple Road on the north and Mansfield City Road on the South, and the Freedom Green area in southeast Mansfield

Children Under 5 By Census Block



Source: 2010 Census Data

Department of Planning & Development
February 21, 2012



2010 Population Density: Children Under the Age of 5

- Similar to the overall population density map, the highest concentrations of children under the age of 5 years are located in the area bounded by Maple Road on the north and Mansfield City Road on the South, and the Freedom Green area in southeast Mansfield

Potential Areas for Low Density Residential Development

Percentage Slope

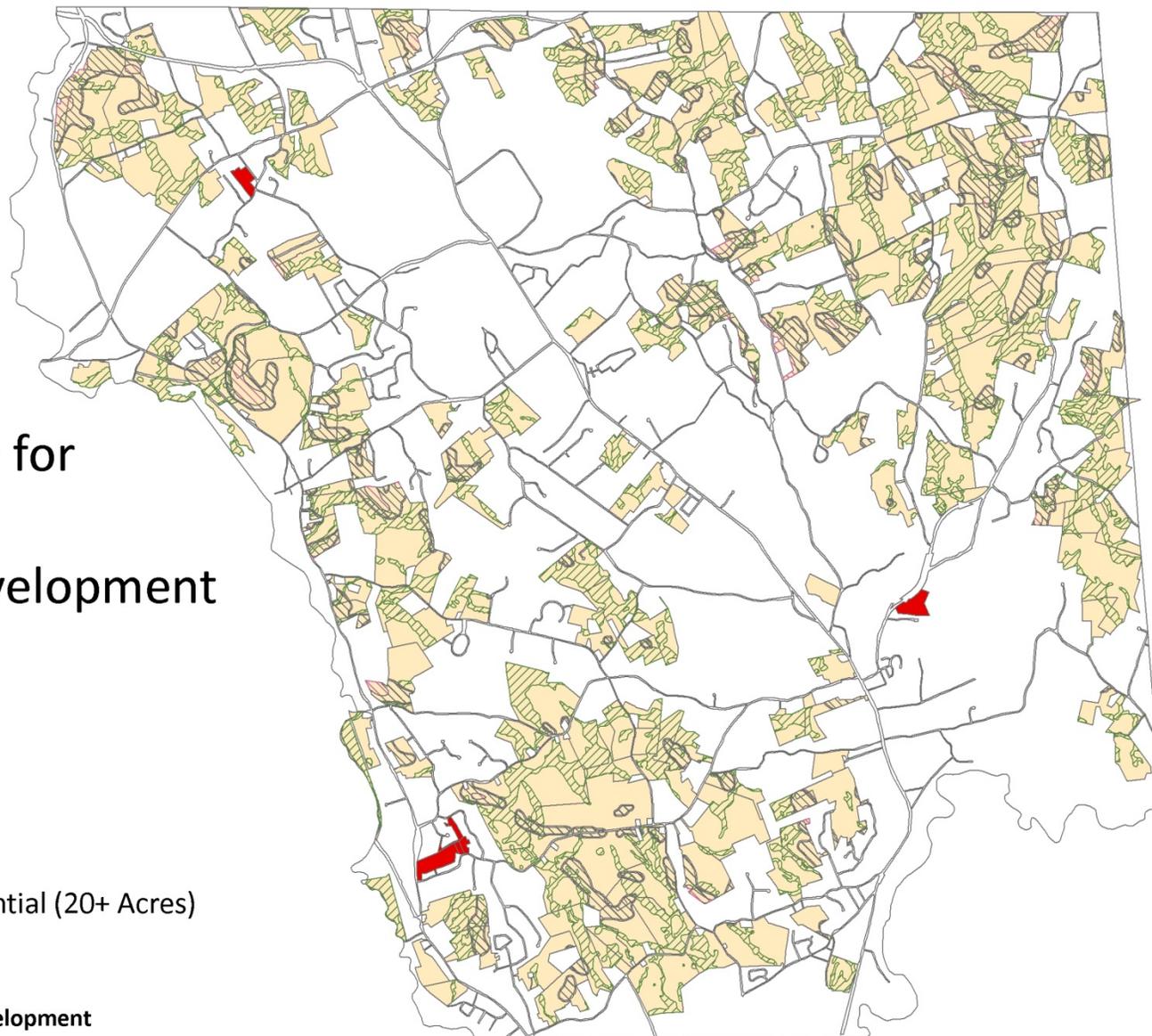
 20%+

 30%+

 Wetlands

 Elementary Schools

 Low Density Residential (20+ Acres)



Department of Planning & Development
February 21, 2012

Potential Areas for Low Density Residential Development

Percentage Slope

 20%+

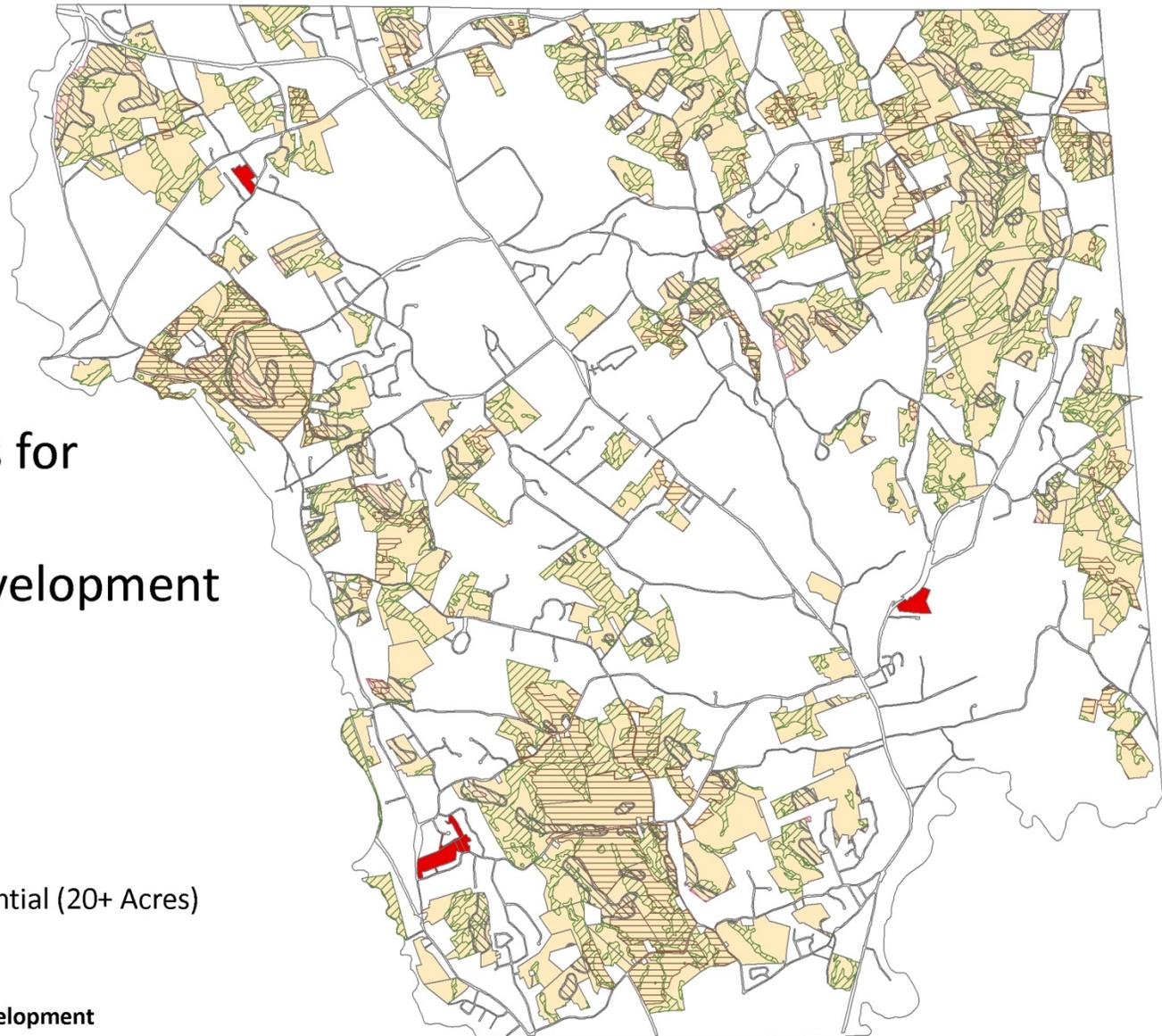
 30%+

 Wetlands

 Agricultural Soils

 Low Density Residential (20+ Acres)

 Elementary Schools



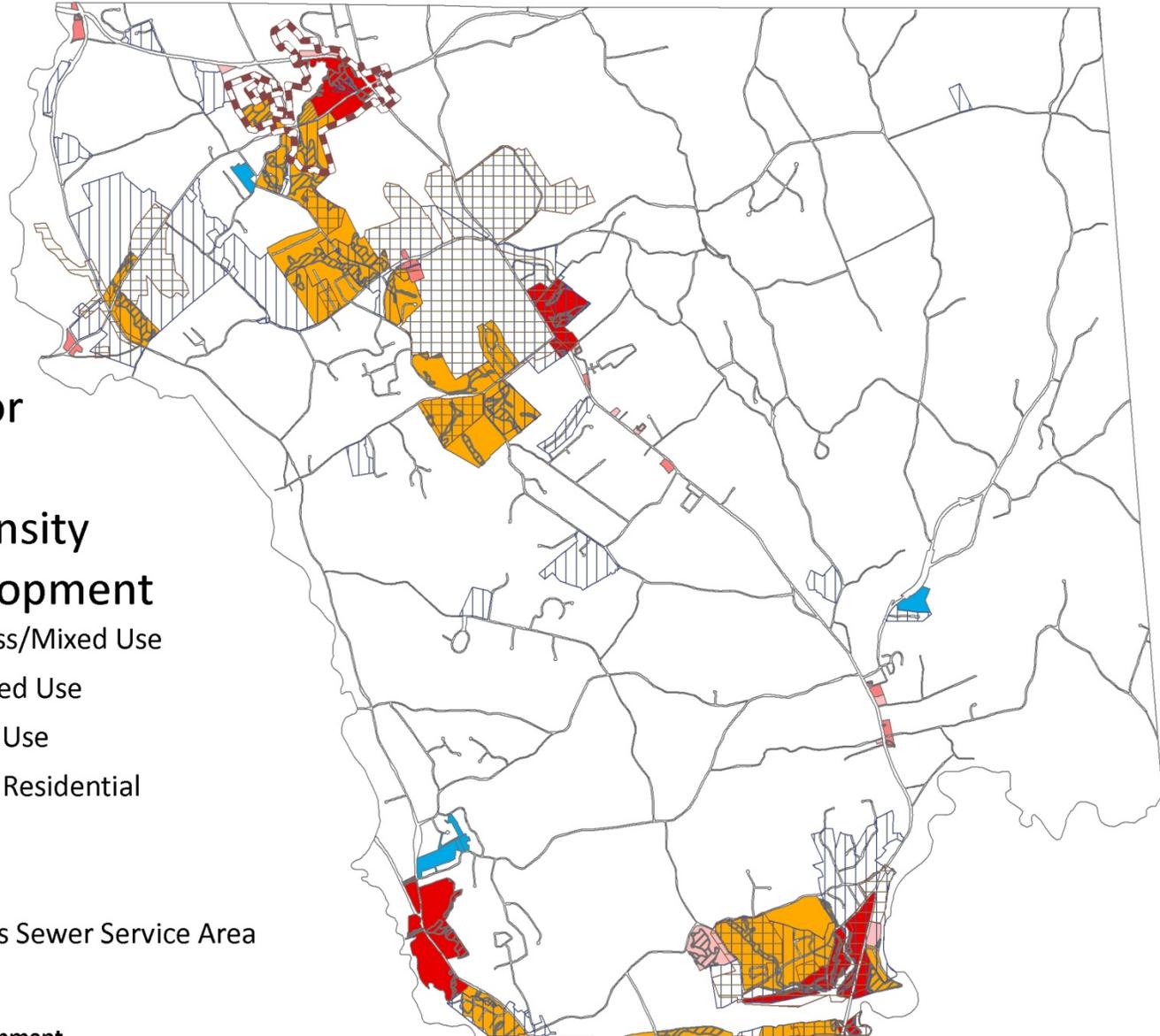
Department of Planning & Development
February 21, 2012

Potential Areas for Low Density Residential Development

- To identify the area with the greatest potential for single-family residential development, the maps on the previous slides isolated parcels 20 acres or greater in size.
- Of the ±9,600 acres shown, approximately 2,600 are covered by wetlands; there are also several areas of steep slopes that further limit suitability for development.
- Of the areas suitable for development, a large portion is classified as agricultural soils, which in many cases the town has an interest in preserving
- Most of the land identified as potentially suitable for low density development is located south and west of Mansfield City Road, and along Route 32, north of Route 275

Potential Areas for Mixed Use and Medium-High Density Residential Development

- Neighborhood Business/Mixed Use
- Planned Business/Mixed Use
- Planned Office/Mixed Use
- Medium-High Density Residential
- Water Service Areas
- Sewer Service Areas
- Proposed Four Corners Sewer Service Area
- Elementary Schools



Department of Planning & Development

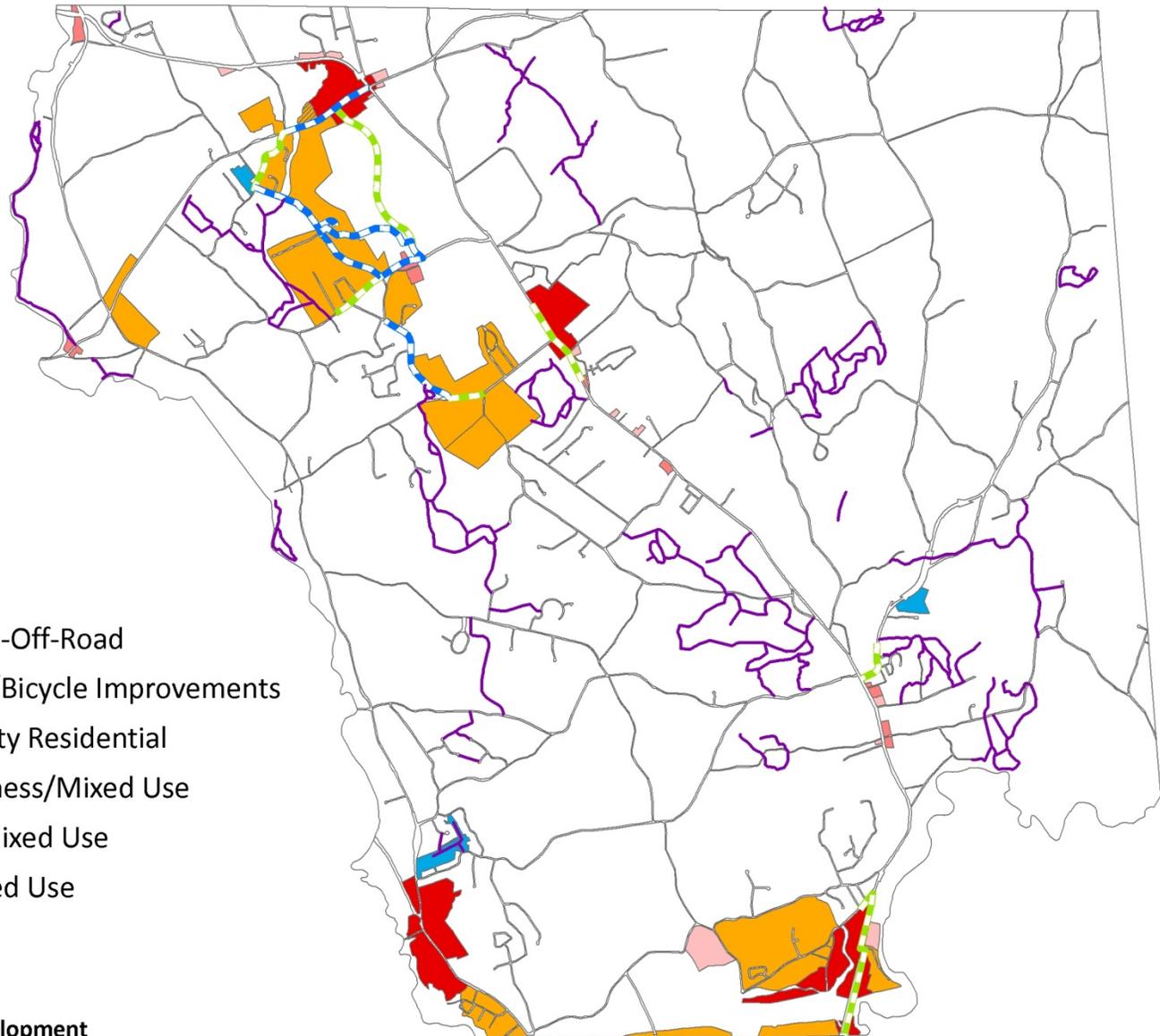
February 21, 2012

Potential Areas for Mixed Use and Medium to High Density Residential Development

- Areas identified as potentially supporting medium to high density residential development and more intense commercial development are located in areas with the potential to be served by water and sewer
- Most of the potential mixed use and higher density residential development is anticipated to occur in the areas north and west of UConn, as well as southern Mansfield between Mansfield City Road and Route 195.
- Perkins Corner is also identified as an area for future development. There is a potential sewer project being initiated by the Town of Coventry that could serve this area.

Transportation Infrastructure

-  Trails_Town
-  Pedestrian & Bicycle-Off-Road
-  Planned Pedestrian/Bicycle Improvements
-  Medium-High Density Residential
-  Neighborhood Business/Mixed Use
-  Planned Business/Mixed Use
-  Planned Office/Mixed Use
-  Elementary Schools



Proximity to Transportation Infrastructure

- As shown in the previous slide, Goodwin Elementary currently has the best access for pedestrians and bicyclists.
- A pedestrian walkway is planned, but not yet funded, to connect Southeast Elementary to Mansfield Center.