



# MEETING NOTICE AND AGENDA

## MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, June 4, 2012 ▪ 7:10 PM

Or upon completion of Inland Wetland Agency Meeting

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

1. Call to Order
2. Roll Call
3. Approval of Minutes
  - a. May 21, 2012 Meeting
4. Zoning Agent's Report
  - o Monthly Activity Update
  - o Enforcement Update
  - o Other
5. Public Hearings
  - a. 7:10 p.m.  
Special Permit for Cut/Fill Activities, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant (PZC File #1309)  
Project Overview submitted by Christopher Kueffner dated 5/21/2012
6. Old Business
  - a. Special Permit for Cut/Fill Activities, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant (PZC File #1309)
  - 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)
  - c. Gravel Permit Renewals
    - Banis property on Pleasant Valley Road File #1164
    - Hall property on Old Mansfield Hollow Road File #910-2
    - Green Property, 1090 Stafford Road PZC File #1258  
(Tabled Pending 7/2/12 Public Hearing)
  - d. Other
7. New Business
  - a. BAE Revision, 357 Wormwood Hill Road, Neil Warren, owner/applicant (PZC File #1189)  
Memo from Zoning Agent

- b. Request for release and capping of bond escrow funds for Freedom Green (PZC File #636-4)
  - o Phase 4B: Request to release \$25,000 in escrow funds
  - o Phase 4C: Request to cap collection of bond escrow funds at current balance (\$325,000)

Memo from Zoning Agent

- c. Other
8. 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
9. Communications and Bills
- a. Zoning Board of Appeals Legal Notice
10. Adjournment

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, May 21, 2012  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:02 p.m., and appointed Chandy and Westa to act.

**Minutes:**

5-7-12 Minutes- Plante MOVED, Chandy seconded, to approve the 5/7/12 meeting minutes as written.  
MOTION PASSED UNANIMOUSLY.

5-15-12 Field Trip Minutes- Ryan MOVED, Holt seconded, to approve the 5/15/12 field trip minutes as written. MOTION PASSED with Ryan, Holt, Lewis, Rawn, Pociask and Chandy in favor, and all others were disqualified.

**Zoning Agent's Report:**

The Zoning Agent's report was noted.

**Public Hearings:**

a. **Special Permit for Cut/Fill Activities, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant (PZC File #1309)**

Chairman Goodwin opened the Public Hearing at 7:05 p.m. Members present were Goodwin, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Chandy, Ward and Westa. Alternates Westa and Chandy were appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 5/8/12 and 5/17/12 and noted the following communications received and distributed to Commission members: a 5/17/12 memo from L. Painter, Director of Planning and Development; a 5/17/12 memo from G. Meitzler, Assistant Town Engineer; and an undated letter from David Morse.

Applicant Christopher Kueffner, of 192 Ravine Road and owner of 3 Merrow Road, was present and accompanied by Philip DeSiato of DeSiato Sand and Gravel. Kueffner reviewed the application. He stated they proposed to remove 4,200 cubic yards of material over the next 8 months. There will be two trucks traveling between the site and the gravel processing site which is 2 miles south on Stafford Road, between the hours of 8:00 am and 4:30 pm. He stated that all the topsoil will be stripped and piled on the site and redistributed and graded at a 6-inch depth after completion of each section. Kueffner and DeSiato distributed aerial pictures of the property that purport to show substantial erosion problems due to the failed stone culvert that collects runoff from Route 32. They propose to repair the culvert with a 15-inch corrugated pipe. DeSiato stated that he dug test pits at 7 and 9 feet and found no indication of water at that depth. DeSiato said he and the applicant were meeting on Tuesday, May 22<sup>nd</sup> with Rick Boucher, the Road Master of Vermont Central Railroad, to discuss the work and to request approval to stockpile the top soil within 50 feet of the railroad.

Pociask said he would like to see the Central Vermont Railroad's approval in writing before the Commission acts, or at least the Commission should require this written approval as a condition of PZC

approval. He questioned how many trucks a day do they anticipate working the site and if an anti-tracking pad is proposed. DeSiato replied that they do not think it will take the full 8 months as requested, and he estimated there will be about 30 trips a day with two trucks. He stated that because the top soil has been stripped and the base is stone, an anti-tracking pad is not necessary.

Meitzler discussed the concern regarding work being performed near the wood line; DeSiato stated that no work is proposed in that area.

Chandy questioned if silt fencing will be installed around the stockpiles. Kueffner responded that the stockpiles that exist are already grassed over, but future areas will have a silt fence.

Bruce John, 835 Stafford Road, owner of 12 Merrow Road, spoke in support of the application and noted that he allows the applicant to park on his property.

David Morse, 64 Birchwood Heights Road, owner of 1472 and 1478 Stafford Road, supports the corn maze operation but stated that he is opposed to the gravel operation due to the effect he contends it will have on neighbors because of traffic, noise and potential harm to the aquifer. He questioned how this activity was allowed to occur without a permit.

Curt Hirsch, Zoning Agent, stated that once staff was made aware last fall of the extent of the work that was being performed, a violation notice was issued and work stopped. He noted that the Inland Wetlands Agency had ruled last fall that the proposed work presented to the IWA was deemed exempt as agricultural work and did not require a wetlands permit.

Kueffner stated that due to the location of the work being performed, most neighbors were unaware of any disturbance until they received neighborhood notification.

Holt questioned Painter if this is an issue that the Aquifer Protection Agency should review. Painter responded that it is not an APA regulated activity.

Noting no further comments or questions from the public or Commission, Holt MOVED, Ryan seconded, to continue the Public Hearing to June 2, 2012 to allow for time for a response from the Road Master at Vermont Central Railroad. MOTION PASSED UNANIMOUSLY.

**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)**

Chairman Goodwin opened the continued Public Hearing at 7:45 p.m. Members present were Goodwin, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Chandy, Ward and Westa. Alternates Westa and Chandy were appointed to act. Linda Painter, Director of Planning and Development, read into the record a 5/2/12 letter signed by Ted Melinosky, Vice Chair, WINCOG RPC, and noted a Notice of Protest and letter from K. Olson that was submitted at the last meeting. She also noted 5/8/12 email communications from Jana Butts, WINCOG regarding the 5/2/12 WINCOG letter.

It was noted that the hearing was kept open to allow for the WINCOG letter to be received. Noting no comments or questions from the public or the Commission, Plante MOVED, Holt seconded, to close the Public Hearing at 7:50 p.m. MOTION PASSED UNANIMOUSLY.

**Zoning Agent's Report Continued:**

**Ted's Restaurant, 16 King Hill Road, PZC File #1107**

Hirsh briefed the commission on this request. Pociask asked about the capacity limit of the restaurant and event site. Ryan McDonald, the applicant, stated the capacity for the event site (restaurant plus roped-off parking lot) is up to 200 people, but currently only 30 tickets for the event have been sold. Noting no further questions or comments, Ryan MOVED, Holt seconded, that the PZC authorize the June 2, 2012 alumni reception proposed at Ted's Restaurant as described in letters dated 3/23/12 and 5/14/12 from Ryan McDonald, and a 2/2/12 letter from Alicia Wilson, and other submittals, because the event is not expected to have a significant impact on the commercial and University properties in the immediate area. This action acknowledges that live music will be performed outside of the building. MOTION PASSED UNANIMOUSLY.

**New Business:**

**a. 82 Stonemill Road, LeBlond owner, discussion Re: Kennel Use**

Richard and Lena LeBlond explained their activities with their dogs. At any given time, they have 10-12 dogs they consider personal pets. On many occasions they show their dogs and perhaps one time per year they will breed a dog. They are neither a breeding facility nor a kennel, and they do not conduct any commercial activities. The dogs go out onto their six-acre property in small groups and are never left outdoors without supervision. After hearing the LeBlonds' explanation of the activity, the consensus of the Commission was that the Leblonds were not operating a commercial kennel at their home. Plante suggested that if members feel the definition of "kennel" should be better defined, the issue should be brought to the Regulatory Review Committee.

**b. 8-24 Referral: Mansfield Community Center Playground**

Holt MOVED, Ryan seconded, that the PZC notify the Town Council that the proposed siting of the Mansfield Community Playground at the Community Center/Town Hall complex (including the potential acquisition of adjacent university property for the playground) is consistent with the Plan of Conservation and Development, particularly Policy Goal 4, Objective d. Furthermore, it is noted that the final location and design of the playground will require a modification to the Community Center Special Permit. MOTION PASSED UNANIMOUSLY.

**c. Gravel Permit Renewals**

- Banis property on Pleasant Valley Road File #1164
- Hall property on Old Mansfield Hollow Road File #910-2
- Green Property, 1090 Stafford Road PZC File #1258

Holt MOVED, Ryan seconded, that the Commission set a public hearing for July 2, 2012 for the purpose of hearing special permit, gravel renewal requests. This action also extends the current permit period until August 7, 2012. MOTION PASSED UNANIMOUSLY.

**Old Business:**

**a. Special Permit for Cut/Fill Activities, Merrow Road Corn Maze, 3 Merrow Road, Mason Brook LLC/Christopher Kueffner, owner/applicant (PZC File #1309)**

Item tabled-Public Hearing Continued.

**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)**

Rawn agreed to work with staff on a motion for the next meeting.

**Reports from Officers and Committees:**

Vera Ward noted that the next meeting of the Regulatory Review Committee meeting will be Wednesday, June 27th at 1:15 p.m. in Conference Room C and invited all members of the PZC to attend.

**Communications and Bills:**

Noted

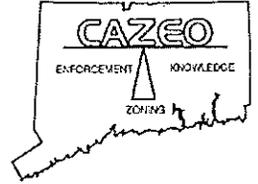
**Adjournment:** The meeting was adjourned at 8:40 p.m. by the chairman.

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: May 31, 2012

## MONTHLY ACTIVITY for May, 2012

### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Stanley	17 Michele La.	11 x 14 sunroom
Crossen	Lot 12 Windwood Acres	1 fm dw
Han	38 Old Colony Rd.	18' above pool
Red Rock Café	591 Middle Tpke.	12 x 14 shed
Sabatelli / Brody	306 Stearns Rd.	8 x 12 shed
Hebert	163 Cedar Swamp Ed.	2-car garage
Ellis	Lot 16 Windwood Acres	1 fm dw
Witter	256 Warrenville Rd.	10 x 20 shed
St. Martin	Storrs Rd.	1 fm dw
Sweet	Lot 5 Kidder Brook Est.	1 fm dw
Newcity	Lot 13 Windwood Acres	1 fm dw

### CERTIFICATES OF COMPLIANCE

Witter	256 Warrenville Rd.	shed
DW Investments	266 Stafford Rd.	veterinary hospital
Watrous	72 White Oak Rd.	above pool
Nilson	15 Timber Dr.	above pool

PAGE  
BREAK

Merrow Corn Maze  
3 Merrow Road  
Storrs, CT 06268  
www.merrowmaze.com

Re: Merrow Corn Maze Special Permit Application

Project Overview; Submitted by Christopher Kueffner . 5/21/12

Comments relevant to Zoning Regulations, Article 10, Section H1 and H3

Relevant to: Section 1. Statement of Purpose

a. This re-grading project will protect Mansfield's natural resources by increasing the viability of the field as an agricultural field. Whether cultivated, used as pasture, or left fallow, the new topography will significantly reduce erosion, which has been a continual problem on the site, and at the same time it will make the field more easily accessible for farming equipment.

b. Given the location, and the way it is removed from residential properties by the railroad on the west, Route 32 on the east, and a stand of woods to the south, I expect that nearby residents will be well protected from both noise and dust. Further, the work will be virtually out of sight except for a very short stretch along route 32, a piece on which very, very few people walk and along which most vehicles travel too fast to have more than the briefest glance. People walking on the railroad tracks will have the best view of the progress of the project—and the final result. As nearby agricultural uses have been found in many cases to increase neighboring property values, I am confident that the improvements will not lower property values.

c. Potential vehicular or pedestrian hazards: Given the particulars of the site, the few hundred feet of Merrow Road that will be traveled with its light car and nearly absent foot traffic, in addition to the proximity to route 32, citizens will be protected through normal prudent driving.

d. During pauses in operations, I have asked that the conditions of the site be made to conform with the standards in the regulations or your reasonable suggestions.

e. The goal of the project is to create a site that will enable a wider range of future agricultural activities. The improvements will make the site more accessible for farm equipment, safer and more welcoming to visitors and citizens, less precarious to cultivate, and more versatile in terms of plant-able crops and grazing possibilities. Currently, the hooves of grazing animals would amplify tremendously the erosion problems that already exist because of the topography and the nature of the unstable exposed soils on these slopes. As is practical and recommended for the short-term, as the topsoil is redistributed, the field will be replanted with a crop that can provide both cover (for erosion control) and nutrient benefits to the soil.

Comments Relevant to: 3. Application Requirements

Some of this information is available on the map provided with the application.

a.1. Operations will take place during fewer than the normal hours noted in the regulations (stated as 7 a.m. and 7 p.m.). The hours will be limited to 8 am to 4:30 p.m.

2. The total amount of material to be removed is 4,200 cubic yards over no more than 8 months. A portion of the regrading will take place in concurrence with removal of material as the slope of the field is softened and made more uniform.
3. The trucks will travel on Merrow road and then Route 32 to the Desiato Sand and Gravel processing plant. The sites are approximately 2.1 miles apart and given the specifics of the site, the route, and the access to Merrow Road, do not call for signs or traffic control persons.
4. On days material is being removed, the estimated number of truckloads will not exceed 30.
5. In addition to two dump trucks entering and exiting the site, two machines will be on site: a bulldozer (D6) and an excavator (CAT 320CL).
6. No material processing, screening, sorting, or crushing will take place on the site.
7. No fuels or other chemicals will be stored on the site. Vehicle maintenance will not take place on the site. Portable fuel trucks will be used for refueling.
8. The project requires no buildings or on-site trailer.
9. Rocks from the site will be removed. There will be no stump burial site. (Very few trees were cut, and then only small trees.)
10. Topsoil will be stockpiled; none will be removed from the site. Stockpiles will be surrounded by silt fence and made no higher than is acceptable to appropriate town personnel. As will temporary interior haul roads, these will be wetted as necessary for dust control.
11. An existing stone box drainage culvert that has failed, and a culvert from the "old route 32" will be replaced to eliminate erosion caused by erratic storm runoff from route 32.
12. As necessary, the contractor will work in coordination with town personnel to maintain safe conditions in terms of slopes.
13. Test pits dug in several locations to a depth of between 7 feet and 9 feet found no indication of groundwater whatsoever.
14. One of the great benefits of the project will be the redistribution of topsoil that has washed down the steep slopes. This will make the field more uniformly productive. The soil will be seeded with a cover crop that will reduce erosion and provide nutrient benefits to the soil.
15. The future use, like the past use, will be agriculture. The difference will be that the land will become easier to work and therefore more versatile and sustainable and productive as agricultural land. As a location for a corn maze, it will be more accessible, safer, and more welcoming to people of all sorts, ages, and abilities. As a field for crops, it will be easier and less precarious to plow, harrow, plant, and harvest. As a meadow for grazing, it will support animals whose hooves would turn the current topography and gravelly exposed soils to unproductive dust and grit.



# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
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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: May 30, 2012

**Re: Proposed revisions to Building Area Envelope  
357 Wormwood Hill Road, Douglas Subdivision, Sec. II, PZC file # 1189**

The attached 5/29/12 Modification Request from Neil Warren, requests PZC approval for a revision to the Building Area Envelope (BAE) of a 17.6-acre, 1-lot subdivision on Wormwood Hill Road. The lot was approved in late 2002 and the Warrens built and occupy the existing home. Revised mapping has been submitted depicting a proposed revision of the BAE, prepared by the applicant using the survey plan of the house construction. The proposed revisions are associated with a planned barn construction. In June 2003, the Warrens requested and received PZC approval for revisions to the BAE and DAE, in order to locate their house higher on the hill than shown on the subdivision plan. Curiously, the present request seeks to revise the BAE to nearly its original location. I have included plans depicting this evolution.

This request comes about because of plans to construct a 40' x 26' barn on the lot. This is a very steep lot, having an approximately 100-foot elevation change between the street and the basement floor of the house. There are many outcroppings of ledge and few areas that are near level for the construction of a larger structure. The proposed barn is to be built close to the initially proposed location for the house.

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. As a 1-lot subdivision, the side yard setbacks must meet the minimum 35 feet from the side property lines (of the non - subdivision properties) in a RAR-90 zone. The proposed BAE line will comply with the side yard setback requirement. The proposed BAE will run along established DAE lines for a length, as it does already in other areas.

I recommend that the Planning & Zoning Commission approve the proposed revision to the Building Area Envelope at 357 Wormwood Hill Road, as described in the 5/29/12 request from Neil Warren and shown on a plan also dated 5/29/12, because it will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. This revision is consistent with the BAE location shown on the PZC-approved Douglas Subdivision plan in 2002. This action shall be noticed on the Land Record.

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

APPLICANT/OWNER SECTION

1. Owner(s) Neil Warren Telephone 860-428-7328  
(please PRINT)  
Address 357 Wormwood Hill Town Mansfield Zip 06250

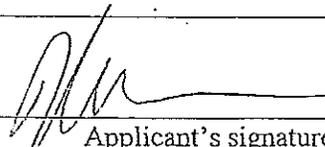
2. Applicant(s) \_\_\_\_\_ Telephone \_\_\_\_\_  
(please PRINT)  
Address \_\_\_\_\_ Town \_\_\_\_\_ Zip \_\_\_\_\_

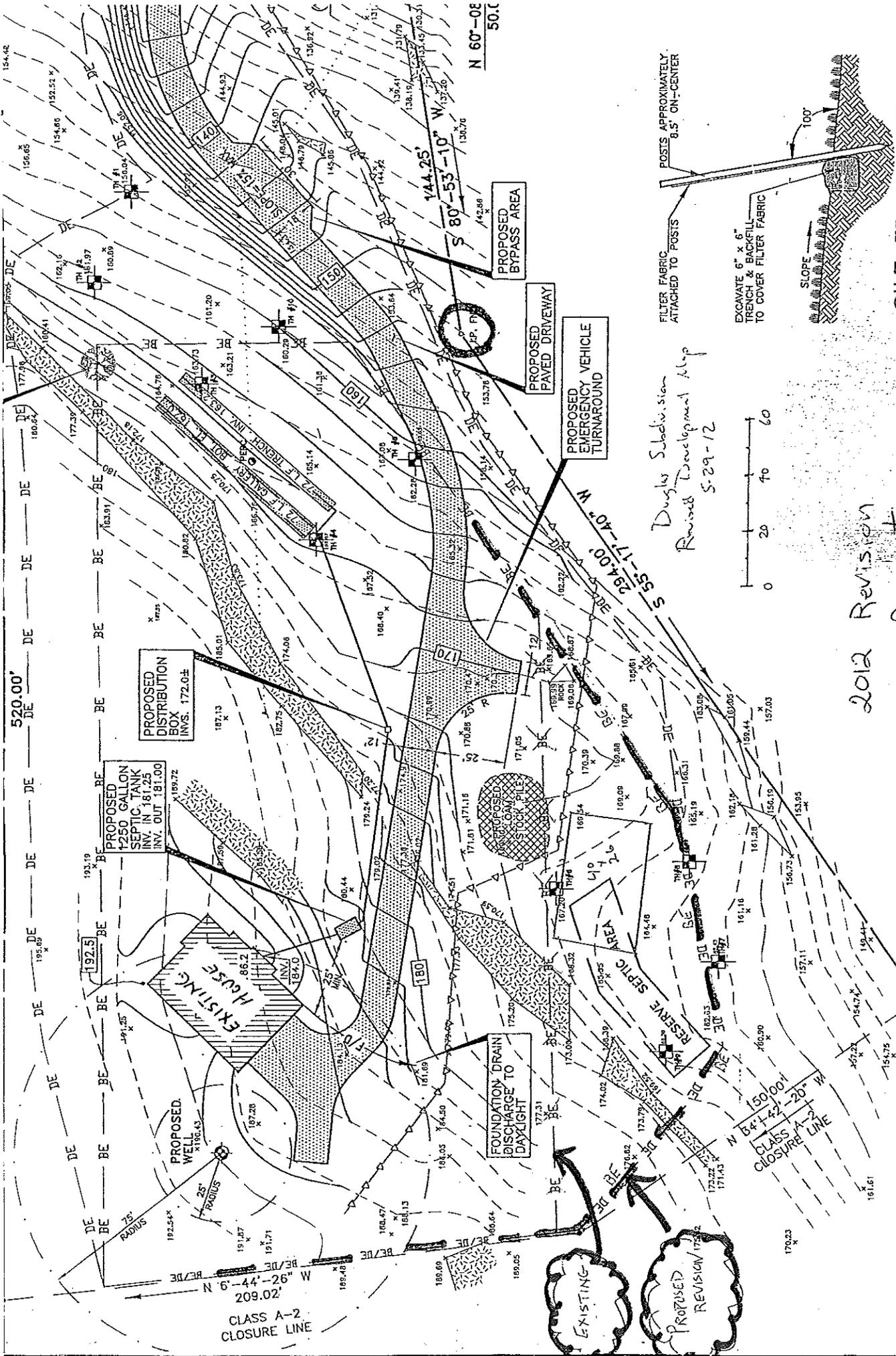
3. Site Location 357 Wormwood Hill

4. Reference any approved map(s) that would be superseded if this request is approved:  
Douglas Subdivision, Section II Wormwood Hill Rd  
Date 5/28/03

5. Reference any new map(s) submitted as part of this request:  
Revised development map submitted 5/29/12

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: -  
40' x 26' Barn/Pavillion  
Request revision to the building envelope as per plans.

7.  Applicant's signature date 5/29/12



N 60°-08' 50.0"

S 80°-53'-10" W 152.26'

PROPOSED BYPASS AREA

PROPOSED PAVED DRIVEWAY

PROPOSED EMERGENCY VEHICLE TURNAROUND

POSTS APPROXIMATELY 8.5' ON-CENTER

EXCAVATE 6" x 6" TRENCH & BACKFILL TO COVER FILTER FABRIC

SLOPE

Dugby Subdivision Revised Development Map 5-29-12



2012 Revision Request

EXISTING

PROPOSED REVISION

CLASS A-2 CLOSURE LINE

W 9°-26'-44" N 209.02'

N 54°-42'-20" W 150.00'

CLASS A-2 CLOSURE LINE

PROPOSED DISTRIBUTION BOX INVS. 172.04'

PROPOSED 1250 GALLON SEPTIC TANK INV. IN 181.25 INV. OUT 181.00

EXISTING HOUSE

PROPOSED WELL

FOUNDATION DRAIN DISCHARGE TO DAYLIGHT

RESERVE SEPTIC AREA

PROPOSED BYPASS AREA

PROPOSED PAVED DRIVEWAY

PROPOSED EMERGENCY VEHICLE TURNAROUND

POSTS APPROXIMATELY 8.5' ON-CENTER

EXCAVATE 6" x 6" TRENCH & BACKFILL TO COVER FILTER FABRIC

SLOPE

Dugby Subdivision Revised Development Map 5-29-12



2012 Revision Request

EXISTING

PROPOSED REVISION

CLASS A-2 CLOSURE LINE

W 9°-26'-44" N 209.02'

N 54°-42'-20" W 150.00'

CLASS A-2 CLOSURE LINE

PROPOSED DISTRIBUTION BOX INVS. 172.04'

PROPOSED 1250 GALLON SEPTIC TANK INV. IN 181.25 INV. OUT 181.00

EXISTING HOUSE

PROPOSED WELL

FOUNDATION DRAIN DISCHARGE TO DAYLIGHT

RESERVE SEPTIC AREA

# STONE FILTER DETAIL

NO SCALE

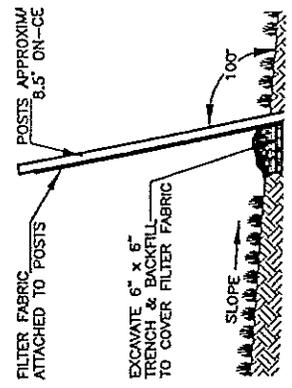
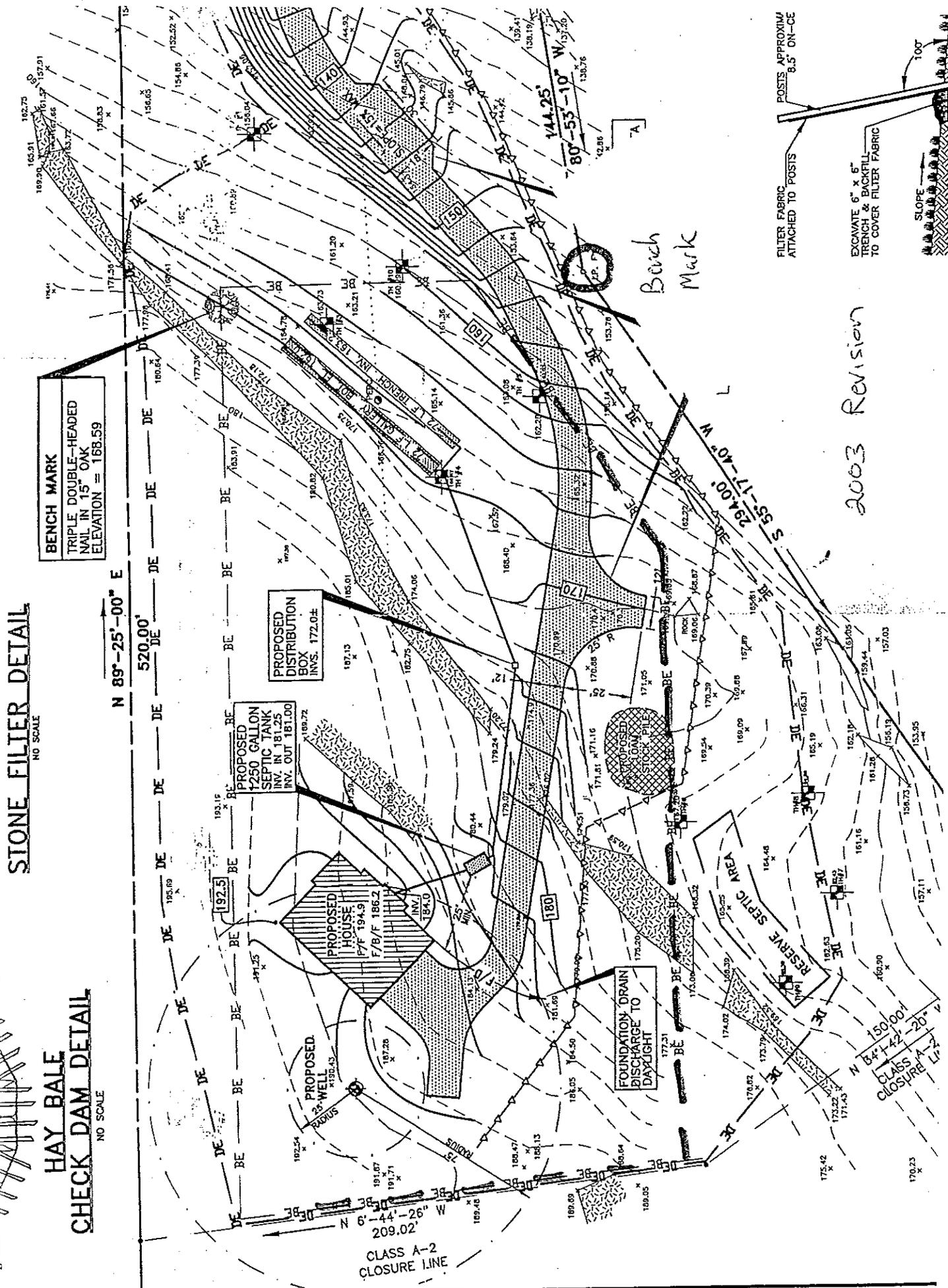
# HAY BALE CHECK DAM DETAIL

NO SCALE

**BENCH MARK**  
 TRIPLE DOUBLE-HEADED  
 NAIL IN 15" OAK  
 ELEVATION = 168.59

N 89°-25'-00" E

520.00'



2003 Revision

Bench Mark

S 53°-17'-10" W 294.00'

144.25' 80°-53'-10" W 157.35'

CLASS A-2 CLOSURE LINE

CLASS 150-00/1 54'-4" ± 20''



N/F LANI  
JUDITH A. H  
367 WORMWOOD  
MANSFIELD CENTER

260.3'±

CONC  
MON.  
FND.

LP.  
FND.

30.0'±

88.3'±

144.2'±

294.0'±

345.5'±

51.6'±

150.0'±

612.0'±

612.0'±

612.0'±

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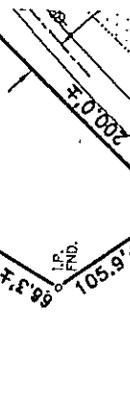
612.0'±

612.0'±

612.0'±

612.0'±

612.0'±



N/F LAND OF  
ALAN WARREN & LYNNE  
TUCKER-WARREN  
351 WORMWOOD HILL ROAD  
MANSFIELD CENTER, CT 06250

HANSENS  
POND

N/F LAND OF  
MICHAEL G. MURPHY  
341 WORMWOOD HILL ROAD  
MANSFIELD CENTER, CT 06250

N/F LAND OF  
DONALD & HEIDI FIELD  
HILL ROAD  
MANSFIELD CENTER, CT 06250

N/F LAND OF  
GARY & JOANNE MOORE  
18 WOODLAND ROAD  
STORRS, CT 06268

AREA  
17.6± ACRES

HrE

CrC

Lg

HrC

1207.8'±

1016.9'±

37.6'±

299.4'±

125.9'±

108.0'±

287.0'±

323.3'±

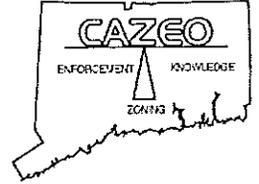


CLOSURE LINE

BOOK



# 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: May 31, 2012

Re: **Freedom Green, PZC # 636-4**  
**Request for release of Phase IV escrow**  
**Request to cap escrow of Phase IV-C**

The commission has received two requests from Dennis Poitras, Attorney for Beaudoin Brothers, LLC, concerning the escrow accounts for The Villages at Freedom Green. The first request is for a release of the full, \$25,000.00 balance in the escrow account for Phase IV-B. The second request is to authorize a cap of the escrow account for Phase IV-C at its current balance of \$325,000.00. The subject escrow accounts are required under the 1991 Construction Agreement between the Town of Mansfield, acting through its IWA and PZC and the developer JRJ Associates, now Beaudoin Brothers, LLC.

As this request was only received on Thursday, 5/31, the Commission should simply acknowledge receipt of the 5/30/12 request and refer it to the staff for a review and report at a future meeting.

PAGE  
BREAK

Dennis R. Poitras  
Attorney At Law  
1733 Storrs Road  
P.O. Box 534  
Storrs, Connecticut 06268

Telephone (860) 487-0350  
Fax (860) 487-0030 or (860) 429-4694

Email: [drpoitras@yahoo.com](mailto:drpoitras@yahoo.com)

May 30, 2012

Mansfield Planning and Zoning Commission  
c/o Linda Painter, Town Planner  
Town of Mansfield  
4 South Eagleville Road  
Storrs, CT 06268

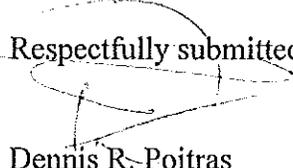
Re: The Villages at Freedom Green – Phase IV Bonding

Dear Linda:

I am writing on behalf of the developer, Beaudoin Brothers, LLC, to request authorization to release the remaining bond funds being held for Phase 4B to the developer. All bonded items are complete.

There is currently \$25,000.00 in the bond account for Phase 4B.

Respectfully submitted,

  
Dennis R. Poitras

Enc.

Dennis R. Poitras  
Attorney At Law  
1733 Storrs Road  
P.O. Box 534  
Storrs, Connecticut 06268

Telephone (860) 487-0350  
Fax (860) 487-0030 or (860) 429-4694

Email: [drpoitras@yahoo.com](mailto:drpoitras@yahoo.com)

May 31, 2012

Mansfield Planning and Zoning Commission  
c/o Linda Painter, Town Planner  
Town of Mansfield  
4 South Eagleville Road  
Storrs, CT 06268

Re: The Villages at Freedom Green – Phase IVC  
Bonding

Dear Linda:

I am writing on behalf of the developer, Beaudoin Brothers, LLC, to request the following:

1. that a cap be set on the amount being held in bond escrow for Phase 4C to assure completion of the remaining incomplete bonded items in Phase 4C
2. to authorize release of any bond funds in excess of the cap to the developer.

There is currently in excess of \$325,000.00 in the bond account for Phase 4C.

All units in The Villages at Freedom Green project have been declared and the project is being wound up. The bonded items remaining to be completed are as set forth in the letter from our engineer, Bob Amentea, dated April 17, 2012 enclosed herewith.

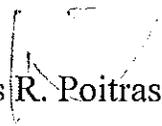
Linda Painter, Planner  
Mansfield PZC  
5/31/12

-2-

Our estimate for completion cost on the remaining items is as follows:

1. Roads	\$17,100.00
2. Driveways	\$7,000.00
3. Final grading and landscaping, plantings	\$20,000.00
4. Removal of construction debris	\$2,000.00
5. Clean catch basins	\$1,000.00
6. Complete walking trails and signage	\$300.00
<b>Total</b>	<b>\$47,400.00</b>

Respectfully submitted,

  
Dennis R. Poitras

Enc.



458 EAST MAIN STREET  
MERIDEN, CT 06450 203-235-9809  
CONSULTING ENGINEERS  
LAND SURVEYORS

April 17, 2012

Mansfield Planning Department  
Town Hall  
4 So. Eagleville Road  
Mansfield, Ct. 06268  
Attn. Linda Painter, Planning Director

Re: Freedom Green Phase IV C  
Bonded related items

I have made an inspection of the site and have noted the following items that need to be completed;

1. Roads: The final top course of pavement has to be applied on Liberty Square from Unit 251 southerly to the end of the road. Approximately 15,300 sq.ft.
2. Driveways: 12 driveways (Units 234-240) @ approximately 250 sq.ft. each = 3,000 sq. ft.
3. Final grading, topsoil and seed areas around building under construction, (units 234-240) approximately 40,000 sq.ft.
4. Remove construction debris and stockpiled material behind buildings under construction and along the emergency access road.
5. Additional plantings per landscaping plan prepared by The Miniutti Group.

White pines	9
Shadblow	5
Witherod Viburnum	5
Gray Dogwood	7
Mugo Pine	15
Karl Foerster Feather Reed Grass	3
6. Clean all catch basins within this section.
7. Complete walking trails with mulch and signage

Respectfully submitted,  
DESIGN DEVELOPMENT GROUP LLC

Robert Amante, P.E. & L.S.

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on June 13, 2012 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – The Farmer’s Cow, LLC for a variance of Art X, Sec C.5.a.2 to erect a 37.5 sq ft building identity sign where a maximum 25 sq ft is permitted at 82 Storrs Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk’s Office. Dated May 24, 2012.

*Sarah Accorsi*  
*Chairman*

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