

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

TUESDAY, February 19, 2013 ■ 7:00 PM

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

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. February 4, 2013 Regular Meeting
- b. February 13, 2013 Field Trip

4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Other

5. Public Hearings

7:00 p.m.

Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3
Memo from EHHD

7:10 p.m.

Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311
Motion to Continue Hearing to March 4, 2013

6. Old Business

- a. Special Permit Application, 54 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2
- b. Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3
- c. Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311
- d. New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315
(Tabled pending 3/4/13 Public Hearing)
- e. Other

7. New Business

- a. Request to do work in conservation easement area, Dunham Pond Estates, PZC file # 1252
Memo from Zoning Agent
- b. Draft Memo to Town Council on Infrastructure Needs
- 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. Mansfield Tomorrow | Our Plan ▶ Our Future

10. Communications and Bills

- a. 2-27-13 Public informational meeting on the proposed hydroelectric facility at the Eagleville Dam
- b. 2013 Connecticut Federation of Planning and Zoning Agencies Conference
- c. 2013 Connecticut Land Conservation Conference
- d. Other

11. Executive Session

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

12. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, February 4, 2013
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:18 p.m.

Minutes:

1-22-13 Meeting Minutes- Ward MOVED, Rawn seconded, to approve the 1/22/13 meeting minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch reported on the following questions raised at the previous meeting: Yukon Jack's sign advertising Live Music; parking in the Storrs Downtown on the temporary road between Dog Lane and Bolton Road; allowance of paper signs in the windows in the Storrs Center shops; and size limitations on free standing solar panels.

Public Hearings:

Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311

Chairman Goodwin opened the Public Hearing at 7:27 p.m. Members present were: Goodwin, Chandy, Holt, Lewis, Plante, Pociask, Rawn, and alternates Marcellino, Ward, and Westa. Ward and Westa were appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 1-22-2013 and 1-30-2013 and noted the following communications received and distributed to the Commission members: a February 4, 2013 emailed letter from Jess and Risley Dimock; a January 31, 2013 memo from Linda Painter, Director of Planning and Development; a memo from Geoffrey Havens, Eastern Highlands Health District, dated January 4, 2013; a memo from Mansfield Agriculture Committee dated January 24, 2013; a memo from Mansfield Open Space Preservation Committee dated January 15, 2013; a memo from Grant Meitzler, Assistant Town Engineer, dated January 31, 2013; a memo from Francis Raiola, Fire Marshal, dated January 30, 2013; and minutes of the January 16, 2013 Conservation Commission meeting.

Rob Hellstrom, Rob Hellstrom Land Surveying, reviewed the 10.7 acre site describing the three proposed house lots, common driveway and the dedicated farmland preserve. He stated that the development is not within the aquifer, but it is within 500 feet of the aquifer's boundaries. The existing house and barn will be removed, but the shed and well will remain in place. Hellstrom requested that the Public Hearing be kept open to allow the receipt of comments from the Health Department and to submit revisions based on staff comments.

Michael Dion, 30 North Windham Road, questioned if any changes were made to the originally proposed driveway and if there will be any impact to private wells within the area.

Chairman Goodwin noted that there were no additional comments from the public or the Commission. At 7:41 p.m. Pociask MOVED, Holt seconded, to continue the Public Hearing to the 2/19/13 meeting. MOTION PASSED UNANIMOUSLY.

Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3

Members Holt, Pociask and Plante disqualified themselves.

Chairman Goodwin opened the continued Public Hearing at 7:42 p.m. Members present were Goodwin, Chandy, Lewis, Rawn, and alternates Marcellino, Ward, and Westa all of whom were appointed to act. Linda Painter, Director of Planning and Development, noted the following communications received and distributed to members: a January 31, 2013 memo from Linda Painter, Director of Planning and Development; a memo from Grant Meitzler dated January 29, 2013; and a February 4, 2013 memo from Fran Raiola, Acting Deputy Chief/Fire Marshal.

Attorney Leonard Jacobs, representing the applicant, agreed that all testimony from the Inland Wetlands Agency Public Hearing may be entered into the record of the Planning and Zoning Commission Public Hearing. Attorney Jacobs gave a brief overview of the proposal. He requested that the Public Hearing remain open to receive the report from the Health Department.

Gregory Shangold, 66 Beacon Drive, stated that he is opposed to the development as submitted, but is not opposed to it if the alternate access off Mansfield City Road is utilized. He mentioned a "roundabout" idea as an option to consider.

Gregory Hamilton, Beacon Hill Drive, stated that he is opposed to the development with access off Beacon Hill Drive.

Pamela Paine, 43 Beacon Hill Drive, questioned why no alternative layouts to access the site have been presented.

Chairman Goodwin noted that there were no additional comments from the public or the Commission. At 7:50 p.m. Rawn MOVED, Chandy seconded, to continue the Public Hearing to the 2/19/13 meeting. MOTION PASSED with all in favor except Holt, Pociask and Plante who were disqualified.

Old Business:

a. Special Permit Applications, Efficiency Unit, 22 Russett Lane, Jorgensen owner/applicant; PZC File #1314

Members Holt, Pociask and Plante disqualified themselves. Marcellino was appointed to act.

Rawn MOVED, Ward seconded, to deny the November 5, 2012 application of Rachel Jorgensen to allow an efficiency dwelling unit at 22 Russett Lane in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at Public Hearing on January 7, 2013. This denial action is taken for the following reasons:

Specifically:

Efficiency units are not permitted by right and require Special Permit approval (see Article V, Section B.1). Applicant submissions and Public Hearing testimony indicate that the subject application was submitted in order to obtain approval to increase up to 5 the number of unrelated persons who may occupy the subject dwelling. Accordingly, to approve this application, the Commission must determine that all applicable regulations have been met for this intended occupancy.

After considering all applicant submissions and testimony, staff reports and Public Hearing testimony, the Commission has determined that many provisions of Mansfield's Zoning Regulations have not been met and that the proposal would result in health, safety, and welfare problems. The proposed occupancy is not consistent with the intended provisions for efficiency units as specified in Article X, Section L, and the proposal is not consistent with many provisions of Article I including Sections B.1, 3, and 10.

The subject site is located at the end of a cul-de-sac street that serves 4 single-family homes in addition to the subject property. The proposed use is expected to result in inappropriate noise, nuisance, and traffic safety problems for neighboring residences. The proposal is not considered to be in compliance with Article V, Sections B.5.b, c or d or with Article V, Sections A.5.e or g. MOTION PASSED with all in favor except Holt, Pociask and Plante who disqualified themselves.

- b. Special Permit Application, 50 residential apartments, 73 Meadowbrook Lane, Whispering Glen-Lakeway Farms, L.P., owner/applicant: PZC File #1284-2**
After a lengthy discussion about the conditions contained in the draft approval motion, Lewis volunteered to work with staff to revise the motion for the next meeting. Holt, Pociask and Plante disqualified themselves and did not take part in the discussion.
- c. Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**
Item tabled pending continued Public Hearing on 2/19/13.
- d. Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**
Item tabled pending continued Public Hearing on 2/19/13.

New Business:

- a. New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315**
Holt MOVED, Chandy seconded, to receive the subdivision application (file #1315) submitted by Homeworks Properties, LLC, for a 2-lot subdivision on property located at 85-87 Old Turnpike Road as shown on plans dated 12/12/12, and as described in other application submissions, and to refer said application to the staff, Conservation Commission, and Open Space Preservation Committee for review and comments and to set a public hearing for March 4, 2013 at 7:15 p.m. MOTION PASSED UNANIMOUSLY.
- b. Request for Certificate of Compliance, Cumberland Farms, 1660 Storrs Road, PZC File #1303-2**
Chandy MOVED, Holt seconded, that the PZC authorize the Zoning Agent to issue a Certificate of Compliance, for the work associated with the special permit approval of Cumberland Farms, at 1660 Storrs Road, because the work is complete except for required landscaping, there are no uncompleted health or safety components of the project, and the Commission has approved acceptable assurances from the owner, through a 1/24/13 letter from Troy Comire, that the remaining landscape work will be completed prior to May 30, 2013. This approval is authorized through Article V, Section B.7.c of the zoning regulations. MOTION PASSED UNANIMOUSLY.
- c. Discussion on needed Infrastructure Improvements**
Rawn opened the discussion stating that in areas of town where growth and development is expected and encouraged, we (as a Town) need to insure that the infrastructure (sidewalks, roads that can support the increase in traffic, public transit accessibility, etc.) is in place to support it. He asked that the Planning and Zoning Commission bring this issue to the attention of the Town Council to solicit its support. Westa agreed and suggested this become an active part of the Mansfield Tomorrow | Our Plan ▶ Our Future. It was also suggested that the PZC prepare its own sidewalk priority list based on existing and planned growth. Marcellino suggested a subcommittee of the PZC be formed to do this work and communicate with the Traffic Authority Commission. Holt, Plante and Marcellino volunteered to serve on this subcommittee.

Communications and Bills:

None noted.

Old Business:

e. Mansfield Tomorrow | Our Plan ▶ Our Future

Members reviewed the applications of residents, business owners, clergy and developers who are interested in becoming involved in the Mansfield Tomorrow Advisory and/or Focus Groups. After review and extensive discussion, the following appointments were made. Further assignments may be made at the next PZC Meeting:

ADVISORY

Derek Rudd

Jon Sgro

Miriam Kurland

Susan Zito

Winky Gordon

Richard Meehan

Rev. Matthew Emery

Storrs Congregational Church

HOUSING

Betty Wassmundt

Toivo Kask

Ric Hossack

Donald Hoyle

AGRICULTURE

Gary Bent

Eva Csejtey

ECONOMIC DEVELOPMENT

Danny Briere

Michael Zito

Mehdi Anwar

George Thompson

Michael Taylor

ZONING

Aline Booth

Alison Hilding

Gregory Padick

Edward Pelletier

After discussion, it was decided that a Special Meeting on February 19th at 5:30 p.m. will be scheduled for the purpose of meeting with the consultant to discuss the current permitting processes.

Painter reminded members of the March 9th Community Forum sponsored by Mansfield Tomorrow.

Adjournment: The Chairman noted the Field Trip set for February 13 at 3 p.m., and declared the meeting adjourned at 9:55 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION FIELD TRIP

Special Meeting

Wednesday, February 13, 2013

Members present: J. Goodwin, B. Ryan, K. Holt, A. Marcellino (item 1 only)
Staff present: G. Meitzler (Wetlands Agent, Assistant Town Engineer), C.
Hirsch, (Zoning Agent)
Conservation Commission: S. Lehmann

The field trip began at 3:00 p.m.

1. Homework Properties, LLC – 85 & 87 Old Tpke. Rd, 2 Lot Subdivision #W1511, PZC # 1315_ Members were met on site by the applicant S. Rogers. Existing conditions were observed with respect to proposed subdivision development. No decisions were made.
2. Bruder – 3 Boulder La., above ground pool with deck. #W1513 members observed the rear-yard area for the proposed pool and deck with respect to the adjacent wetlands. No decisions were made.

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: February 11, 2013

Re: *Monthly Report of Zoning Enforcement Activity*
For the month of January, 2013

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	5	5	2	66	69
Certificates of Compliance issued	9	7	8	58	60
Site Inspections	27	17	13	207	171
Complaints received from the Public	2	5	6	31	29
Complaints requiring inspection	3	5	3	24	21
Potential/Actual violations found	3	4	3	19	13
Enforcement letters	8	6	4	62	35
Notices to issue ZBA forms	1	1	2	7	7
Notices of Zoning Violations Issued	0	1	1	21	9
Zoning Citations issued	1	0	0	9	8

Zoning permits issued this month for single family homes = 0, 2-fm = 0, multi-fm = 0
 2012/2013 fiscal year total: s-fm = 3, 2-fm = 0, multi-fm = 0

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

MEMO

To: Linda Painter, Director of Planning and Development, Mansfield

From: Jeff Polhemus, RS 

Cc: Edward Pelletier, L.S., Gerald Hardisty, P.E., Datum Engineering and Surveying, LLC

Date: February 13, 2013

Re: Beacon Hill Estates – Section II
Proposed 17 Lot Subdivision
Mansfield City Road and Beacon Hill Drive, Mansfield, CT
Plan Prepared by Datum Engineering and Surveying, LLC
Dated July 15, 2012, revised through February 13, 2013

The revised subdivision plan referenced above has been reviewed for compliance with the State of Connecticut Public Health Code (PHC) and Technical Standards and we find that all seventeen (17) proposed lots are suitable for development as shown with four-bedroom single-family dwellings served by on-site subsurface sewage disposal systems and private water supply wells with the following comments and conditions:

1. All lots have soil conditions classified as areas of special concern that require final plans for the individual subsurface sewage disposal systems to be designed by a professional engineer. All plans must be designed in accordance with the Connecticut PHC requirements and the Eastern Highlands Health District's engineered plan review and approval requirements.
2. Additional soil testing may be required on each lot to verify soil restrictions for individual system design approvals.

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BEACON HILL

From: Jessie Neborsky
Sent: Wednesday, February 13, 2013 6:13 AM
To: Curt B. Hirsch
Subject: FW: Proposed Development Adjoining Beacon Hill

Please print for the packet.

From: Sanders, Barbara [barbara.sanders@uconn.edu]
Sent: Tuesday, February 12, 2013 10:54 AM
To: PlanZoneDept
Cc: Troyer, John; Sanders, Barbara
Subject: Proposed Development Adjoining Beacon Hill

The most significant problem with the proposed development, in my opinion, is the increase in traffic it would produce on an already overburdened Mansfield City Road. MCR is used by bikers, walkers, runners, and dog-walkers, all increasingly imperiled by the very fast-moving traffic. A Beacon Hill resident speaking with me recently about the traffic buzz on MCR accidentally referred to the road as "195", a slip understandable to us both.

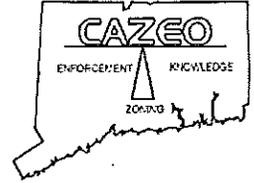
Additional acreage is up for sale that would also have this road as its only access. If the proposed development cannot be stopped, I would urge town planners to restrict housing developments on this road and/or to design additional arteries to handle the increased traffic.

This rural country road was not designed for this sort of traffic and, we who live on it believe, cannot safely accommodate it.

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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 11, 2013

Re: Request to perform work in a conservation easement area
Dunham Pond Estates, PZC file # 1252

As part of the 2/5/07 PZC approval for the Dunham Pond Estates Subdivision, the Dunham Pond Association acquired title to a 7.4-acre parcel of open space property adjacent to the north side of the Dunham Pond. The Association in turn, granted a conservation easement to the Town on this piece of land. The conditions and restrictions placed upon each party are spelled out in a 3/27/07 Conservation Easement Agreement filed on the land record. As required in this Agreement, we have received a written request dated 1/31/13 from Derek Allinson on behalf of the Dunham Pond Association, to conduct some minimal maintenance on the site after consulting with a licensed arborist, which requires Commission approval. The request includes some photographs of the existing conditions that are subject to this request. Several mature trees have blown over from recent fall storms but are 'hung up' in adjacent trees. You can see in the photos that several of the trees have been pulled by the roots right out of the ground. The proposed work would be performed by a licensed arborist and would be limited to carefully dropping these trees to the ground and leaving them to decompose naturally. Mr. Allinson told me that the tree trunks would be sectioned into smaller segments to facilitate faster decomposition.

I have enclosed a portion of the Conservation Agreement, which addresses the activities requiring PZC approval. The proposed activity is not specifically addressed but could be considered under Section II.D of the Agreement as requiring Commission action. The Association is the land owner in this situation and has a justifiable interest in the public safety concern for leaving the trees in their current, unstable condition. I would recommend, **that the Dunham Pond Association be granted permission to 'drop' the trees identified in a 1/31/13 request from Mr. Allinson and shown in the submitted photographs, provided that no wood be removed from the easement area as part of this maintenance work.**

against the Grantor for any changes to the Conservation Easement Area due to causes beyond the Grantor's control, such as changes caused by fire, floods or storms. The Grantor hereby waives any defense of laches with respect to any delay by the Grantee, its successors or assigns, in acting to enforce any restriction or exercise any rights under this easement.

II.

Covenants

Durham Pond Association

The Grantor makes the following covenants:

Town/PZC

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

- A. There shall be no construction or placing of buildings, sewage disposal systems, wells, drainage systems, underground tanks, roads, driveways, mobile homes, fences, signs, billboards or other advertising, or structures of any kind;
- B. There shall be no dumping, storing or placing of soil or other substances or materials and no storage or disposal of vehicles, vehicle parts or wastes of any kind;
- C. There shall be no topographic changes, no ditching, draining, diking, dredging, tilling, excavating, regrading, mining or drilling, and no removal or filling of topsoil, loam, peat, sand, gravel, rock, minerals or other substances;
- D. There shall be no removal or destruction of trees, shrubs, or other vegetation, no use of fertilizers, poisons, pesticides, herbicides or biocides, no hunting or trapping, no grazing of domestic animals, no introduction of non-native plants and animals and no disturbance or change in the natural habitat in any manner. There shall be no removal of dead trees and no pruning and thinning of live trees and brush unless necessary to maintain trails and access ways;
- E. There shall be no alteration of water courses, water bodies or wetland areas, nor shall there be activities or uses conducted on the Conservation Easement Area which are to have the potential for being detrimental to drainage, flood control, surface or ground water quality, erosion control, soil conservation, wildlife or the land and water areas in their natural condition;
- F. There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles;
- G. There shall be no removal or disturbance of the iron pins, boundary markers or any other field identifications of the Conservation Easement boundaries.

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

III.

Reserved Rights

- A. The Grantor herein reserves the right to make use of the Conservation Easement Area for any and all purposes which are keeping with the stated intent of this Conservation Easement Agreement and which shall in no way endanger the maintenance and conservation of the Conservation Easement Area in its natural state.

January 31, 2013

Mr. Curt Hirsch
Town of Mansfield
Storrs, CT 06268

Dear Mr. Hirsch:

As you may recall, the Dunham Pond Association (DPA) purchased several acres of land located around the northern end of Dunham Pond. Subsequently, the DPA took out a conservation easement on the property with the Town of Mansfield. We understand that there are restrictions about what can be done on the property as a result of the easement.

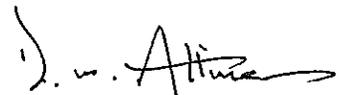
However, in the aftermath of recent storms, several large trees have either toppled over or have snapped; and, rather than fall to the ground, have become hung-up on neighboring trees.

Attached are several photographs that will document the situation. Photographs 1-5 show two large trees that have partially toppled and are hung-up. The first tree, best seen in photographs 1-3, approaches Dunham Pond Road. The second tree, virtually uprooted, is best seen in photographs 4-5. Photograph 6 shows a fifth tree in the woods to the left of Dunham Pond Road, that has snapped several feet above ground with the trunk caught in neighboring trees.

We believe that these trees should be dropped to avoid any potential for injury to pedestrians. We have consulted with a licensed arborist – Mr. Tim Shea – and he concurs with our concern. As you know, pedestrians walk along Dunham Pond Road, either for their enjoyment, or on their way to Dunham Woods. Some folks park their cars on the roadside to enjoy the view. In addition to the safety issue, the hung-up trees interfere with the growth of neighboring trees.

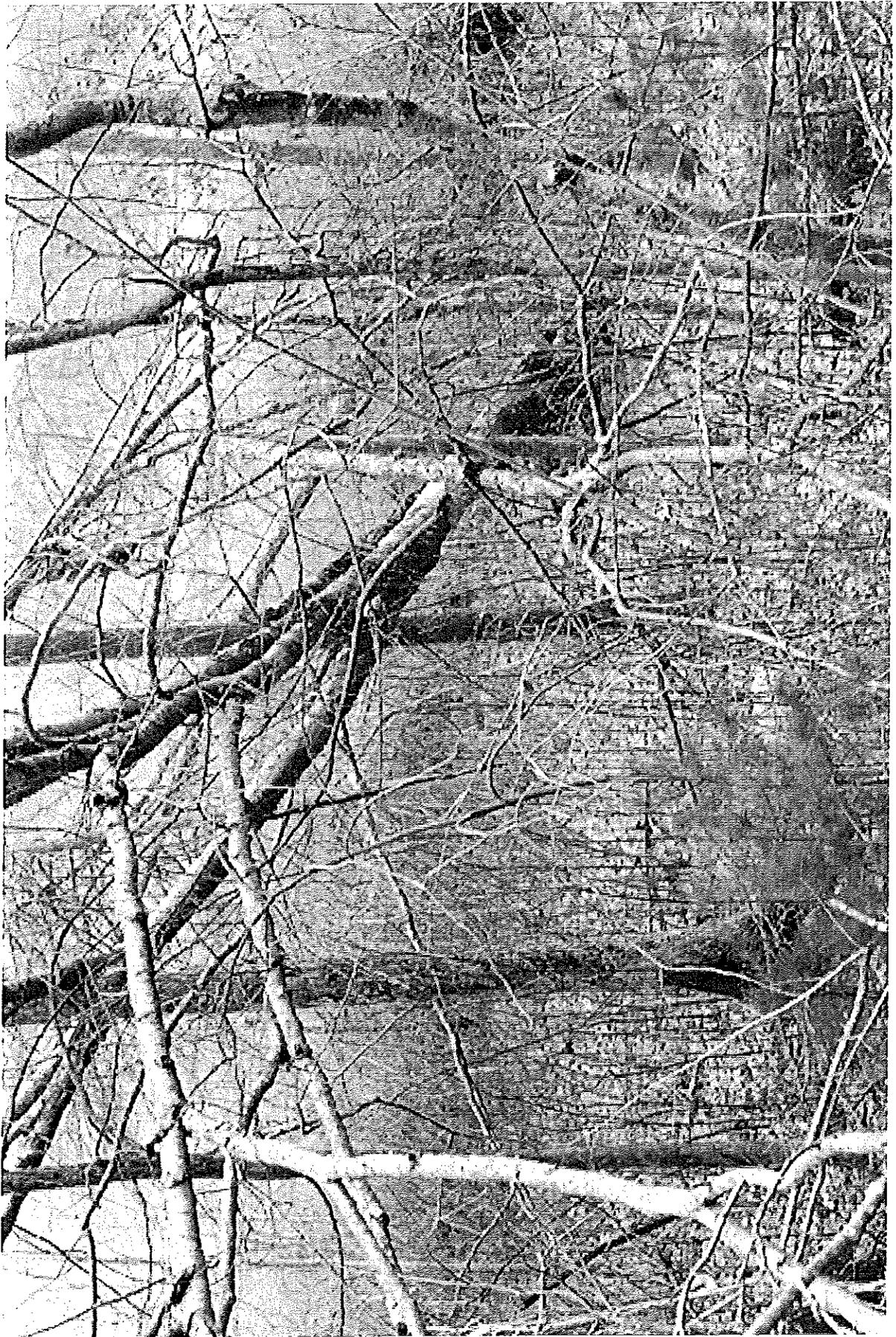
These trees are too large and dangerous for inexperienced people to drop. We would like your permission to have a licensed arborist rectify the situation as needed.

Sincerely,

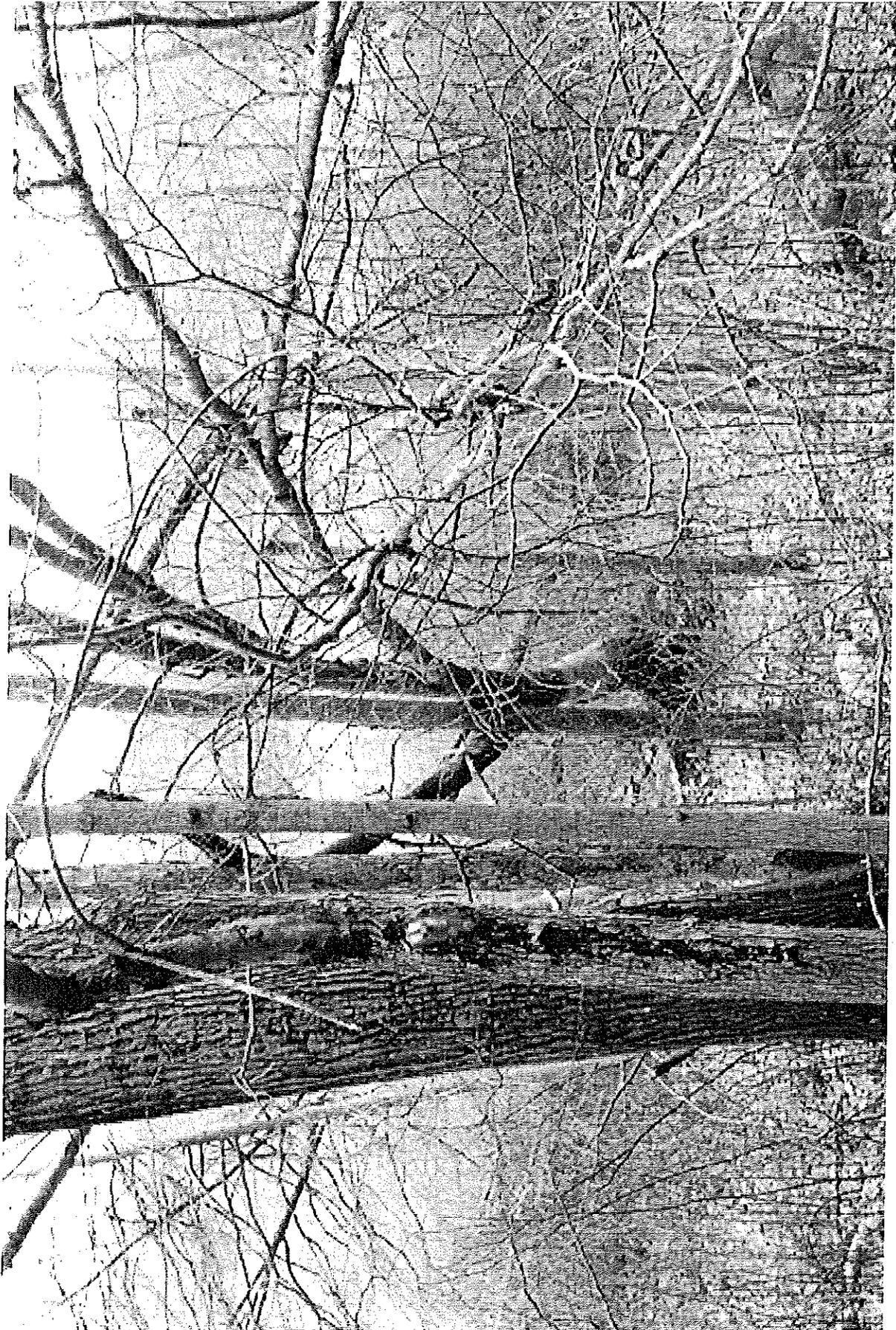


D.W. Allinson, President
Dunham Pond Association

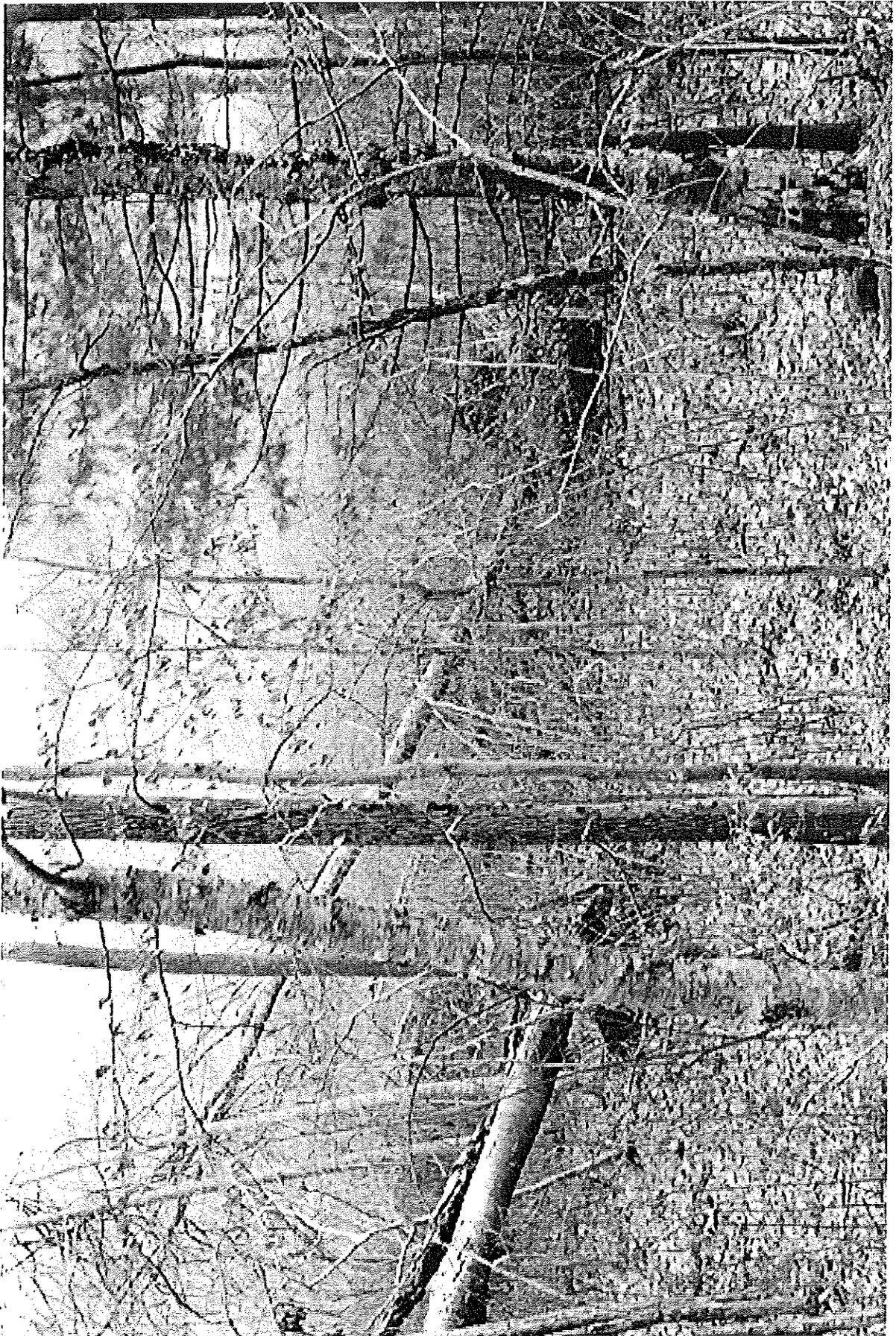




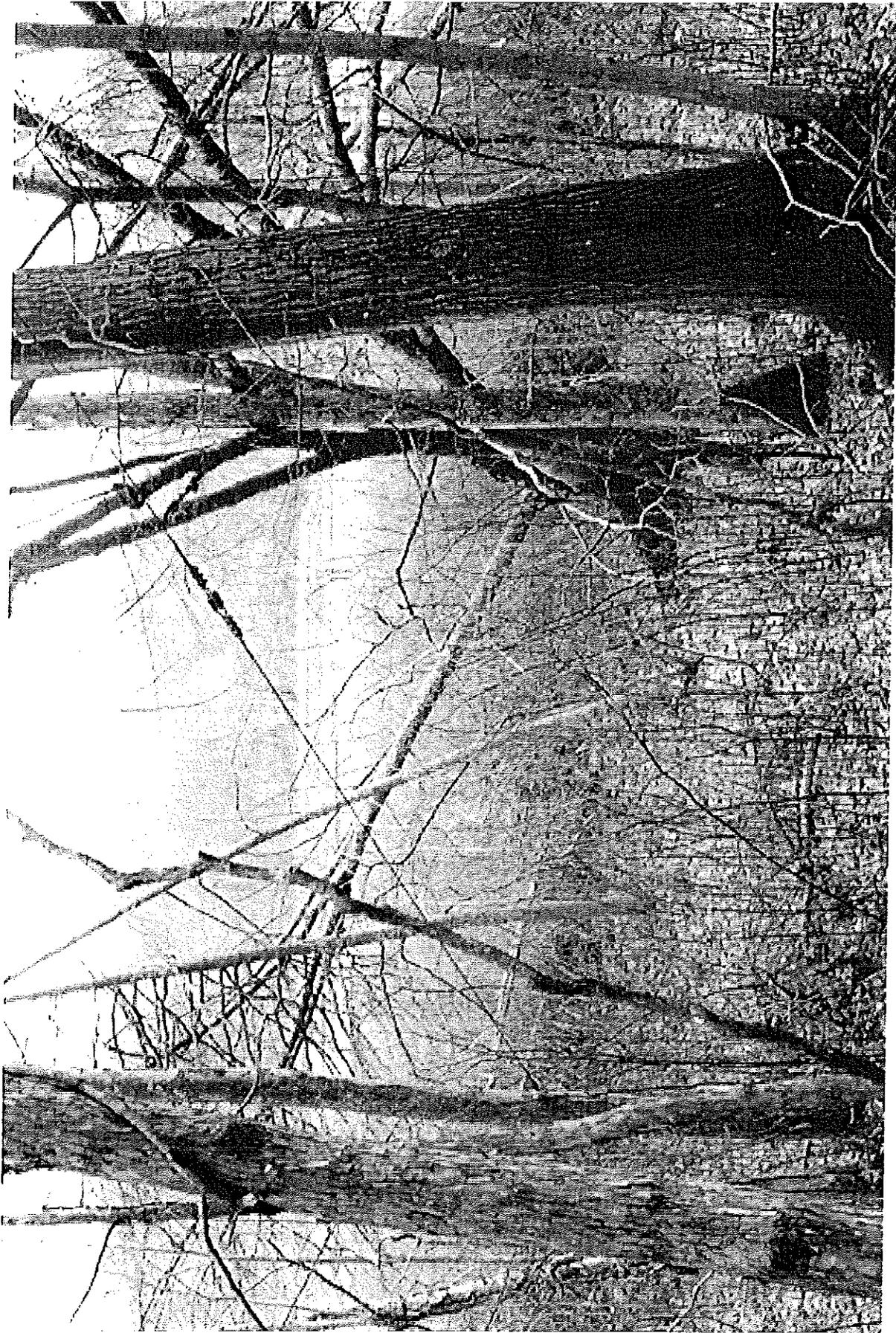
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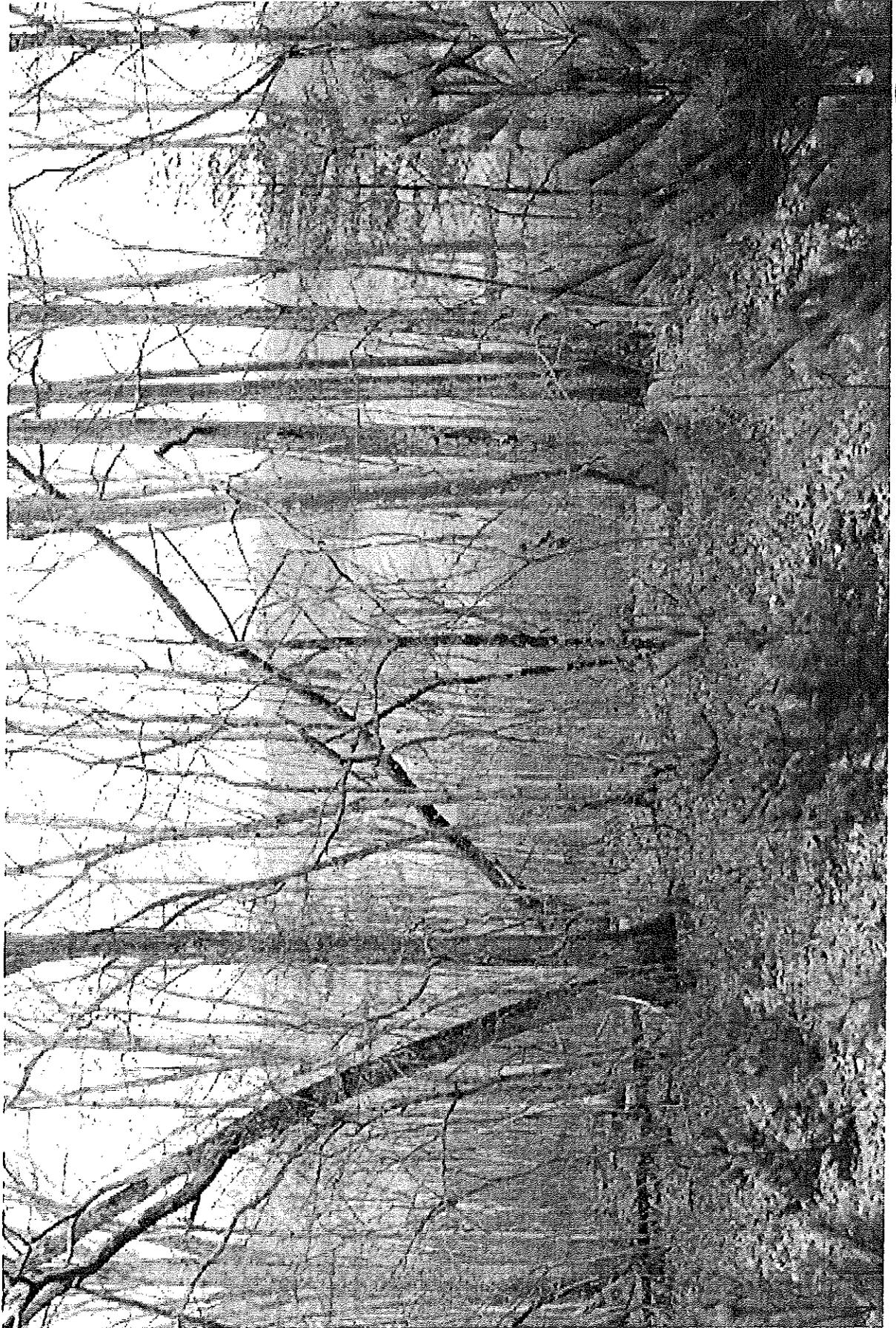
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Meeting co-sponsored by:



Willimantic River Alliance, Inc.



Town of Mansfield

Public Informational Meeting

Proposed Hydroelectric Facility at Eagleville Dam

- WHEN: Wednesday, February 27, 2013 at 5:00PM
- WHERE: Eagleville Firehouse (879 Stafford Road, Mansfield)
(intersection of RT 32 (Stafford Rd) and
RT 275 (South Eagleville Rd))
- WHAT: Representatives from New England Hydropower
will explain their proposal and answer questions

There will be a short field visit at the Eagleville Dam at 4:30PM.

*Please note that Google and other mapping sites may not give the correct directions to the Eagleville Firehouse. Please be sure your directions bring you to Rt. 32.

Visit www.MansfieldCT.org for more information about the proposed project.

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CONNECTICUT FEDERATION
OF
PLANNING AND ZONING AGENCIES



ANNOUNCES

ITS

65TH ANNUAL CONFERENCE

THURSDAY, MARCH 14, 2013

AT THE

AQUA TURF COUNTRY CLUB
PLANTSVILLE, CONNECTICUT



Cost: \$43.00 per person for Agencies that are members of the CFPZA
\$53.00 per person for Agencies that are not members of the CFPZA

**The enclosed registration form must be received by Brescia's Printing,
by mail or fax, no later than Tuesday, March 12, 2013**

Fax: (860) 289-7130

Questions? Call Steve Byrne at (860) 677-7355

More info on back →



65TH ANNUAL CFPZA CONFERENCE

Aqua Turf Country Club
Plantsville, CT
Thursday, March 14, 2013

PROGRAM

- 5:00 p.m. **SOCIAL HOUR / REGISTRATION**
- 6:00 p.m. **DINNER**
Salad, Ziti, NY Strip, Vegetables, Potato, Dessert
- 7:15 p.m. **AWARDS PRESENTATION**
 • 12-year Length of Service Awards
 • Lifetime Achievement Awards
- 8:00 p.m. **TOPIC:** Municipal commission member's liability as it relates to decisions they make in that capacity

This topic will focus on how a commission can better handle the administrative process for applications where a lawsuit could arise involving civil rights and other federally protected rights, these appeals often include claims against the town and individual members.

Principal speaker: Attorney James Stedronsky

Jim is a graduate of Williams College, and has a J.D. from New York University School of Law. He has over 30 years of trial experience at all levels of the Connecticut courts. His client base consists of Individuals, Municipalities, Small Business and Publicly Traded Companies. Recently, Jim was involved in the successful defense of a claim raised by a religious organization that its constitutional and federal legal rights were violated when an Historic District Commission denied its application for a certificate of appropriateness. His discussion of this case will serve to inform how such cases can raise the issue of individual liability for commission members and illustrate how these cases can be successfully defended. Jim is also a former president of the Litchfield County Bar Association, sits on the board of directors of several local non-profit organizations and is a member of a local municipal board.

DIRECTIONS TO THE AQUA TURF

I-84 EAST FROM WATERBURY – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

I-84 WEST FROM HARTFORD – Take the CT-10 exit, EXIT 29, on the left toward Milldale. Stay straight to go onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

FROM I-91 OR THE MERRITT PARKWAY – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

Online Registration is Easy!
Using Paypal/Creditcard.
www.conservaton.org/2013conference

Registration - Includes breakfast, lunch, and parking.

540 CLCC members \$50 non-members \$25 Students

*Add \$10 for registrations mailed after March 13.

Send check payable to: "CFPA/CLCC" with memo "2013 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:	
CHOOSE 3 WORKSHOPS - Select one workshop for each session. Indicate track letter (A-G) and session number (1,2,3) and/or write the name of the workshop title for each	
Workshop Session 1 (Choose 1 from Schedule)	
Workshop Session 2 (Choose 1 from Schedule)	
Workshop Session 3 (Choose 1 from Schedule)	

In response to your feedback, we will not be serving individual bottled water. Please bring your own refillable water bottle (cups will be available if you forget).
A copy of this brochure and registration form may be downloaded from the CLCC Conference webpage: www.conservaton.org/2013conference

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.conservaton.org/2013conference

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. For further information, including sponsorship details, please visit www.conservaton.org/2013conference

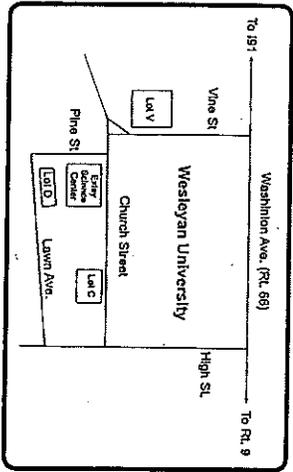
Conference Planning Committee

Margot Burns, David Brown, Bob DePietra, Ginny Gwynn, Connie Maras, Madeline McClure, Tom O'Dell, Amy Paterson, Sarah Pellegrino, Catherine Rawson, Gail Kelson Reynolds, Humphrey Tyler and John Vreeden.
Special thanks to Mary Gosselin, Connecticut Forest & Park Association for designing the conference brochure.

Wesleyan University
Exley Science Center
255 Church Street
Middletown, CT 06459

Car pooling is encouraged! 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 Exley 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 abpaterson@clccconservation.org



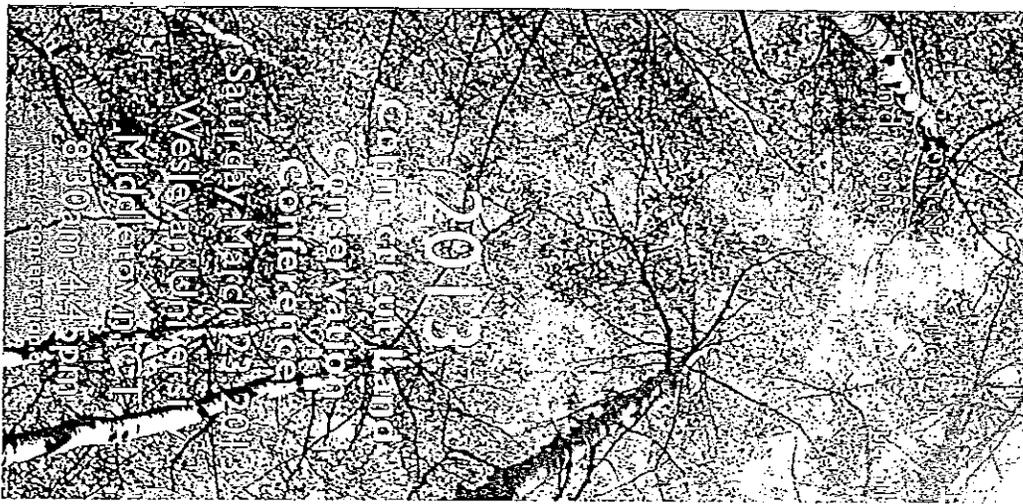
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Chair
Mansfield Inland Wetlands Agency
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The Annual CLCC Connecticut Land Conservation Conference

Now in its 29th 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 137+ 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	Plenary Session
9:00	Welcome
9:15	Awards and Accreditation Recognition
9:30	Plenary Discussion
10:30	Break
10:45	Workshop Session 1
12:15 pm	Lunch and Roundtable Discussions
1:30	Workshop Session 2
3:00	Break
3:15	Workshop Session 3
4:45-6:00	Post-Conference Networking Reception

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 funded by an 18 member Steering Committee with statewide representation and has a 501(c)(3) fiscal sponsor, The Connecticut Forest & Park Association.

Workshop Schedule

Additional detail on workshop content and speakers will be posted on the conference webpage. Please check back regularly for updates!	
Workshop Session 1: 10:45am - 12:15pm	Workshop Session 2: 1:30 - 3:00pm
TRACK A: Directors/Staff Boot Camp Track I - ABCs of Land Transactions	
Session 1: Landowner Outreach and Negotiation (Dick Davis)	
Session 2: Acquisition Funding Opportunities (Arla Betsy, Graham Stevens, Joyce Purcell)	
Session 3: Anatomy of a Land Transaction (Kate Brown, Elizabeth Moore)	
TRACK B: Directors/Staff Boot Camp Track II - Operations & Advocacy Outreach	
Session 1: Introduction to Land Trust Alliance Standards & Practices: Stewardship (Kevin Case)	
Session 2: Law of Nonprofit Organizations (Cynthia Hanes, et al)	
Session 3: Advocacy Skills for Local Activists (Eric Hammett, David Sutherland, Cindy Brelin, Charlie Land)	
TRACK C: The Spoken, Written and Enacted Word: Strategic Communications	
Session 1: Land Trust Communications Program: Effective Emailing (Humphrey Tyler, Tom Shoemaker, Jim Dehnen, David Brand)	
Session 2: Finding Local Partners and Building Membership (George Moore, Humphrey Tyler, Rupert Friday, Tom Anderson)	
Session 3: Using Public Geospatial Data and Land Use Planning Information to Strategically Communicate the Resource and Community Value of a Conservation Project (Chris Arnold, Marge Burns)	
TRACK D: Legal Perennials and Managing, Monitoring & Defending Conserved Lands - Can Open Space be Permanently Protected?	
Session 1a: Achieving Invasive Protection Through Easements and Deed Restrictions (Linda Franco, Esq., Elizabeth Moore)	
Session 1b: Risk Triage: Addressing your Baseline Bidding and Beyond (Tim Abbott, Eric Dinkson, Sean Neuhamer)	
Session 2a: Mitigating Enforcement Risk: Effectively Responding to Violations and Unruly Loss with Term Private Insurance (Kevin Case, Doug Martin, Doug Patten, et al)	
Session 2b: Municipal Land Conservation Easements and Set-Asides (Linda Franco, Esq., Pat Brown, Fran Armentano, Sharon Huley, Denise Szwagau)	
Session 3: State Land Protection Update: Implementing PA, 12-153 and More (State Land Working Group, Graham Stevens, Arla Betsy)	
TRACK E: Stewardship and Management	
Session 1: Go Beyond an Online Program to Identify and Realize Invasive (Jim Seck, et al)	
Session 2: Managing Protected Agricultural Land (Kip Kolesnikas, Wayne Woodard)	
Session 3: Forest Management and the COVERS Program (Tom Worshy)	
TRACK F: Investing in Your House: Leadership & Capacity	
Session 1: Using Technology to Maximize Administrative Capacity and Efficiency (Gail Killion Reynolds)	
Session 2: Stronger Together: Land Trust merger Success Story (Amy Pearson, Northern CT Land Trust)	
Session 3a: Staffing Up: A Report from the CLCC Executive Directors' Focus Group (Candee Phelan, Jim Good)	
Session 3b: Form 990 for Small Land Trusts' Updates (Christine Land)	
TRACK G: Fundraising	
Session 1: Effective Fundraising Part I (Sharon Danahy)	
Session 2: Effective Fundraising Part II (Practical - Building a Plan for Your Land Trust: Space limited to 10) (Sharon Danahy)	
Session 3: Building Stewardship Reserve Funds: Lessons from Land Trust Fees (Warren Church, Denise Collins, Ginny Gwynn)	
Lunchtime Roundtables: 12:15 - 1:30pm	
• Regional Conservation Partnership Updates (Tim Abbott, Marge Burns, Bill Labick)	
• Regional Land Trust Needs and Resources (Kevin Case)	
• Small Land Trust Needs and Resources (Kevin Case)	
• Selecting a Qualified Appraiser (Arla Betsy, Graham Stevens)	

Lightning Round Plenary

"Can Open Space be Permanently Protected?"
Panelists: Kevin Case (Land Trust Alliance), Attorney Karen Gano (Connecticut Attorney General's Office), Graham Stevens (Connecticut Department of Energy and Environmental Protection), George Moore (lyn Land Conservation Trust), Denise Szwagau (Town of Greenwich), and Rupert Friday (Rhode Island Land Conservation Council)

Perpetuity is forever... Or is it? When land trusts or government entities accept conservation easements or purchase land for conservation, the expectation is that the land will be preserved forever. But fulfilling that expectation can be a challenging task. Drafting legally enforceable conservation restrictions appropriate to protect specific conservation values, building organizational capacity and long-term financial sustainability, implementing regular monitoring, addressing violations, and committing to long term stewardship obligations are among the issues that may present major challenges to protecting land in perpetuity.

Please join us for an interactive panel discussion, featuring a "Lightning Round" of experts, who will each provide their brief perspective on the issues and obstacles in protecting state, local and private lands in perpetuity then respond to comments from the audience and to each other.

2013 Excellence in Conservation Awards

The CLCC Excellence in Conservation Award is presented annually at the Connecticut Land Conservation Conference. This year CLCC will give two awards: one to an individual and the other to an organization. In making these awards, CLCC seeks to recognize organizations and individuals who have made a substantive contribution to the ongoing success of land conservation in our state. The award recipients will serve as guides and examples to other land trusts and conservation professionals in Connecticut.

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