

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, March 18, 2013 ■ 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. March 4, 2013 Regular Meeting
- b. March 13, 2013 Field Trip

4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Other

5. Public Hearings

7:00 p.m.

Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311
(Tabled pending 4/1/13 continued Public Hearing)

6. Old Business

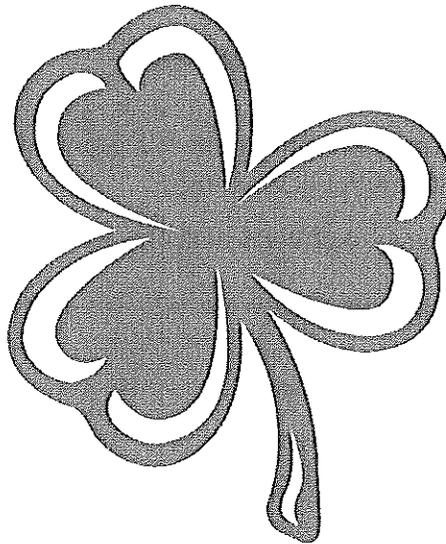
- a. **2 Lot Subdivision Application, Storrs Center Phase 1C, East of Storrs Road and West of Village Street: PZC File #1246-11**
Memo from Director of Planning and Development
- b. **New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315**
- c. **Subdivision Application, 29 North Windham Road; J. Sauve, applicant: PZC File #1311**
(Tabled pending 4/1/13 continued Public Hearing)
- d. **Scenic Road Application, Browns Road west of Storrs Road/Route 195; Jonathan Sgro, Applicant, PZC File #1010-9**
(Tabled pending 4/15/13 Public Hearing)
- e. **Other**

7. New Business

- a. **Clarification Request on Special Permit Approval, Aerial Ropes Course, PZC File #1313**
Memo from Director of Planning and Development
- b. **Special Permit Application, Efficiency Unit, 85 Birchwood Heights, M. Balsamo Owner & Applicant: PZC File #1316**
- c. **Other**

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

8. Mansfield Tomorrow | Our Plan ▶ Our Future
9. 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
10. Communications and Bills
 - a. Other
11. Adjournment



DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, March 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,
B. Ryan
Members absent: R. Hall,
Alternates present: A. Marcellino, S. Westa
Alternates absent: V. Ward
Staff Present: Linda Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:10 p.m.

Minutes:

2-19-13 Meeting Minutes- Plante MOVED, Pociask seconded, to approve the 2/19/13 meeting minutes as written. MOTION PASSED UNANIMOUSLY.

2-19-13 Special Meeting Minutes- Plante MOVED, Pociask seconded, to approve the 2/19/13 Special Meeting minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Request for Signage at E.O. Smith

By consensus the PZC agreed with Hirsch's assessment about the visibility of the signs, and authorized him to relay to the Superintendent that the display of banners as proposed in the 2/14/13 letter from the Boosters does not require any zoning approval or permit.

Old Business:

- a. **Subdivision Application, Beacon Hill Estates, Section II, Mansfield City Road, west of Beacon Hill Road; Eagleville Development Group, LLC, applicant: PZC File #1214-3**
Plante, Pociask and Holt disqualified themselves. Marcellino was seated.
Chandy MOVED, Ryan seconded, to approve with conditions the subdivision application (File #1214-3) of Eagleville Development Group for Beacon Hill Estates Section 2, on property owned by the applicant located off Mansfield City Road in an RAR-90 zone, as submitted to the Commission and shown on plans dated July 15, 2012 and revised through January 18, 2013 and as presented at public hearings on January 7, 2013, February 4, 2013 and February 19, 2013.

Pursuant to Sections 7.4, 7.5 and 7.6 of the Subdivision Regulations, this approval accepts the applicants proposed lot layout and hereby authorizes the necessary reductions in lot area (Lots 24 through 29, 31 through 34 and 38 through 40), frontage (Lots 24-28 and 30-40) and setbacks as depicted through the proposed Building Area Envelopes (Lots 29, 31, 32, 33, 34, 38, 39, and 40). These reductions facilitate the preservation of an intricate stone wall complex located between the main wetland and Mansfield City Road and result in a greater proportion of the property being preserved as open space than could be accomplished using a conventional design.

Pursuant to Section 7.10 of the Subdivision Regulations, this approval accepts the use of a common driveway to serve lots 35, 36 and 37. The use of a common driveway in this location significantly reduces the impacts to the wetland that bisects the property that would be incurred if a cul-de-sac street were to be required in this location.

This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations and is granted with the following conditions:

1. This subdivision approval is conditioned upon the completion of all required subdivision improvements as described in the application submissions and the approval or the acceptance of a financial guarantee for such improvements by the Town as described below. This Conditional Approval shall be noted on the subdivision plan and specifically noticed on the Land Records. Unless otherwise extended, the Conditional Approval shall expire on March 3, 2018. Upon completion of the required improvements or acceptance of a financial guarantee, a final approval shall be issued and recorded on the Land Records.
2. The approved reductions in lot area, frontage, and setbacks shall be specifically noted on the plans. Unless the Commission specifically authorizes revisions, the depicted building envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be specifically noticed on the Land Records.
3. No lots within the Beacon Hill Estates Section 2 subdivision shall be sold until all subdivision improvements that are the responsibility of the subdivider (road, emergency access, drainage, trail improvements, street trees, removal of invasive species, common driveway etc.) are completed and accepted by the Town of Mansfield or a financial guarantee in an amount approved by the Assistant Town Engineer and Director of Planning and Development has been accepted. The amount of the financial guarantee must cover the estimated cost of remaining construction plus 15% contingency. The financial guarantee must comply with the requirements of Article VI, Section C of the Zoning Regulations and shall include an appropriate signed agreement approved by the PZC Chair with staff assistance. Use of a surety bond to fulfill this condition will require special approval from the Commission.

To address this condition, the applicant shall submit a construction cost estimate at the time a financial guarantee is proposed that includes all improvements that are the responsibility of the subdivider. No Certificates of Compliance for new homes shall be issued until all required improvements that are the responsibility of the subdivider are completed and accepted by the town. Prior to release of the financial guarantee, the subdivider shall provide a maintenance security equal to 10% of the total cost of construction to guarantee for a period of one year all the improvements required as part of this approval.

4. Prior to the commencement of any site work, a financial guarantee for erosion and sedimentation controls in the amount of \$10,000 shall be submitted by the applicant and approved by the PZC Chair with staff assistance. The form of the financial guarantee shall be subject to the same terms as described in the condition above. The subdivision plans shall be revised to incorporate this condition.
5. No Certificates of Compliance for Lots 35, 36 and/or 37 shall be issued until the common driveway has been completed and a common driveway easement that addresses maintenance and liability issues has been approved by the PZC Chair with assistance from staff and the Town Attorney and recorded on the Land Records. The common driveway work shall be completed by the developer in conjunction with road and drainage work.
6. The proposed drainage outlet improvements shall be constructed and stabilized in conjunction with initial site work. Drainage facilities shall be completed and cleared of any accumulated sediment, and adjacent areas shall be fully-stabilized before acceptance by the town. Additionally, in association with the required one-year maintenance bond for subdivision improvements, the applicant shall be

responsible for maintaining drainage facilities and removing any accumulated sediment prior to the release of the maintenance bond.

7. To help ensure that proposed erosion and sediment control measures are appropriately installed and maintained, bi-weekly erosion and sedimentation-monitoring reports shall be submitted to the Zoning Agent and Wetlands Agent until all road drainage, driveway and other subdivider-required work is completed and disturbed areas are stabilized.
8. Pursuant to the open space provisions of Section 13, this approval accepts the applicant's open space dedication proposals, including the dedication of specific areas to the Town, use of conservation easements, removal of invasive species in the wetland areas and construction of all depicted trail improvements, including proposed split-rail fences along some trail segments. Final plans shall include fence details and a note that small Trail Entry signs approved by the Mansfield Natural Resources and Sustainability Coordinator shall be installed at the intersections of the trails with the common driveway, Wyllys Farm Road, Mansfield City Road and the connection to the existing trail in Section 1. Any necessary drainage improvements shall be incorporated. All open space and trail improvements shall be completed in accordance with the requirements of condition 3.
9. Conservation easement documents based on the Town's model format shall be approved by the Director of Planning and Development and Town Attorney and filed on the Land Records in association with final plans. Easements shall be incorporated into notes on the final plan, noticed in the Land Records and incorporated in the deeds for the subject lots.
10. Final plans shall be revised to address the following:
 - a. Correct labeling of BAE boundaries (replace BE with BAE)
 - b. Correct sheet mis-references (ie see sheet 3 for special notes on sheet 3, etc)
 - c. Amend Note 13 to include language pertaining to relocation of stone walls required for construction of road and maintenance access
 - d. Amend Sheet 4 to identify where stones removed for the maintenance access will be reused
 - e. Extension of the wood chip trail north along the entire frontage of the property on Mansfield City Road to the northeast corner of the property
 - f. Revisions pursuant to the Inland Wetlands Agency's March 4, 2013 license approval
 - g. Detailed planting/seeding specifications for the retention basin
 - h. Incorporation of map notes and revisions cited in conditions 1, 2, 4, 8 and 9
11. Final plans shall be signed and sealed by the responsible surveyor, engineer, soils scientist and landscape architect.
12. The final plans shall not be signed and filed on the Land Records until all Connecticut Department of Energy and Environmental Protection permit requirements have been addressed.
13. The Planning and Zoning Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety or one hundred and eighty-day filing extension has been granted):
 - a. All final maps, including submittal in digital format, right-of-way deeds for roadway and trails, conservation easements, common driveway easement, open space deeds, and a Notice on the Land Records to address conditions #1 and 2 (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;

- b. All monumentation (including delineation of open space and conservation areas with iron pins and the town's official markers every 50 to 100 feet on perimeter trees or cedar posts), with Surveyor's Certificate, and all required road, emergency access, drainage, invasive species removal, trail improvements, tree-planting, drainage basin-planting and common driveway work, shall be completed or bonded pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant.

MOTION PASSED with all in favor except Pociask, Plante and Holt who were disqualified.

Public Hearings:

New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315

Chairman Goodwin opened the Public Hearing at 7:25 p.m. Members present were Goodwin, Chandy, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino and Westa. Westa was appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in The Chronicle on 2-19-13 and 2-27-13 and noted the following communications received and distributed to members: a memo from Linda Painter, Director of Planning and Development, dated January 3, 2013 and another memo from Linda Painter, dated February 28, 2013; a memo from Grant Meitzler, Assistant Town Engineer, dated February 27, 2013; an email from Elizabeth Wassmundt, 54 Old Turnpike Road, dated January 6, 2013; a letter from Rudy Favretti, 1066 Middle Turnpike, dated January 7, 2013; a letter from Denise Abercrombie and Jonathan Anderson, 185 Old Turnpike Road, dated February 18, 2013; a memo from Francis Raiola, Fire Marshal, dated February 21, 2013; a letter from Ronald Kelly, 29 Bundy Lane, undated; an email from Christopher Ward, dated March 4, 2013; an email from Anthony Kotula, undated; and a memo from Jeff Polhemus, Eastern Highlands Health District, dated February 27, 2013.

Ed Pelletier, of Datum Engineering & Surveying, distributed revised plans dated 3/4/13 and reviewed the revisions which addressed comments in staff memos. He noted that the plan does not require the modification or removal of any trees or stonewalls along the road, which the Town has designated as a scenic road.

Elizabeth Wassmundt, 54 Old Turnpike Road, is opposed to the application. She states that the application is not in compliance with the Town of Mansfield Zoning Regulations, Subdivision Regulations, Four Corners Historic Village or the Scenic Road Ordinance. She asked that the developer consider withdrawing his application.

Ronald Kelly, 29 Bundy Lane, read his 1-16-13 letter of opposition into the record.

Chairman Goodwin noted that there were no additional comments from the public or the Commission. At 7:57 p.m. Holt MOVED, Rawn seconded, to close the Public Hearing. MOTION PASSED UNANIMOUSLY.

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

Holt MOVED, Ryan seconded, to continue the Public Hearing until the 3-18-2013 meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

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

Item tabled pending continued Public Hearing.

- c. **New Subdivision Application, 85 & 87 Old Turnpike Road; Homework Properties, LLC; Owner & Applicant: PZC File #1315**

Members discussed the application and the difference between a Historic Village and Historic District, the cul-de-sac yield plan and the applicant's request for a waiver on frontage requirements, the preservation of the historic house and its present condition, the significance of the scenic road and the potential impact of this proposal on the appearance of the road, the locations of the potential new houses on the proposed

lots, and the demolition of the garage/apartment. Members who did not attend the field trip stated that they would like to drive by to view the site. It was agreed by consensus to continue the discussion at the March 18, 2013 meeting.

New Business:

- a. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
The Director of Planning and Development recommended tabling this item pending the receipt of revised plans.
- b. **Scenic Road Application, Browns Road west of Storrs Road/Route 195; Jonathan Sgro, Applicant, PZC File #1010-9**
Westa and Holt were disqualified. Marcellino was appointed to act. Ryan MOVED, Rawn seconded, to receive the application for designation of a scenic road (File #1010-9) submitted by Jonathan Sgro, for the eastern most one-half mile of Browns Road, as described in an application dated 2-25-13, and to refer said application to the Mansfield Town Council, Mansfield Traffic Authority and to property owners with street frontage along the proposed portions of the subject road for scenic road designation, for review and comment, and to set a Public Hearing for April 15, 2013 at 7:15 p.m. MOTION PASSED with all in favor except Westa and Holt who were disqualified.
- c. **2-Lot Subdivision Application, Storrs Center Phase 1C, East of Storrs Road and West of Village Street, PZC File #1246-11**
Pociask MOVED, Ryan seconded, to receive the subdivision application (File #1246-11) submitted Storrs Center Alliance, LLC, for a 2-Lot Subdivision, on property located south of Dog Lane, east of Storrs Road and west of Village Street, as shown on plans dated 10-08-12, and as described in other application submissions, and to refer said application to the staff for review and comments. MOTION PASSED UNANIMOUSLY.
- d. **Proposed FY2013-2014 Budget**
Holt MOVED, Ryan seconded, to authorize the Chair to submit a letter of support to the Town Council for the proposed FY2013-2014 PZC/IWA Operating Budget (Account 52100). MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter reminded members of the Open House on Saturday, March 9th from 9am to noon at E.O. Smith High School. Marcellino volunteered to attend as an observer.

Reports from Officers and Committees:

The Subcommittee on Infrastructure has been meeting weekly.

Communications and Bills:

None noted.

Adjournment: The Chairman set a field trip for the Storrs Center site on 3/13/13 at 3pm and declared the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP
Special Meeting
Wednesday, March 13, 2012

Members present: J. Goodwin, K. Holt, K. Rawn

Others Present:

Staff present: L. Painter, Director of Planning and Development
G. Meitzler, Wetlands Agent
C. vanZelm, Director of Downtown Partnership

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

1. 2 Lot Subdivision Application, Storrs Center Phase 1C, East of Storrs Road and West of Village Street, PZC File #1246-11

Members were met on site by Howard Kaufman. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 3:20 p.m.

Respectfully submitted,

K. Holt, Secretary

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



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	1	5	7	67	74
Certificates of Compliance issued	2	9	13	60	73
Site Inspections	16	27	43	223	214
Complaints received from the Public	5	2	2	36	31
Complaints requiring inspection	4	3	1	28	22
Potential/Actual violations found	3	3	2	22	15
Enforcement letters	2	8	6	64	41
Notices to issue ZBA forms	0	1	0	7	7
Notices of Zoning Violations issued	2	0	0	23	9
Zoning Citations issued	0	1	0	9	8

Zoning permits issued this month for single family homes = 1, 2-fm = 0, multi-fm = 0
 2012/2013 fiscal year total: s-fm = 4, 2-fm = 0, multi-fm = 0

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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 14, 2013
Subject: Storrs Center Alliance LLC
Subdivision Application (2 lots), Storrs Road south of Dog Lane
(PZC File 1246-11)

Project Description and Background

The subject property is located in the SC-SDD zone and comprised of a 1.26 acre parcel 275.12 feet of frontage on Storrs Road, 126.93 feet of frontage on what will eventually be the Bolton Road extension, and 282.55 feet of frontage along what will be Royce Circle. The applicant is proposing to divide the subject property into two lots; the proposed Parcel 1 would be 0.681 acres and the proposed Parcel 2 would be 0.583 acres. No public improvements are proposed as part of this application.

As noted in the February 27, 2013 letter from Storrs Center Alliance to the Commission regarding the subdivision, this application is unusual with respect to the Town's Subdivision Regulations in that the regulations are primarily designed to address new single-family subdivisions that are not subject to any other design review process. As such, there is a tremendous amount of detail that is normally required as part of the subdivision review process, including environmental information, street layout and design, building and driveway locations, building/development area envelopes, open space preservation areas, stormwater and wastewater plans, etc.

In the case of Storrs Center, the zoning regulations, approved master plan and associated design guidelines proscribe the general building layout, detailed design standards and a review process through which proposed projects are evaluated for consistency with the master plan and regulations. As a result, many of the standards and requirements identified in the Mansfield Subdivision Regulations are not applicable to this subdivision.

Review of Proposed Subdivision Plan

The following comments are based on a review of the 1-page plan prepared by BL Companies and dated October 8, 2012 for compliance with the Mansfield Zoning and Subdivision Regulations.

Lot Layout, Size and Configuration

Pursuant to Section 2.3 of the Storrs Center Design Guidelines, there is no minimum lot size or frontage required in the Town Square area of the Storrs Center Special Design District. Setbacks, height, massing and other detailed design regulations are reviewed as part of the Zoning Permit process established in Article X, Section S of the Zoning Regulations.

Access

The street and driveway layout has been generally established through the master plan for Storrs Center. Changes to vehicular access are reviewed through the Zoning Permit process and referred to the Traffic Authority, and if necessary the Office of the State Traffic Administration. Pursuant to the approved Master Plan, the PZC retains the right to determine whether any access revisions constitute a significant departure from the approved master plan and would require a zoning map amendment. This would be determined at the time of Zoning Permit review.

Utilities

Water and Wastewater

The site is served by public water and sewer.

Open Space and Wetlands

This subdivision was not referred to the Conservation Commission or the Open Space Preservation Committee as open space preservation and wetlands impacts were addressed through the Storrs Center Master Plan as part of the creation of the Special Design District. No open space is proposed for the subject property pursuant to the adopted Storrs Center Master Plan.

Summary/Recommendations

Based on the above analysis, staff does not believe that a public hearing is needed for this application. If the Commission concurs, the following motion would be in order if the applicant has provided copies of the required notice and certified mail receipts:

MOVE to approve with conditions the subdivision application (File #1246-11), of Storrs Center Alliance, LLC, for two lots, on property owned by the applicant, located on the east side of Storrs Road, south of Dog Lane, in the SC-SDD zone, as submitted to the Commission and shown on a one-page plan dated October 8, 2013.

The following requirements for the final subdivision plan are hereby waived as they are not applicable to this subdivision due to its location in the Storrs Center Special Design District: Section 6.5.d through 6.5.j, Section 6.5.m through 6.5.q., Section 6.5.s through 6.5.t, and Sections 6.7 through 6.9 of the Mansfield Subdivision Regulations. This waiver has been granted as the information has either been provided previously through the adoption of the Storrs Center Master Plan or will be provided through the Zoning Permit review process for development of the parcels established in Article X, Section S of the Zoning Regulations.

Furthermore, it is specifically noted that the provisions of the following sections of the Mansfield Subdivision Regulations are not applicable to the subdivision as there are no public improvements proposed as part of the subdivision and the remaining design standards have been addressed through the Storrs Center master plan and associated design guidelines: Sections 7.1 through 7.3, 7.4.a, 7.4.d through 7.4.g, 7.5 through 7.11, and Sections 8 through 15.

This approval is granted because the application, as hereby approved, is considered to be in compliance with the Mansfield Subdivision Regulations. Approval is granted with the following conditions:

1. The applicant shall submit copies of the notification to the Windham Water Works and Department of Public Health.
2. Final plans shall be signed and sealed by the responsible surveyor and professional engineer.
3. Final plan shall include a title block pursuant to Section 6.4 of the Subdivision Regulations.
4. The following revisions shall be made to the subdivision map:
 - a. A location map pursuant to Section 6.5a of the subdivision regulations shall be provided.
 - b. Zoning classifications of the subdivision and abutting properties shall be added pursuant to Section 6.5c of the subdivision regulations.
 - c. Names and addresses of abutting owners shall be added pursuant to Section 6.5k of the subdivision regulations shall be added to the map.
5. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety (90) or one hundred and eighty (180) day filing extension has been granted):
 - A. All final maps, including submittal in digital format, shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
 - B. All monumentation with Surveyor's Certificate, shall be completed pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days, of any judgment in favor of the applicant.

NOTES

- o The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted February 28, 2013 and received by the PZC on March 4, 2013, including:
 - One-Page Plan Set dated October 8, 2012 prepared by BL Companies
 - Letter from Lou Marquet with Storrs Center Alliance dated February 27, 2013
- o The following correspondence regarding the proposed development has been received:
 - Memo from Linda Painter, Director of Planning and Development, dated March 14, 2013
- o Neighborhood Notification Forms were required to be sent to property owners abutting the subject property (including property owners across the street) in accordance with Section 4.11 of the Mansfield Subdivision Regulations. At the time of this report, a copy of the notice and certified receipts had not been received.

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March 4, 2013

To: Planning & Zoning Commission

From: Betty Wassmundt

54 Old Turnpike Road

Storrs, CT 06268

I'm here to ask you to ^{DENY} disallow this proposed subdivision. There are three established land use laws involved here: Zoning Regulations, Scenic Road Regulations and the Four Corners Historic Village Regulations.

The developer is requesting a reduction in the zoning specified lot frontage requirement and, a reduction to the front lot line set back is necessary to meet the requirements for a Historic Village. Clearly this subdivision is not in compliance with Mansfield's established laws designed to control development. You should not approve it.

I understand that the developer can meet the lot frontage requirements by constructing "an unusual cul-de-sac". Unfortunately, the developer is taking advantage of a loophole in the zoning regulations. I urge you not to allow this. To do so would mock the Scenic Road and Historic Village designations. Also, it would open the door for other property owners to do the same.

Now, other interested citizens, and town staff, have encouraged the developers to retain and renovate the existing Freeman house instead of razing it. I'm going to make a request. Steve Rogers, a principal in this investment group, is known as a contributing member of this community. He's been good to the town and the town has provided him the means to become a successful business man. I ask Steve Rogers and his investment group to withdraw this subdivision plan and to leave the property intact.

This property has the potential to be an outstanding small farm. It has several acres of open land recently used as a hay field. This should be wonderful cropland. I'm long out of the real estate business but I've got to believe there's a buyer who would want this land and would renovate the Freeman house. Perhaps the town would buy this property for the farming potential. I ask the Homeworks Properties investment group to consider this. Once the farm land is gone, the scenic road, the historic village, they are gone for posterity.

In conclusion, I ask this Commission to ^{DENY} disallow this subdivision and I ask the investor group to look for ^{the existing} other ways to realize their investment in this property while keeping the Freeman house on ~~one~~ ^{one} lot.

Thank you.

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

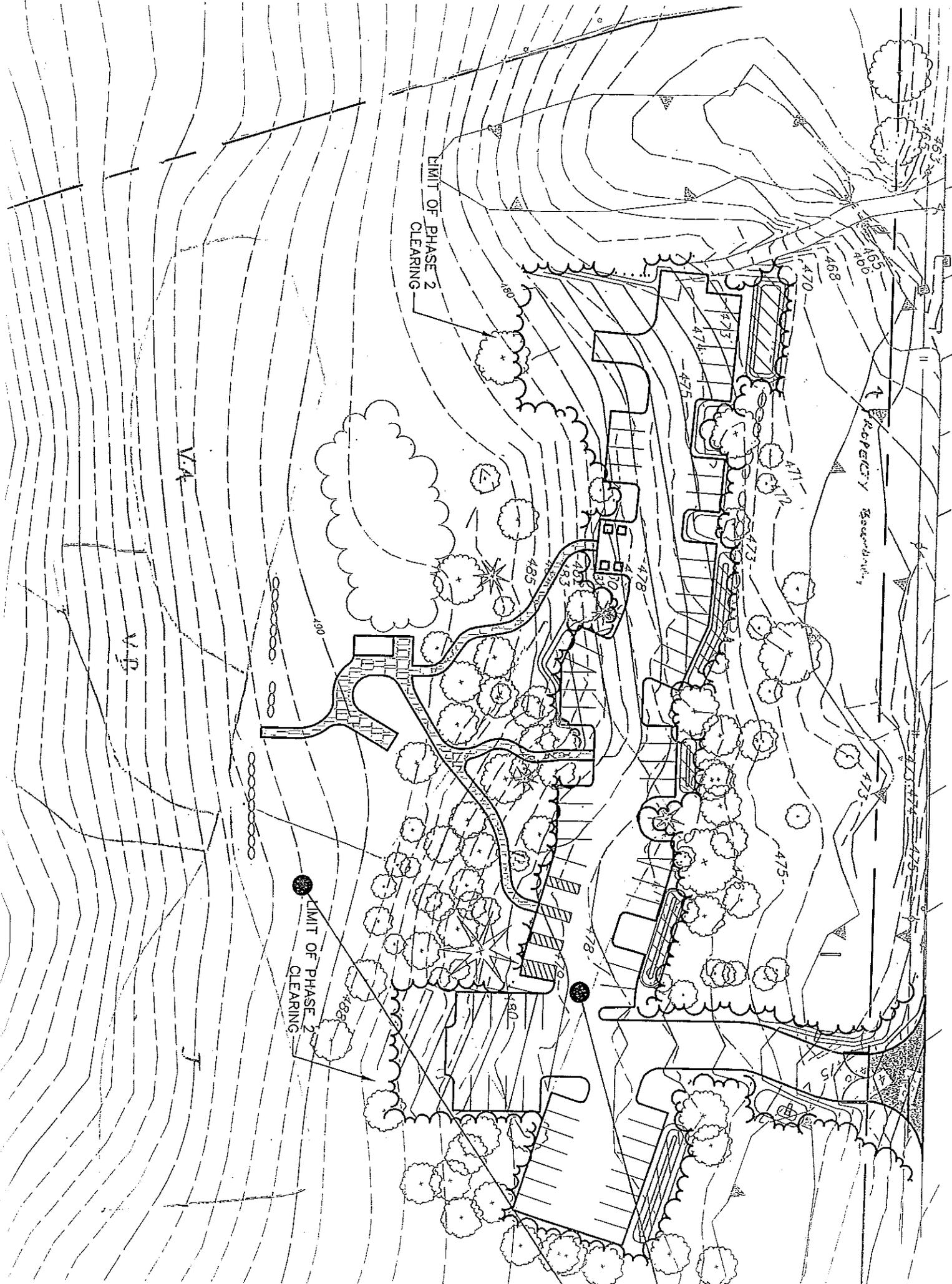
Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development *LMP*
Date: March 18, 2013
Subject: Aerial Ropes Course
Storrs Road, between Baxter Road and Route 32
Special Permit Application (File 1313)-Clarification of Approval

On December 17, 2012, the Commission approved a special permit application for development of an aerial ropes course on Storrs Road between Baxter Road and Route 32. At the time the application was approved, the specifics of the course had not yet been designed. Based on the description provided by the applicants, it was assumed that the course would be located to the south of the parking lot. The applicants were required to provide the final course layout prior to receiving zoning permit approval.

Since receiving approval, the applicants have worked with an arborist and the designer for the course operator to identify the trees that will be used in the course. The final design for one of the loops would include zip lines that traverse the parking lot to a tree on the north edge of the lot, between the parking lot and Storrs Road. The zip lines would be located 35-40 feet above the parking lot. The proposed platform on the north side of the parking lot would not encroach into the required front yard setback. However, since there was no discussion during the original approval regarding zip lines crossing the parking lot, staff thought it best to have the Commission review that proposed course loop. All other sections of the course have been approved by staff.

If the Commission finds the section of the course crossing the parking lot to be acceptable, the following motion would be in order:

Move to approve the extension of the ropes course to the north side of the parking lot as depicted on the attached plan provided that all zip lines are located at least 25 feet above grade to ensure clearance between the zip line and any vehicles.



RECEIPT OF APPLICATION FOR SPECIAL PERMIT, SITE PLAN, (RE)SUBDIVISION:

_____, move and _____ seconds to receive the SITE PLAN,

SPECIAL PERMIT, (re)SUBDIVISION application (file # 1316)

submitted by Margherita Balsamo

for single-family house with efficiency unit

(if subdivision, give title) _____,

on property located at 85 Birchwood Heights Rd.

owned by the applicant

as shown on plans dated 3-12-13, revised through _____,

and as described in other application submissions, and to refer said application to the staff, ~~Design Review Panel, Committee on the Needs of Persons with Disabilities.~~

(other)
for review and comments, and to set a Public Hearing (if applicable) for April 15, 2013

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

Mansfield Planning and Zoning Commission

File # 1316
Date 3/11/13

1. Name of development (where applicable) Shawdler's efficiency apartment
2. Proposed use of the property is single family house with an efficiency unit in accordance with Sec.(s) G 3 of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 85 Birchwood Heights, Storrs
Assessor's Map 22 Block 59 Lot(s) 35 Vol. 701 Page 257
4. Zone of subject property RAR-90 Acreage of subject property .90 acres
5. Acreage of adjacent land in same ownership (if any) /
6. APPLICANT MARGHERITA BALSAMO Mfz D
(please PRINT) Signature
Street Address 85 Birchwood Heights Telephone 860 477 0588
Town Storrs Zip Code 06268
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

7. OWNER OF RECORD: MARGHERITA BALSAMO Mfz D
(please PRINT) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address 85 Birchwood Heights Telephone 860 477 0588
Town Storrs Zip Code 06268

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

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

Application fee in the amount of \$ 360.00 ck # 323

Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.

Site plan (6 copies) as per Article V, Section B.3.d

Site plan checklist including any waiver requests

Sanitation report as per Article V, Section B.3.e

Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).

As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section 1.

As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.

Other information (see Article V, Section B.3.g). Please list items submitted (if any):
Apartment Floor plan

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

Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding

Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)

Art. VI, Sec. A, Prohibited Uses

Art. VI, Sec. B, Performance Standards

Art. VI, Sec. C, Bonding

Art. VII, Permitted Uses

Art. VIII, Dimensional Requirements/Floor Area Requirements

Art. X, Sec. A, Special Regulations for Designed Development Districts

Art. X, Sec. C, Signs

Art. X, Sec. D, Parking and Loading

Art. X, Sec. H, Regulations regarding filling and removal of materials

Art. X, Sec. S, Architectural and Design Standards

MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1316
 Date 3/11/13

Name of Development Schweitzer's Efficiency Apartment

Applicant Margherita Bolzano

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

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

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

(con't.)

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

Floor Plan

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

MARGHERITA BALSAMO
(PRINT) Name of individual completing this form


Signature

MARCH 11, 2013
Date

Explanation of Waiver Requests

Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

m. 2 - Plom based on other survey.
No new construction is proposed

m. 8 - No new construction is proposed

PAGE
BREAK

STATEMENT OF PURPOSE/ USE

85 Birchwood Heights Road

2 .a The proposed in-law apartment consists of a living room with an open area kitchen, another room and a bathroom. The area of the unit is about $35 \frac{1}{2} \times 15 \frac{1}{2}$ feet ²: about 550 square feet.

(1) My husband and I are owners of 85 Birchwood heights, Storrs, and we will be occupying the main portion of the house. The in-law –apartment is for the use of my parents.

(2) Interior access is provided between the in-law apartment and the rest of the house. The in-law apartment has also a separate entrance.

(3) The main house has a car deck for 2 cars and 3 other cars can park.

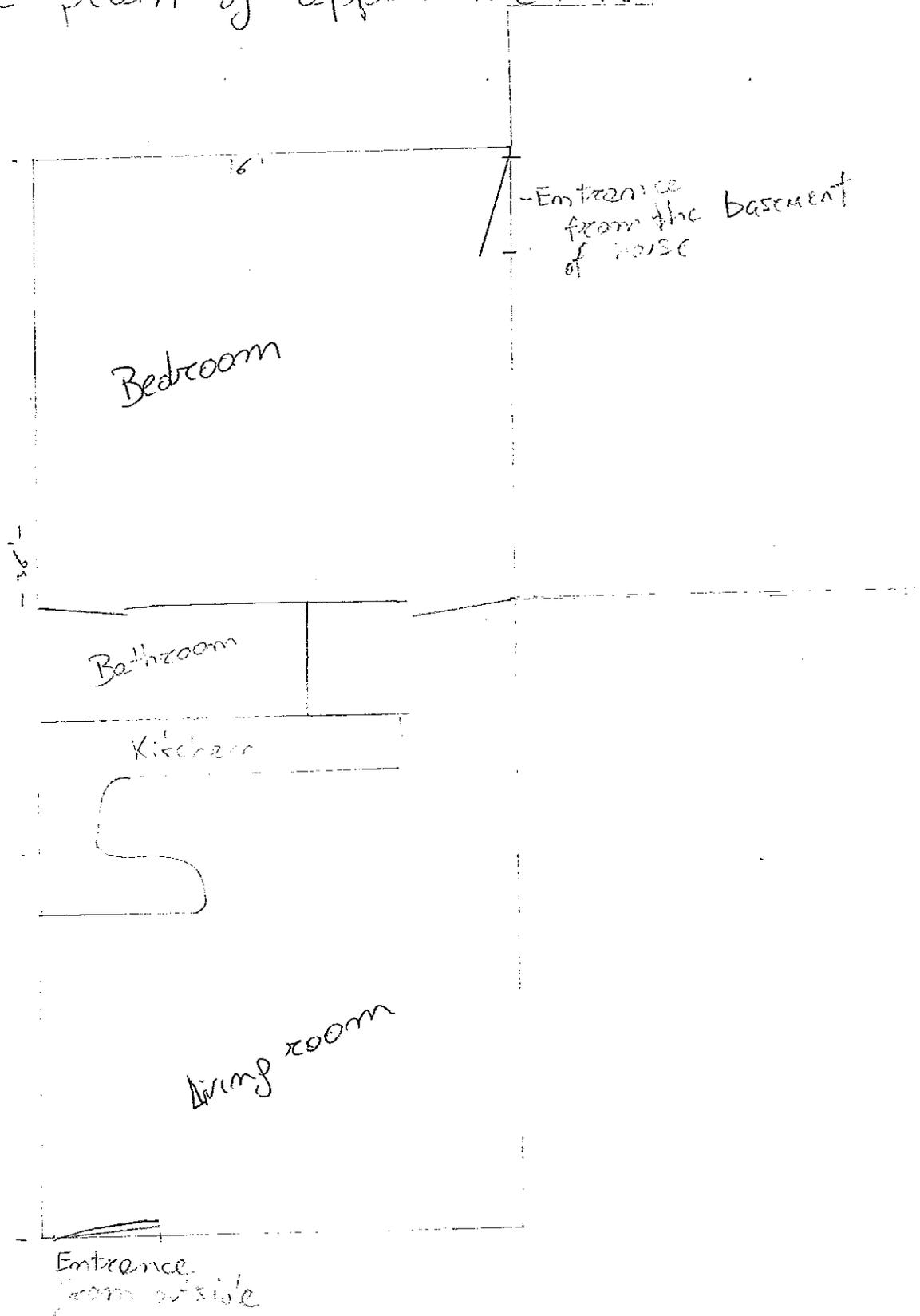
(4) The in-law apartment will be occupied by 1-2 persons.

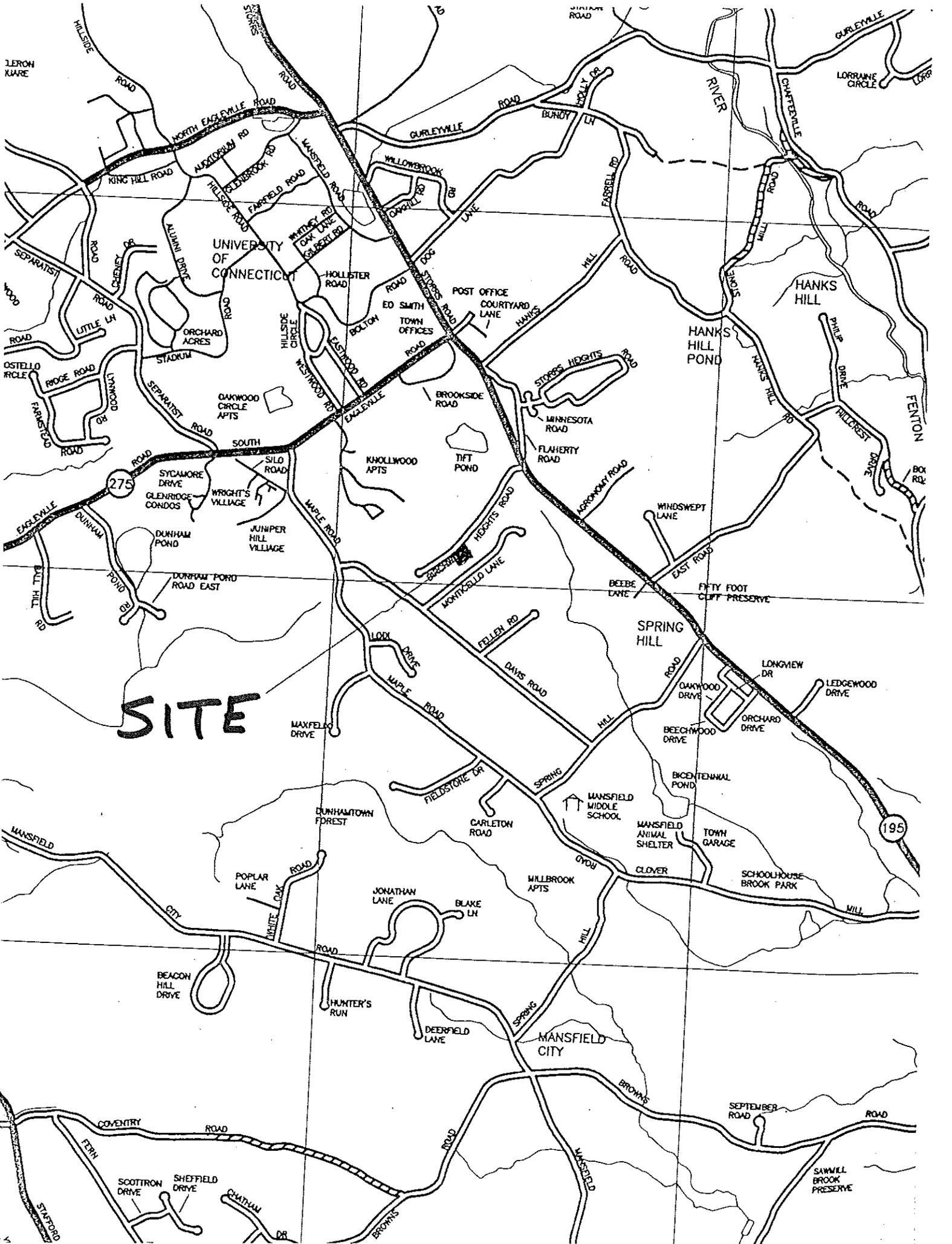
(5) The residence compiles with the requirements of the use district of the Town of Mansfield.

(6) There are no external additions; therefore the residence still retains its original character.

(7) The new septic system is adequately sized for the additional in-law apartment.

Floor plan of apartment.





SITE

UNIVERSITY OF CONNECTICUT

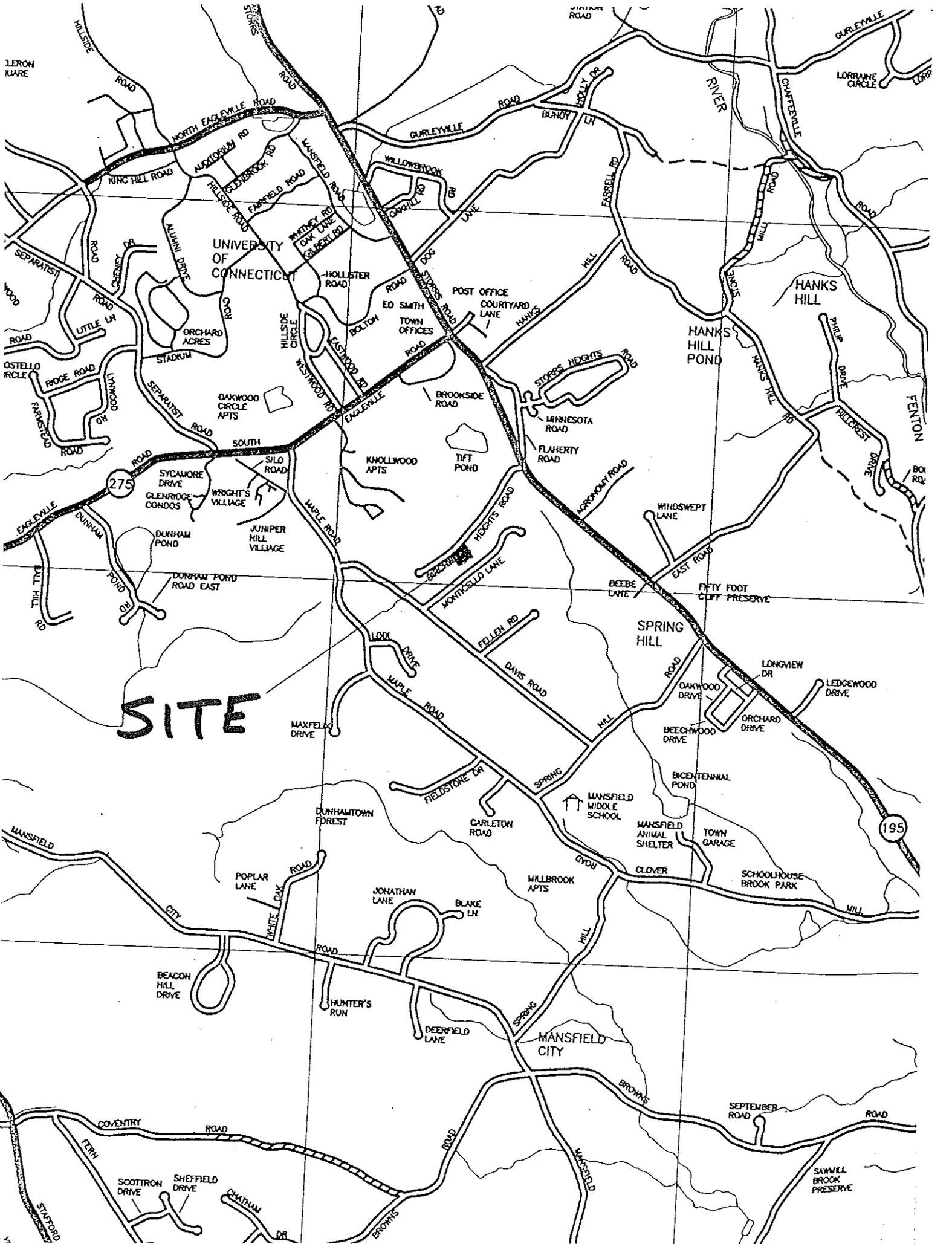
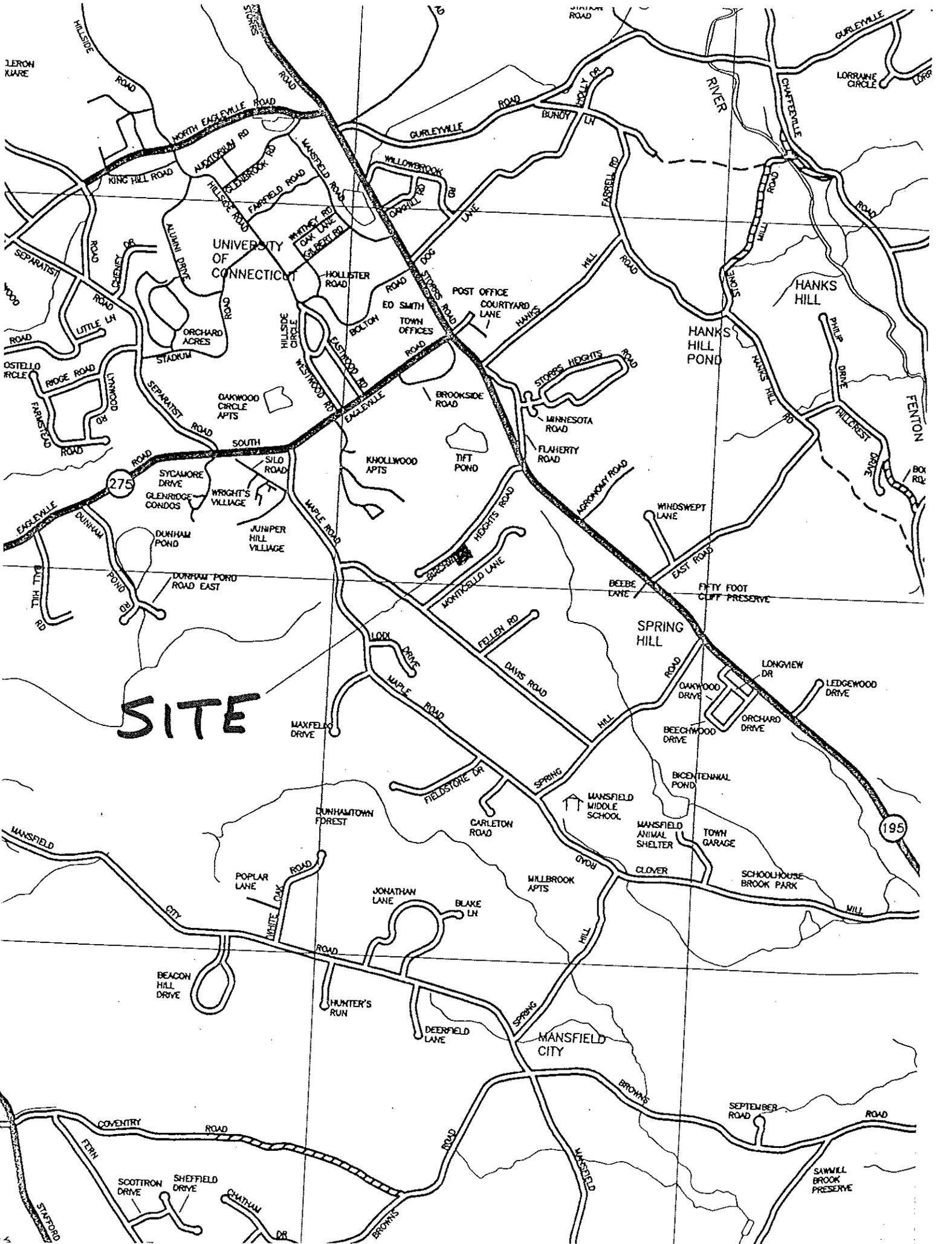
HANKS HILL

HANKS HILL POND

SPRING HILL

MANSFIELD MIDDLE SCHOOL

MANSFIELD CITY



Town clerk office

1. 16.57.6-OP
MANSFIELD TOWN OF
MOSS SANCTUARY
4 SO EAGLEVILLE RD
STORRS CT 06268

2. 22.57.7
MANSFIELD TOWN OF
OPEN SPACE BIRCHWOOD HEIGHTS
4 SO EAGLEVILLE RD
STORRS CT 06268

22.57.8
GOSSELIN JEAN W
6647 CHESAPEAKE TERRACT
TRACYS LANDING MD 20779

22.57.10
DAVIS I RIDGWAY and MARGARET
92 BIRCHWOOD HGTS RD
STORRS CT 06268

22.57.11
OCONNOR MICHAEL J and
OCONNOR PATRICIA M
6 OLD COACH RD
SUDBURY MA 01776

22.57.12
WEINER ROBIN B
70 BIRCHWOOD HGHTS
STORRS CT 06268

22.57.13
HALL JOAN JOFFE
64 BIRCHWOOD HGHTS R
STORRS CT 06268

22.57.14
ROSE DALE A J
58 BIRCHWOOD HEIGHTS
STORRS CT 06268

22.59.19
OSSEN JEFFREY EST OF and MCCOY JAMES
C/O EILEEN M OSSEN EXECUTRIX
49 BROOKSIDE LANE
MANSFIELD CENTER CT 06250

22.59.20
HEISS JEROLD and
HEISS NAOMI
42 MONTICELLO LA
STORRS CT 06268

22.59.21
SULLIVAN MARYCLAIRE C and
CAPETTA DANIEL H
48 MONTICELLO LA
STORRS CT 06268

22.59.22
ANWAR A F M and
TASNEEM SARAH
58 MONTICELLO LA
STORRS CT 06268

22.59.23
GUGLER JOSEF TRUSTEE
GUGLER JANINE TRUSTEE
53 MONTICELLO LA
STORRS CT 06268

22.59.24
HOVORKA NANCY A and
HOVORKA DAVID J
47 MONTICELLO LA
STORRS CT 06268

~~22.59.25
SPAK SUSAN K and PHILIP W
85 BIRCHWOOD HGHTS
STORRS CT 06268~~

22.59.27
JELLEMA WILLIAM and LOIS A
21 MONTICELLO LA
STORRS CT 06268

22.59.28
HUBER EDWARD and
STRATTON-HUBER SARAH
15 MONTICELLO LA
STORRS CT 06268

22.59.32
WHITHAM DOLLY H R EST OF
WHITHAM G MARK EXECUTOR
47 CARVER LANE
COVENTRY CT 06238

22.59.33
THE SISTERS OF ADORATION CORP
26 FRANKLIN STR
DANIELSON CT 06239

22.59.34
WOLK ELLIOT S
89 BIRCHWOOD HGHTS
STORRS CT 06268

22.59.35
SCHWEITZER PETER J and
BALSAMO MARGHERITA
85 BIRCHWOOD HGHTS
STORRS CT 06268

22.59.36
SHAPIRO LIONEL S and
JOCKUSCH ELIZABETH L
77 BIRCHWOOD HGHTS
STORRS CT 06268

22.59.37
MORSE DAVID E and
HALL JOAN J
64 BIRCHWOOD HEIGHTS RD
STORRS CT 06268

22.59.38
MOSHIRNIA DJAMSHID
BEHESHTI MORTEZA
61 BIRCHWOOD HEIGHTS
STORRS CT 06268

~~22.59.25-1
SPAK SUSAN K and PHILIP W
85 BIRCHWOOD HGHTS
STORRS CT 06268~~

22.59.17-22
MAKI LARRY R and
MATYCHAK KAREN M
134 DAVIS ROAD
STORRS CT 06268

22.59.17-23
SHAPIRO PAUL M
140 DAVIS ROAD
STORRS CT 06268

22.59.46-1
SHEPARD ANDREE M and
SHEPARD CHRISTOPHER B
65 MONTICELLO LN
STORRS CT 06268

3. 22.59.46-OP
MANSFIELD TOWN OF
OPEN SPACE MONTICELLO
4 SO EAGLEVILLE RD
STORRS CT 06268



CONNECTICUT DEPARTMENT OF PUBLIC HEALTH



ABOUT US PROGRAMS AND SERVICES PUBLICATIONS FORMS CONTACT

DRINKING WATER

- >> CONTACT INFO
>> FORMS/APPLICATIONS
>> PUBLICATIONS/REPORTS
>> RESOURCES/LINKS
>> LOCAL HEALTH DEPARTMENTS
>> WHAT'S NEW
>> DRINKING WATER TOPICS A-Z
>> DPH MAIN MENU

Department of Public Health
410 Capitol Avenue
Hartford, CT 06134

Phone:
(860) 509-8000

Directions



Thank you for notifying the CT Department of Public Health under PA0653. Please print this out and save it for your records. This DOES NOT Satisfy the additional PA0653 requirement to notify the project area water company. Please contact the project area Water Company for their requirements.



Step 1

Have you already notified us? No,

Notification Year:

Step 2

1. Name of public water supply aquifer your project lies within: Windham Wa Works

2. Name of public water supply watershed your project lies within: Mansfield Hollow reservoir

3. Public Water Supply Identification number (PWSID) for the water utility: CT1630011

Step 3 -

1. My project is proposing: Residential use,

Zone Change Description:

Other Description:

2. The total acreage of my project is: Less than or equal to 5 acres,

3. My project site contains, abuts or is within 50 feet of a:

4. Existing use of my project site is: Residential;

Other Description:

5. My project will utilize: septic system; existing private well;

6. My project will contain this percentage of built up area (buildings, parking road/driveway, pool): less than or equal to 20%

Step 4

Name: Margherita Balsamo

E-mail address: magbal@gmail.com

Telephone: 860 477 0588

Fax Number:

Step 5

Project Name: