

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

Regular Meeting

**Monday, August 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. July 15, 2013 Regular Meeting
4. **Zoning Agent's Report**
  - Monthly Activity Update
  - Enforcement Update
  - Other
5. **Public Hearings**
  - a. **7:00 p.m.**  
**Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**  
Memo from Director of Planning and Development
  - b. **7:05 p.m.**  
**Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**  
Memos from Assistant Town Engineer, Fire Marshal, EHHD (memo from Director of Planning and Development to be distributed on 8/19/13)
6. **Old Business**
  - a. **Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**
  - b. **Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**
  - c. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**
  - d. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**  
(Tabled pending 9/3/13 Public Hearing)
  - e. **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**  
(Tabled pending 9/3/13 Public Hearing)

f. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**  
(Tabled pending 9/3/13)

g. **Other**

**7. New Business**

a. **Modification Request, BAE Revision, Lot 13 Beacon Hill Estates, PZC File #1214-2**  
Memo from Zoning Agent

b. **Request for Special Permit Extension, United Services, Inc., North Frontage Road, PZC File #1302**  
Memo from Zoning Agent

c. **Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture Regulations, PZC File #907-40**  
Memo from Director of Planning and Development

d. **Town Council Referral – Water Supply EIE Preferred Alternative**

e. **Other**

**8. Mansfield Tomorrow | Our Plan ▶ Our Future**

**9. Zoning Regulation Revisions**

**10. Reports from Officers and Committees**

a. **Chairman’s Report**

b. **Regional Planning Commission**

c. **Regulatory Review Committee**

d. **Subcommittee on Infrastructure**

e. **Planning and Development Director’s Report**

f. **Other**

**11. Communications and Bills**

a. **7/10/2013 ZBA DECISION NOTICE**

b. **8/14/13 ZBA PUBLIC HEARING NOTICE**

**12. Adjournment**

DRAFT MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, July 15, 2013  
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternates Marcellino and Ward to act in the absence of Pociask and Ryan.

Minutes:

07-01-13 Meeting Minutes- Hall MOVED, Plante seconded, to approve the 7/1/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

07-10-13 Field Trip Minutes-Holt MOVED, Goodwin seconded, to approve the 7/10/13 Field Trip Minutes as presented. MOTION PASSED with Goodwin and Holt in favor and all others disqualified.

Zoning Agent's Report: Noted.

Public Hearing:

**Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**

Chairman Goodwin opened the Public Hearing at 7:02 p.m. Holt disqualified herself. Members present were Goodwin, Chandy, Hall, Lewis, Plante, Rawn and alternates Marcellino and Ward both of whom were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 7/2/13 and 7/10/13 and noted that staff recommends this item be tabled to the 8/19/13 meeting to allow adequate time for neighboring Towns and WINCOG to comment. Noting no questions or comments from Commission members or public, Ward MOVED, Hall seconded, to continue this Public Hearing until August 19, 2013. MOTION PASSED with all in favor except Holt who disqualified herself.

New Business:

- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**  
Holt MOVED, Chandy seconded, to receive the application submitted by Storrs Center Alliance, LLC to Create a new Subsection 34 in Article IV, Section B, and Create a new Subsection (xxvii) to Article X, Section S.4.a. to incorporate "Hotel, Limited Service" of the Mansfield Zoning Regulations, File #1246-14 as submitted to the Commission, and to instruct the applicant to work with staff on final wording prior to advertising, and to refer said application to WINCOG and the Town Attorney for review and comment and to set a Public Hearing for September 3, 2013. MOTION PASSED UNANIMOUSLY.
- b. **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**  
Holt MOVED, Ward seconded, to receive the application submitted by Storrs Center Alliance (PZC File #1246-15) to amend the Zoning Map pertaining to a portion of the Storrs Center Special Design District, owned by the applicant, located at Storrs Road and Royce Circle, in the SC-SDD (Storrs Center Special Design District), as shown on plans dated 07/08/2013 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for September 3, 2013. MOTION PASSED UNANIMOUSLY.

c. **Design Review Panel Member Re-Appointment**

Holt MOVED, Rawn seconded, that the PZC reappoint, for two year terms ending August 1, 2015, Rudy Favretti, Jeffrey Allen Brown, Robert Gillard, John Lenard and Peter Miniutti, as members of the Mansfield Design Review Panel. MOTION PASSED UNANIMOUSLY.

**Mansfield Tomorrow | Our Plan ▶ Our Future:**

Painter updated the Commission on the progress of the project and reported the following scheduled meetings: a 7/29/13 Housing Focus Group Meeting, a 7/30/13 Economic Development Focus Group Meeting and an 8/1/13 Sustainability Committee Meeting in which this Committee intends to discuss its recommendations for the draft plan.

**Public Hearings Continued:**

**Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**  
Chairman Goodwin opened the Public Hearing at 7:10 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Rawn and alternates Marcellino and Ward both of whom were appointed to act. Painter read the legal notice as it appeared in The Chronicle on 7/2/13 and 7/10/13 and noted the following communications received and distributed to Commission members: an email from Geoffrey Havens, EHHD, dated June 20, 2013; an email from Tulay Luciano dated June 27, 2013; a memo from Grant Meitzler, Assistant Town Engineer, dated July 10, 2013; memos from Francis Raiola, Deputy Fire Chief, dated July 2, 2013, July 11, 2013, and July 12, 2013; and memos from Linda Painter dated July 11, 2013 and July 15, 2013.

Richard Lawrence, Lawrence & Associates, reviewed the plan for the addition to building "A" as described in the revised plans he distributed this evening. He said the 4,000± square foot addition will be minimally visible from Baxter Road or Forest Road although it will be slightly higher than the existing building, which is necessary in order to accommodate the new building's ventilation system. The façade of the addition will match the existing building. There are no windows along the west or back side of the addition. There will be no additional signage except what is required for the Fire Apparatus parking area. There will be no additional lighting except where required by code over exit/entrances, which will be dark-sky compliant. The existing parking lot lighting is on a timer and goes off after the close of business. It is motion sensitive, however, and will turn on with any movement in the lot.

Lawrence stated that since the zoning regulations do not provide guidelines for laboratories, he used the Town's regulations for office use to calculate the number of parking spaces. Based on office use regulations, 61 spaces are required. He requested a reduction in number spaces, given that no visitors come to the lab and it is anticipated that only five to six new employees will be hired if the addition is approved. Painter stated that since there are no regulations pertaining to this type of use, the number of required parking spaces is within the discretion of the PZC.

The Commissioners asked what protections are in place for a Level 1 and Level 2 lab, what kind of work takes place in the lab, when are deliveries made, what are the working hours of the facility, what work will be done in the facility, what is stored in the outbuildings, will there be additional signage, what additional screening will be installed, how many new employees may be hired and how is waste disposed.

Ric Hossick, Middle Turnpike, questioned if there are PZC standards in place for bio-level facilities in Town and would the same standards also pertain to the UConn Tech-Park.

Painter responded that Level 1 and Level 2 are the only bio-level facilities allowed in Town, and that the Town has no jurisdiction over any property owned/operated by the State.

Lawrence added that this is a USDA licensed facility and is inspected regularly to maintain its license, noting that in its 50 year history the lab has never been cited for any issues.

Patricia Suprenant, Gurleyville Road, Storrs, expressed concern for the safety of the property and surrounding area if any waste goes into the water or septic systems. She also asked what kind of work is conducted at the labs.

Ted Grishick, Director of the Lab, stated that the products are all for veterinary use and are all licensed products. The lab is subject to surprise inspections and has always passed. The use of the new addition will be the same as the existing building, just more space to take on more projects and requests. All waste is bagged and taken off site. Cardboard and regular trash goes into the dumpsters.

Chuck Madnell, Thomas A. Stevens Associates, Inc., reported that all materials/waste that are hazardous are bagged and removed off site by a separate company. Equipment is washed and rinsed in lab sinks and the wastewater does flow into the septic system, but he noted that this has been approved by the State and the local Health Departments.

Noting no further comments or questions from the public or Commission, Hall MOVED, Rawn seconded, to close the Public Hearing at 7:47 p.m. MOTION PASSED UNANIMOUSLY.

**Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**

Ward MOVED, Chandy seconded, to continue this Public Hearing to the August 19, 2013, meeting at the request of the applicant. MOTION PASSED UNANIMOUSLY.

**Old Business:**

- a. **Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**  
Tabled pending 8/19/13 Continued Public Hearing.
- b. **Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**  
Item to be discussed at 8/19/13 meeting.
- c. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**  
Tabled pending 8/19/13 Continued Public Hearing.
- d. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**  
Hall MOVED, Rawn seconded, to table this until September 3, 2013, so the representative can be present for discussion and to answer questions about the request. MOTION PASSED UNANIMOUSLY.

**Zoning Regulation Revision:**

Chairman Goodwin requested that all comments be forwarded to Linda Painter for inclusion in the master list for discussion this fall.

**Reports from Officers and Committees:**

Hall agreed to take the place of Rawn as the PZC alternate to the Regional Planning Commission (RPC), which meets the first Wednesday of every month at the WINCOG office in Willimantic. Holt MOVED, Ward seconded, to recommend to the Town Council that Hall be designated as the Alternate RPC representative to WINCOG for the Town of Mansfield. MOTION PASSED UNANIMOUSLY.

**Communications and Bills:** None noted.

**Adjournment:** The Chairman declared the meeting adjourned at 7:55 p.m.

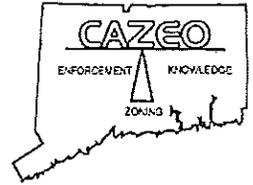
Respectfully submitted,

Katherine K. Holt, Secretary

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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

Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent *CBH*  
Date: August 12, 2013

## MONTHLY ACTIVITY for July, 2013

### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Leone	63 Woods Rd.	house addition
Spring Hill Properties	Lot 12 Beacon Hill Dr.	1 fm dw
Oliver-Rudis	16 Merrow Rd.	agricultural stand
Drew	24 Pleasant Valley Rd.	14 x 28 deck
Allison	Lot 2, Farrell Rd.	1 fm dw
Mansfield Vol. Fire Co.	999 Storrs Rd.	radio tower
Webster Bank	1 Royce Cir.	Identity signage
Bell	24 Willowbrook Rd.	12 x 17 deck
Friendly Fire	B-110, 9 Dog La.	identity sign
Leach	83 Jonathan La.	portable pool
Kozachek	441 Gurleyville Rd.	garage addition
Town of Mansfield	Southeast School	9 x 12 vestibule entry
Renzulli	222 Warrenville Rd.	ground solar array
Norgaard	556 Wormwood Hill Rd.	ground solar array
Loree	29 Fieldstone Dr.	house addition

### CERTIFICATES OF COMPLIANCE

Chase	67 Mountain Rd.	house addition
Mansfield Supply	1527 Storrs Rd.	building additions
Landeck	311 Spring Hill Rd.	porch
Knox	146 Birch Rd.	ground solar array
Prewitt	425 middle Tpke.	sunroom
Shepard	47 Circle Dr.	deck
Dilaj	10 Michelle La.	shed
Rees	359 Spring Hill Rd.	ground solar array
Ferrari	8 Mansfield Hollow Rd. Ext.	shed addition
Allison	638 Browns Rd.	1 fm dw
LaBlond	82 Stonemill Rd.	2 sheds
Klar	185 S. Bedlam Rd.	shed
Jensen's Inc.	Middle Tpke.	pool-shower rooms
Zweifach	7 Costello Cir.	Inground pool
Drinkuth	95 Hillcrest Rd.	garage & breezeway
Newcity	40 Sheffield Dr.	1 fm dw
Sherman	43 Pinewoods La.	ground solar array

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

LINDA M. PAINTER, AICP, DIRECTOR

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**Memo to:** Planning and Zoning Commission  
**From:** Linda M. Painter, AICP, Director of Planning and Development   
**Date:** August 8, 2013  
**Subject:** Proposed Revisions to Zoning Regulations  
Article VII, Section G, Uses Permitted in the RAR-90 Zone (add new subsection 14) and  
Article X, add new Section U, Preservation Uses  
PZC File #1321

My review comments are based on application submissions, consideration of existing Zoning Regulations, Mansfield’s Plan of Conservation and Development, State and Regional land use plans and professional conclusions regarding the merits of the proposed regulation revisions. My comments must be reviewed with respect to testimony and information presented at the August 19<sup>th</sup> Public Hearing and any subsequent continuations and the Commission’s collective knowledge of the Town’s needs and desires. No new information should be received from the applicant or the public after the close of the Public Hearing process. It is important to note that unless extensions are authorized, the Commission must make a decision on this application within 65 days of the close of the Public Hearing. Collective reasons for the Commission’s decisions should be clearly documented.

As with any proposed regulation amendment, the PZC must weigh anticipated public and private benefits versus anticipated public and private costs. All zoning regulations should be designed to serve a community need while protecting the “public’s health, safety, convenience and property values”. The Commission has the legislative discretion to determine what is best for the community as a whole, and the Zoning Regulations can and should be modified to meet changing circumstances, Plan of Conservation and Development goals, objectives and recommendations or to address a recognized public need. Section 8-2 of the Connecticut General Statutes and Articles I and XIII of the Zoning Regulations provide information on the legislative framework within which PZC decisions must be made. Section 8-3a of the Connecticut General Statutes requires that the Commission making a finding regarding consistency with the Plan of Conservation and Development.

**Applicant’s Proposal**

The applicant has proposed revisions to Article VII, Section G, Uses Permitted in the RAR-90 Zone and Article X to create a new ‘Preservation Use’ that would be allowed in the RAR-90 zone with special permit approval. The specific amendments are attached to this memo. In addition to adding ‘Preservation Use’ to the list of permitted uses in RAR-90 (Article VII, Section G.14), the applicant has proposed a new section (Article X, Section U) that identifies the purpose of the request, the types of organizations and properties that would be eligible for consideration as a Preservation Use and criteria to be considered during review of a special permit application. The stated purpose of the revisions is to

“...facilitate the preservation of historic and culturally significant properties and to promote principles of preservation and conservation of the Town’s natural, cultural and historic resources in accordance with Policy Goal 2 of the Mansfield Plan of Conservation and Development.”

To be eligible for consideration as a preservation use, the organization must be a local not-for-profit organization whose core mission is related to historic preservation, land conservation, environmental advocacy or cultural activities. The property proposed for use by the organization must be a significant historic or cultural resource in the community and the primary use of the property must be for the organization’s offices, museum or an educational facility. The text identifies specific characteristics that must be present for a property to be considered a historic or cultural resource.

To address potential concerns with allowing non-residential uses in the RAR-90 zone, the proposed ‘Preservation Use’ would only be allowed with special permit approval. The proposed revisions include additional criteria for the Commission to consider as part of the special permit process to mitigate potential neighborhood impacts.

The applicant has submitted a Statement of Justification in support of the proposed revision and additional testimony is expected at the August 19, 2013 Public Hearing. As with any regulation amendment application, the burden is on the applicant to demonstrate that the proposal is acceptable and in the best interests of the Town.

#### **Analysis/Approval Criteria**

Pursuant to Article XIII, Section D, the Commission must determine that the applicant’s proposal will promote the public’s health, safety, property values and general welfare. As noted in the applicant’s Statement of Justification, the proposed revisions are intended to contribute to, not detract from, neighborhood property values and the general welfare of the residents. As each historic/culturally significant property is unique, the proposed use would only be allowed by Special Permit, allowing for a case-by-case determination as to whether a Preservation Use would be appropriate in that location.

Furthermore, the Commission is required to make the following findings:

1. *The proposal is complete and contains all required information.*

Pursuant to Article XIII, Section B, the applicant submitted a complete application form, Statement of Justification and exact wording of the proposed amendment,

2. *The proposal is consistent with the goals, policies and recommendations contained within the Mansfield Plan of Conservation and Development. This finding shall be stated on the record, pursuant to Section 8-3a of the State Statutes.*

The Plan of Conservation and Development contains the following goals and objectives that are related to the proposed revisions:

- Policy Goal 1, Objective d: “To promote the public’s health, safety and convenience, to protect and enhance property values, to protect Mansfield’s natural and manmade resources and to promote other goals and objectives contained in this plan by strengthening land use regulations, particularly permitted use provisions, application requirements and approval standards.”

- Policy Goal 2: “To conserve and protect Mansfield’s natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas.”
- Policy Goal 2, Objective b: “To protect historic and archeological resources by refining Zoning Map, Zoning and Subdivision Regulations and consider other actions.”

The proposed revisions have also been reviewed for consistency with the state and regional plans.

The 2010 Windham Region Land Use Plan contains the following goals and policies related to the proposed revisions:

- Goal 6: “The heritage of the Region should be preserved. The Windham Region, part of the last large tract of predominantly rural land in the Boston-to-Washington megalopolis, is also known for its important place in colonial and industrial history. The Region contains many classic examples of the traditional Connecticut landscape: small colonial towns with white-spined churches and charming town greens; farm fields, barns and stone walls; as well as distinctive mill villages. These features are testament to the Region’s colonial, agricultural and industrial past and help create our unique regional identity and spirit. Efforts to preserve the heritage of the region such as the Quiniebaug-Shetucket Heritage Corridor’s Action Plan, Main Street programs, Historic Districts, “Favorite Places” studies, historical and archeological studies, and farmland and open space preservation programs should be supported and expanded.”
- Historic Area Policies:
  - “Encourage preservation as the first priority for historic buildings, sites, districts and features (e.g. stonewalls).”
  - “Encourage adaptive reuse of historic structures that preserves the character and integrity of the resource.”
  - “Encourage activities that preserve or contribute to the character of historic places, especially activities related to tourism development.”

The 2013-2018 Conservation and Development Policies Plan for the State of Connecticut contains the following goal related to the proposed revisions:

- Growth Management Principle 4: “Conserve and restore the natural environment, cultural and historic resources, and traditional rural lands.”

3. *The proposal is consistent with the expression of regulatory intent and purpose contained in the provisions of Article I of these regulations and Section 8-2 of the Connecticut General Statutes, as amended.*

As described in Article I of the Regulations, the zoning regulations have been designed to meet the Town’s statutory responsibilities as outlined in the Connecticut General Statutes, as well as several purpose statements, including:

- “To protect the character and maintain the stability and property values of residential, business and industrial areas within the Town, including areas and properties of historic value.”

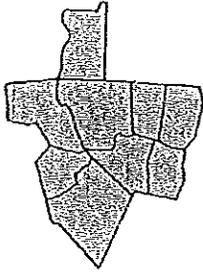
- “To divide the Town into various zones, restricting and regulating therein the location of construction, reconstruction, alteration and use of land, buildings and structures and associated improvements for residence, business, and industrial and other uses, with a view toward conserving the value of properties, encouraging a variety of housing and economic development opportunities, and encouraging compatible and appropriate uses of land within the various zones and throughout the town.”

4. *Any proposal to amend the Zoning Regulations is appropriately worded and legally sound and comprehensive and consistent with respect to other regulatory provisions.*

The proposed revisions are administratively straightforward and suitably coordinated with related zoning provisions. The Town Attorney has provided an opinion with regard to the legality of the proposed amendment.

**Summary**

The proposed Zoning Regulation amendments present a policy issue for the Commission’s legislative discretion. Subject to any Public Hearing comments, my review indicates that the proposal is acceptably worded and can be adopted without conflict with other regulatory provisions.



# WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

## REGIONAL PLANNING COMMISSION

Date: July 10, 2013  
Referral #: 13-07-02-MD  
Report on: **Zoning**

**MANSFIELD**

**Preservation Uses**

To: Town of Mansfield Planning and Zoning Commission  
C/o: Linda Painter, Director of Planning

Commissioners;

This referral involves: A proposal to allow preservation uses by special permit in the RAR-90 zone.

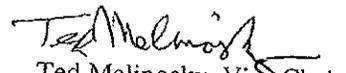
Receipt is hereby acknowledged of the above referral. Notice of this proposal was transmitted to the Windham Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**Comments for Inclusion in the Public Record:** The Regional Planning Commission reviewed the proposed amendments to the zoning regulations. The commission offers recommendations on how proposals can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The proposal is consistent with the Windham Regional Land Use Plan 2010 that states:  
"Historic resources should be protected from immediate and potential negative impacts. Development within or near historic areas must protect the integrity of the resource. Preservation and adaptive reuse that contributes to the character of historic structures is strongly encouraged."
- The proposal is not anticipated to create negative intermunicipal impacts.

Questions concerning this referral should be directed to Mark Paquette at the Windham Region Council of Governments.

Sincerely,

  
Ted Melnosky, Vice Chair  
WINCOG RPC

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Memorandum:

August 7, 2013

To: Planning & Zoning Commission

From: Grant Meitzler, Assistant Town Engineer

Re: Update for 1659 Storrs Rd

Plan reference: Site plan dated August 2, 2013

This plan dated August 2, 2013 shows changes that are limited to the requirements of the Eastern Highlands Health District.

I do not think any of the changes affect traffic or circulation, or site drainage.

Memorandum:

August 7, 2013

To: Inland Wetland Agency  
From: Grant Meitzler, Inland Wetland Agent  
Re: Final plans for 1659 Storrs Rd

Plan reference: Site plan dated May 28, 2013 plus grading plan dated  
7.19.2013 showing retention pond

The July 1, 2013 approval motion for this application noted two conditions which required follow-up. These were:

1. plans for a rain garden type structure for treatment of the runoff from the new paved surfaces.

This has been done with sheet 4 of 5 dated 7.19.2013. Rip-rap protection of inflow and outflow areas are indicated on this plan. Outflow from the impoundment has been directed to an existing swale that carries drainage northwesterly away from Route 44 and to the north.

2. Documentation covering the required rights to continue use of adjacent property.

The adjacent property is presently under the same ownership. Documentation was to be submitted to staff and officers before the approval was to become effective. No such deeds or easements have been submitted for review yet

Memorandum:

June 23, 2013

To: Planning & Zoning Commission  
From: Grant Meitzler, Assistant Town Engineer  
Re: OMS Development - 1659 Storrs Rd

plan reference: dated May 28, 2013  
Traffic Study: dated May 15, 2013

This application proposes modifications to driveways, parking and a building addition to an existing site at the intersection of Rtes 44 & 195.

#### Traffic

The proposal indicates removal of the existing driveway on Rte 195 and moving this to a new location that will form a four way signalized intersection at Rtes 195 & 320. I see this as a substantial improvement that should improve function for the Rte 195 access drive and make exit from this Rte 195 drive easier since there will be additional room for stacking southbound traffic on Rte 195 without blocking the Rte 195 site access.

Sight distance is good in both directions from and to the drives both on Rte 44 and Rte 195/320. Traffic lights at the Rte 44/195 intersection and the Rte 320 intersection provide regular breaks to traffic flow on both adjacent roads.

#### Traffic Circulation

Interior and exterior traffic improvements are proposed. The existing Rte 195 drive is to be closed and relocated to be a fourth leg of the Rte 320/195 intersection. This shift to the north has allowed the addition of on-site parking located away from the pumps and building. The elimination of all but one handicapped space at the south end of the building will eliminate much of the present potential for conflicts in the parking and entrance area nearest Rte 44.

The new driveway entrance for southbound Rte 195 has been shown with a large radius (35'). Atty. Schragger has indicated this is being done to provide ease of entrance for fuel trucks. Observation of the Rte 195 entrance drive clearly shows this to be a factor with an area as wide as 12 feet showing damage from trucks making a tight entrance turn from

Rte 195 and at the interior radius for the turn towards the pump islands.

#### Parking

Existing parking is to be revised as follows:

1. parking at the south end of the existing building is to be changed from 3 spaces to a single handicapped space. This change eliminates awkward backing movements that conflicted with Rte 44 entrance traffic and backing movements from these three spaces.
2. parking at the north end of the existing building has been eliminated and moved to a new area added at the north end of the present parking lot.

Traffic entering the site from Rte 195/320 will have a choice of first turning into the new parking area which leads to the gas islands or continuing farther and taking a left turn into a two lane drive through leading to a window at the southwest corner of the building.

Existing spaces: 14 + 1 hcp + 12 pump spaces

Proposed spaces: 11 + 2 hcp + 12 pump spaces

#### Drainage

I see no problems with the existing drainage on the site. The widening and reshaping of the window drive directs flow from this drive to the northwest. The addition of on-site parking has also added paved surface to the site. This drainage has been directed to a new basin in the proposed Rte 195 drive. I have asked for a "rain garden" Treatment of this additional flow with overflow to the existing system. Atty. Schragger has indicated this is being done and this plan revision is expected at the meeting on Monday July 1, 2013.

#### Deeds and Easements

The revisions proposed will result in placement of a portion of the drive through window access, and the new Rte 195 drive and new on-site parking areas and drainage on the adjacent property to the north and west. This land is presently under the same ownership but should be covered by easement rights or redefinition of the property line between the two parcels

to avoid separation of these proposed changes by a future change of ownership.

Draft deed and easement documents, together with certificate of title, and mortgage releases as needed, should be submitted for review.

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# Town of Mansfield Mansfield Fire Department



**To:** Planning and Zoning Commission  
**From:** Fran Raiola, Deputy Chief/Fire Marshal *FR*  
**CC:** Linda Painter, Director of Planning  
**Date:** August 15, 2013  
**Re:** 1659 Storrs Road

PZC File #1319

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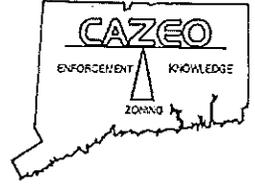
After reviewing the plans dated July 19, 2013 for the above referenced project for compliance with the Town of Mansfield Regulations for Fire Lanes and Emergency Vehicle Access, I have the following comments.

1. The submitted plans do appear to meet the requirements for Fire Lanes and provide adequate access for emergency vehicles.
2. Details for adequate signs/markings of the fire lanes must be submitted for approval. §125-7
3. At present time, the fuel deliveries are made at the south side (Rte. 44) side of the structure. A written plan indicating how the traffic flow/congestion in this area would be managed during deliveries would be beneficial.
4. The scope of this review is for compliance with The Town of Mansfield Fire Lane Regulations to ensure adequate access for emergency vehicles only. The applicant is required to apply for a building permit and submit plans and specifications to the Building Department and the Office of the Fire Marshal, to determine compliance with Fire and Building codes.

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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: August 13, 2013

Re: Proposed revision to Building Area Envelope (BAE)  
Lot 13, Beacon Hill Estates, PZC file # 1214-2

The attached 8/12/13 Request for Site/Building Modifications from Datum Engineering & Surveying, seeks approval to revise the BAE for Lot 13 of the Beacon Hill Estates Subdivision. The request would move the BAE four feet closer to the street line along a proposed, Wyllys Farm Road, resulting in a front yard setback of 36 feet. The request comes about due to a desired change in the house design by the pending, property owners, which adds a front porch to the design approved as part of the zoning and building permit process. The Building Area Envelope serves as the minimum building setback from property lines. A modification form has been submitted together with the fee and a revised site plan dated July 31, 2013.

Based on the provisions of Section 6.13 of the subdivision regulations, the PZC must approve any proposed revisions to the BAE. My review of the approved plans for the entire subdivision found that the BAE's on the 23 lots vary in depth from 20' to 40' on 20 lots with direct street frontage. The requested 36' BAE would be consistent with other front-yard setbacks of the subdivision. There are no stone walls or trees shown on the subdivision plan that would be affected by this request.

I recommend that the Planning & Zoning Commission approve the proposed revision to the Building Area Envelope for Lot 13 of the Beacon Hill Estates Subdivision, as described in the 8/12/13 request from Datum Engineering & Surveying, and shown on a revised plan dated 7/31/13. This revision will not affect neighboring properties, natural or manmade features or the overall character of the subdivision. This action shall be noticed on the land record.



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

APPLICANT/OWNER SECTION

1. Owner(s) Spring Hill Properties, LLC Telephone 860-429-8227  
(please PRINT)  
Address P.O. Box 917 Town Storrs, CT Zip 06268

2. Applicant(s) Datum Engineering & Surveying, LLC Telephone 860-456-1357  
(please PRINT)  
Address 132 Conantville Road Town Mansfield Center, CT Zip 06250

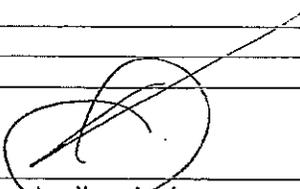
3. Site Location Beacon Hill Estates Subdivision, Lot 13, Beacon Hill Drive, Mansfield

4. Reference any approved map(s) that would be superseded if this request is approved:  
"Subsurface Sewage Disposal Design Prepared For Spring Hill Properties, LLC Beacon Hill  
Estates Subdivision -Lot 13- Beacon Hill Drive Mansfield, Connecticut Scale: 1" = 20'  
Date: June 7, 2013"

5. Reference any new map(s) submitted as part of this request:  
"Subsurface Sewage Disposal Design Prepared For Spring Hill Properties, LLC Beacon Hill  
Estates Subdivision -Lot 13- Beacon Hill Drive Mansfield, Connecticut Scale: 1" = 20'  
Date: June 7, 2013 Revised: July 16, 2013 (house location & driveway) Revised: July 31, 2013  
(modified BAE line & well)".

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: -

Modification to Southwesterly BAE line to 36' from property line to accomodate existing  
porch foundation along Wyllys Farm Road.

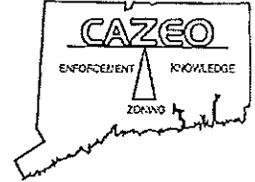
7.  date 8/12/13  
Applicant's signature  
Edward Pelletier, L.S.

(over)





# 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 B. Hirsch, Zoning Agent  
Date: July 25, 2013

Re: Request for special permit extension  
United Services, Inc., North Frontage Road  
PZC # 1302

The Commission has received a 7/22/13 request from Diane Manning, President/CEO for United Services, Inc., asking for a renewal of the PZC's 9/19/11 special permit approval. The project proposes a new two-story, 28,738 square foot office building and other site improvements on a 6-acre site on North Frontage Road. Article V, Section B.7.e of the Zoning Regulations states that the construction of buildings or the commencement of the approved use shall take place within one year of the date of the PZC's approval. The Commission may grant extensions upon request of the applicant for periods up to one year for good cause. The PZC granted a one-year extension on 9/4/12, which expires on 9/19/13.

Mrs. Manning's letter explains that "site testing and bid documents are essentially complete..." She is requesting another one-year extension "due to delays in finalizing the financing for the project", and expects that construction can begin within the next year.

There have not been any changes to the regulations or site conditions since the Commission's 9/19/11 approval that would alter the conditions under which the special permit was granted. I recommend that the PZC approve a one-year extension, until September 19, 2014, of the special permit granted to United Services, Inc., for the construction of an office building and associated site development on North Frontage Road.



creating healthy communities

www.unitedservicesct.org

July 22, 2013

Mansfield Planning and Zoning Commission  
Curt Hirsch, Zoning Agent  
Audrey P. Beck Building  
Four South Eagleville Road  
Storrs, CT 06268

Re: Mansfield's PZC Approval  
PZC file #483-5  
North Frontage Road

Dear Mr. Hirsch:

United Services, Inc is requesting an additional one year extension for our Special Permit Approval adopted by the Mansfield Planning and Zoning Commission on September 19, 2011 for the property located on North Frontage Road.

We are requesting this extension due to delays in finalizing the financing for the project. We expect financing will be in place, and construction will begin within the next year. Required site testing and bid documents are essentially complete, and we anticipate a quick construction start as soon as the financing approvals are in place.

Please contact me if you need any additional information in order to approve this request. We are anxious to begin construction and expand our available space to provide services for our community.

Thank you for attention.

Sincerely,

Diane L. Manning  
President/CEO

**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:** July 22, 2013  
**Subject:** Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture Regulations (File 907-40)

In 2010, the Commission created two new zoning districts and associated regulations for property located on Pleasant Valley Road between Mansfield City Road and Mansfield Avenue: Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture. One of the property owners affected by the new zones/regulations appealed the Commission's action to Superior Court. In 2012, the Commission amended the regulations for the two zones; that action was also appealed.

The primary remaining concern for the appellant is related to regulations that require a certain percentage of the prime agricultural soils and active farmland be preserved for agricultural use. The original regulations allowed the Commission to require up to 50% of the prime soils/active farmland to be preserved; the revised regulations adopted in 2012 reduced that requirement to 40%.

As part of the appeals process, the Town Attorney has been meeting with the Commission in Executive Session and communicating with the appellant's counsel to discuss the potential for settlement of these complex, protracted cases. As a result of those discussions, the appellant's counsel has indicated that if the agricultural preservation requirement were to be reduced from 40% to 35%, they would compromise and withdraw both pending appeals. Therefore, the following revisions to the regulations have been prepared based on those settlement discussions.

**Amend the first sentence of Article X, Section A.9.b to read as follows:**

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to ~~forty (40)~~ thirty-five (35) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use.

**Amend the first sentence of Article X, Section A.10.f to read as follows:**

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to ~~forty (40)~~ thirty-five (35) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use.

If the Commission concurs, the following motion would be in order:

\_\_\_\_\_ MOVES \_\_\_\_\_ SECONDS, that a public hearing be scheduled for October 7, 2013 to hear comments on the proposed revisions to the Zoning Regulations for the PVRA and PVCA zones to reduce the maximum amount of prime agricultural soils/active farmland to be preserved for agricultural use from 40% to 35%. The draft regulations shall be referred to the Town Attorney, WINCOG Regional Planning Commission, adjacent municipalities, Town Council, Conservation Commission, Economic Development Commission and Agriculture Committee.

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TOWN OF MANSFIELD  
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

Memo to: Planning and Zoning Commission  
Four Corners Water and Sewer Advisory Committee  
Sustainability Committee  
From: Matthew W. Hart, Town Manager *MWH*  
Date: Tuesday, August 13, 2013  
Re: Water Supply Project

The following motion was passed by the Town Council on 8/8/13:

[Move] effective August 8, 2012, to refer the Record of Decision to the Planning and Zoning Commission, Conservation Commission, Four Corners Water and Sewer Advisory Committee, and the Sustainability Advisory Committee for input on key issues for the Town to consider in proceeding with the Connecticut Water Company alternative, with the recommendations of the Commission and Advisory Boards to be available to the Council within thirty days.

Examples of issues that the commissions and committees could consider as part of the review include:

- best management practices
- design detail
- pipeline routing
- structure and responsibilities of CWC's proposed advisory committee
- sustainability concerns
- water conservation measures
- zoning and land use

Staff will attend your meetings and otherwise be available to facilitate your review. We greatly appreciate your assistance with this important matter.

## Jessie Shea

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**From:** Jessie Shea  
**Sent:** Wednesday, August 14, 2013 10:44 AM  
**To:** Alex Marcellino; Barry Pociask; bgoodwin1788@charter.net; Binu Chandy; Bonnie Ryan; Curt B. Hirsch; Grant Meitzler; Gregory Lewis; Jessie Shea; Joann Goodwin; Kay Holt; Kenneth Rawn; Linda M. Painter; Peter Plante; Ross Hall; Sue Westa; Vera Stearns Ward  
**Subject:** Referral to PZC  
**Attachments:** Referral Hart.pdf

The town council has referred (see attachment) the CT water option to PZC, Four Corners, Conservation Commission and Sustainability for input on key issues that the town should consider as it negotiates with CT water. They are requesting that this input be provided within 30 days of August 8th. This item is on your agenda for Monday, August 19<sup>th</sup>.

I have enclosed links (below) to view the documents needed. These documents are quite large, so it may take a minute or two for them to open, but in the name of CONSERVATION, I thought it would be best for you to view them on the computer instead of printing them. However, should you feel it necessary to have a hard copy, please contact me directly and I will arrange to print them and get them to you.

[http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808\\_governance\\_analysis.pdf](http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808_governance_analysis.pdf)

[http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808\\_ROD.pdf](http://www.mansfieldct.gov/filestorage/1904/5335/1912/20130808_ROD.pdf)

Jessie L. Shea  
Planning and Community Development Assistant  
Mansfield Town Hall  
4 South Eagleville Road  
Storrs, CT 06268  
(860) 429-3330-office  
(860) 429-6863-fax

ZONING BOARD OF APPEALS

DECISION NOTICE

On July 10, 2013 the Mansfield Zoning Board of Appeals took the following action:

Approved the application of Ronald L. Poharski for a variance of Art VIII, Sec A to construct a house addition that will be 43' from the rear property line where 50' is required, at 29 Fieldstone Dr, as shown on submitted plan.

In favor of approving application: Accorsi, Aho, Hammer, Katz,, Gotch

Reasons for voting in favor of application:

- Topography
- No negative responses from neighborhood

Application was approved.

Additional information is available in the Town Clerk's Office.

Dated July 15, 2013

***Sarah Accorsi***  
***Chairman***

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on August 14, 2013 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. – Narendra Ranjeet for a Special Exception of Art IX, Sec C.2.c to construct a 14' x 25' house addition that will be 16' from the side property line where 35' is required at 49 White Oak 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 July 25, 2013.

*Sarah Accorsi*  
*Chairman*

## ZONING BOARD OF APPEALS

### DECISION NOTICE

On August 14, 2013 the Mansfield Zoning Board of Appeals took the following action:

Approved the application of Narendra Ranjeet for a Special Exception of Art IX, Sec C.2.c to construct a 14' x 25' house addition that will be 16' from the side property line where 35' is required at 49 White Oak Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Brosseau, Gotch, Katz,

Reasons for voting in favor of application:

- No other place to build addition
- Addition will enhance value of house
- Neighbors all in favor
- No adverse effect on neighborhood

Application was approved.

Additional information is available in the Town Clerk's Office.

Dated August 15, 2013

***Sarah Accorsi***  
***Chairman***

