

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, November 4, 2013 ▪ 7:05 PM

Or upon completion of Inland Wetlands Agency Meeting

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

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. October 21, 2013 Regular Meeting
4. Zoning Agent's Report
 - o Monthly Activity Update
 - o Enforcement Update
 - o Other
5. Old Business
 - a. **82 Stone Mill Road-Barking Complaints/Kennel Determination**
Joint Memo from Director of Planning and Development and Zoning Agent
 - b. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
Tabled-awaiting revised plans
 - c. Other
6. New Business
 - a. **2014 IWA/PZC Meeting Calendar**
Memo from Director of Planning and Development
 - b. **Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1322)**
 - c. **Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd (File #1323)**
 - d. Other

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7. 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
8. Communications and Bills
 - a. Other
9. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, October 21, 2013
Council Chamber, Audrey P. Beck Municipal Building

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

Chairman Goodwin called the meeting to order at 7:00 p.m. Alternate Marcellino was appointed to act only if needed, but there were no absences or disqualifications. Therefore, he did not act.

Minutes:

October 7, 2013 Regular Meeting: Hall MOVED, Ryan seconded, to approve the 10/7/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Chandy, Marcellino and Ward noted for the record that they listened to the recording of the meeting.

Zoning Agent's Report:

Noted.

Old Business:

- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**
Holt MOVED, Ryan seconded, to approve the July 11, 2013 application of Storrs Center Alliance LLC (File #1246-14), to amend Article IV, Section B, Definitions, to add a new definition of Limited Service Hotel, and Article X, Section S.4.a to add Limited Service Hotels to the list of uses permitted in the Storrs Center Special Design District. The amendments are approved as submitted to the Commission and heard at Public Hearings on September 3 and September 16th, 2013. A copy of the subject regulations shall be attached to the Minutes of this meeting, and these amendments shall be effective as of November 15, 2013.

In approving this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications. In accordance with the approval criteria identified in Article XIII, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments:

- The application is complete and contains all required information.
- The amendments promote goals and objectives contained in the 2006 Plan of Conservation & Development that encourage an orderly and efficient pattern of development with a sustainable balance of uses, specifically Policy Goal 1, Objectives b and c which encourage higher density residential and commercial uses in areas with existing or potential sewer, public water, and public transportation services, including the Storrs Center 'Downtown' project. The amendments are also consistent with the goals and recommendations contained in the Windham Region Land Use Plan and the 2013-2018 Conservation and Development Policies Plan for Connecticut.
- The amendments promote the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.

- The amendments are consistent with the approved Municipal Development Plan for the Storrs Center Project.
- The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

- The addition of Limited Service Hotel as a permitted use in the SC-SDD District will help implement the vision for Storrs Center as a vibrant, mixed-use town center that is a focal point of local and regional activity with a mixture of residential and commercial uses that provide a critical mass of activity to bring year-round life to the area. The addition of a hotel will provide an expanded market for businesses to draw on, particularly during summer and holiday periods when the number of students and faculty is significantly reduced.
- The Limited Service Hotel use is compatible with other uses currently allowed in the SC-SDD District and the adjacent PB-2 zoning district, which allows hotels/motels by special permit.
- The review process and design guidelines established for the SC-SDD District will ensure that the design of the hotel is in character with the character of Storrs Center.

MOTION FAILED with Chandy, Holt, and Ryan in favor and all others opposed.

Hall **MOVED**, Plante seconded, to deny the July 11, 2013 application of Storrs Center Alliance LLC, (File #1246-14) to amend the Zoning Regulations to add a definition of Limited Service Hotel and allow Limited Service Hotels as a permitted use in the SC-SDD zoning district as submitted to the Commission and presented at Public Hearings on September 3 and September 16, 2013.

This denial action is taken as the proposal does not promote the public's health, safety, property values and general welfare and is inconsistent with the purpose of the Zoning Regulations identified in Article I, Section B, specifically Section B.9, which addresses the creation of various zones through which the location of construction and use of land is restricted and regulated to conserve the value of properties and encourage appropriate and compatible uses of land within the various zones and throughout town.

MOTION PASSED with all in favor except Chandy, Holt, and Ryan who were opposed.

b. Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)

Hall **MOVED**, Plante, seconded, to deny the July 11, 2013 application of Storrs Center Alliance LLC, (File #1246-15) to amend the Zoning Map for the Storrs Center Special Design District as submitted to the Commission and presented at Public Hearings on September 3 and September 16, 2013.

This denial action is taken because the proposal does not promote the public's health, safety, property values and general welfare due to its failure to comprehensively consider the effect of the proposal on existing land uses in the surrounding area as required by Article XIII, Section D.5. Furthermore, the proposed site plan is inconsistent with Article I, Section B.4, which encourages safe and efficient vehicular and pedestrian facilities and circulation patterns and thereby avoid traffic hazards.

Specifically:

1. The proposed amendment would negatively impact vehicular circulation on Route 195/Storrs Road due to the addition of a new driveway entrance approximately ± 55 feet from the existing driveway for Storrs Commons to the south and ± 205 feet from the intersection with Bolton Road Extension to the north.

2. The proposed site is not an appropriate location for a hotel, nor is it the best use of land given the supply of land elsewhere in the general area that is zoned to allow hotel use.

MOTION PASSED with all in favor except Holt and Ryan who were opposed and Chandy who abstained.

c. Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)

Tabled-awaiting revised plans.

d. 82 Stone Mill Road-Barking Complaints/Kennel Determination

Curt Hirsch, Zoning Agent, reviewed the history of complaints regarding the property at 82 Stone Mill Road with regard to the number of dogs being kept on the property. He noted that the Commission had previously reviewed this situation on May 21, 2012 and at that time had determined by consensus that the property owners, Richard and Lena LeBlond, were not operating a commercial kennel on the property.

Chairman Goodwin opened the floor for comments from the public.

Lesley Dyson-Minearo, 575 Chaffeville Road, explained her complaints and experiences with the dogs at 82 Stone Mill Road and her belief that the owners are operating a kennel in violation of zoning regulations. She submitted materials which will be copied and distributed to members prior to the next meeting.

Robert Minearo, 575 Chaffeville Road, expressed concerns about environmental impacts, property values and the potential negative impact on property owners' ability to market their homes.

Terri Bohn, 77 Stone Mill Road, lives directly across the street from 82 Stone Mill Road. She feels the noise has diminished since they first moved into the neighborhood. The owners have been responsive to their initial concerns and have addressed them and have been wonderful neighbors. When asked by Chairman Goodwin about their observation of litters, Mrs. Bohn responded that she has seen young pups perhaps twice in the last year.

Robert Bohn, 77 Stone Mill Road, noted that when they first moved in the dogs were loud. They have since controlled the situation. He noted that when he works outside there is very little barking. They have fenced in the property and the Bohn's have had no issues since.

Jane Moskowitz, 117 Stone Mill Road, stated that this is not a character judgment about the LeBlond family and that they get along with them. She expressed concern that the number of dogs in a residential neighborhood should be limited, noting that this is not an appropriate use in a residential area. She feels the regulations need to address this better so that everyone in the neighborhood is comfortable. She stated that she does not hear the barking but understands that sound carries in the valley.

Betty Wassmundt, Old Turnpike Road, stated that she was told years ago by the Zoning Office that breeding and selling dogs was considered a kennel use. She asked for consistency and clarification as to the rules.

Charles Dyson, 85 Dog Lane, asked how the PZC intends to protect Town residents from noise and nuisance.

Meg Reich, Bassetts Bridge Road, suggested that the Regulatory Review Committee review this issue and adopt a definition and regulations that address kennels. She suggested using the state statutory definition. She also stated that this could be regulated also as a Home Occupation.

Lena and Richard LeBlond, 82 Stone Mill Road, stated that the circumstances have not changed since they last appeared before the Commission. They reiterated that they show dogs and those same dogs are their pets. They do not board or train dogs or sell dog products, and they do not have visitors come to their home. They breed 1 to 2 litters per year depending on a number of variables. They currently have 13 German Shepherds living at the home; a copy of the most recent inspection conducted by the Town's Animal Control Officer was submitted as verification. They explained how dog licenses work and that they obtained a license which the Town and State call a Kennel License, but this does not mean that anyone

who has such a license is actually operating a kennel. It allows you to register up to 20 dogs and is less expensive than individually registering their 13 dogs. They also indicated that while they purchased an additional 80 licenses, they have no intention of having 100 dogs and their purchase of the additional licenses was to make the point that there is no current limit to the number of licenses that can be purchased.

After extensive debate between Mr. and Mrs. LeBlond, Mr. and Mrs. Minearo and the Commission, Plante MOVED, Holt seconded, to put the matter on the agenda for the next meeting to allow the Commission time to review the materials submitted and the issue of kennels in general. MOTION PASSED UNANIMOUSLY.

New Business:

a. Route 195/Route 44 Corridor Study Application

Linda Painter, Director of Planning and Development, updated the Commission on the Study Application and noted at this time no endorsement from the PZC is necessary. The Commission engaged in brief discussion regarding the general issue of traffic along Route 195 and the concerns attendant with the various options contemplated.

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Painter said work continues on the draft POCD revisions.

Reports from Officers and Committees:

None.

Communications and Bills:

None.

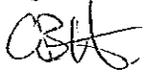
Adjournment: The Chairman declared the meeting adjourned at 9:13 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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 
Curt Hirsch, Zoning Enforcement Agent 
Date: October 31, 2013
Subject: Interpretation of Zoning Regulations: Kennels
82 Stone Mill Road

Background

On May 21, 2012, the Planning and Zoning Commission reviewed the keeping of dogs at 82 Stone Mill Road for compliance with the Zoning Regulations. While the situation was brought to the attention of the Zoning Agent by barking complaints, the focus of the Commission at that meeting was on whether the activities were commercial in nature, and therefore prohibited in an RAR-90 zone. The memo from the Zoning Agent provided in advance of that meeting included the definition of kennel from State Statutes and the dictionary referenced in the regulations as well as several questions for the commission's consideration, including regulations on breeding, commercial uses and what constitutes an accessory use.

Section 22-327 CGS defines Kennel as "one pack or collection of dogs which are kept under one ownership at a single location and are bred for show, sport or sale."

The Random House Dictionary of the English Language defines kennel as "1. A house for a dog or dogs 2. An establishment where dogs are bred 3. The hole or lair of an animal, esp. a fox 4. A wretched abode likened to a doghouse 5. To keep or put in a kennel 6. To take shelter or lodge in a kennel."

Several attachments to that memo were provided, including:

- Excerpts from the regulations regarding the prohibition on breeding two or more animals and definition of accessory uses;
- Correspondence from the Animal Control Officer regarding barking;
- Correspondence from Mr. LeBlond regarding their dogs;
- Pages from the LeBlond's website; and
- A listing of their farm from a google search.

The May 2012 memo and attachments are attached to this memo for reference.

The following statement is from the minutes of the meeting with regard to this issue:

After hearing the LeBlonds' explanation of the activity, the consensus of the Commission was that the Leblonds were not operating a commercial kennel at their home. Plante suggested that if members feel the definition of "kennel" should be better defined, the issue should be brought to the Regulatory Review Committee.

On September 26th, the Zoning Agent received an email from Lesley Dyson Minearo, 575 Chaffeeville Road, with regard to the use of the property at 82 Stone Mill Road and concerns that the use violated several provisions of the Zoning Regulations.

At their October 7, 2013 meeting, the Commission requested that the issue be put on the agenda for the upcoming meeting, that notices be sent to neighboring property owners, and that the LeBlonds be asked to attend as well. At the October 21, 2013 meeting, several neighbors spoke with regard to barking, the number of litters they believed they had seen over the last year, and concerns regarding compliance with the Zoning Regulations.

Mr. and Mrs. Minearo submitted several pieces of documentation for the Commission's review, including the existing kennel license for the property (100 dogs), print-outs from the LeBlond's website and internet searches, and excerpts from Zoning Regulations. They also expressed concern with how dog waste was being handled and the potential impact on surrounding property values. Emails were also received from the following individuals: J. and R. Moskowitz (2) and W. Klein.

During their testimony, Mr. and Mrs. LeBlond stated that there have been no changes in their use of the property since May 2012 and offered the following clarifications regarding their animals and the information submitted by their neighbors:

- They currently have 13 adult German Shepherds and 2 puppies (under 6 months of age); a copy of their most recent inspection of the Animal Control Officer was submitted for verification. According to the inspection report, there is only one breedable female; this statement was based on information provided by the owners.
- They have no intention of ever owning 100 dogs; they purchased licenses for up to 100 dogs to make a point that there is no limit on the number of dog licenses that any individual can purchase.
- The dogs are family pets that show in competitions.
- They breed their dogs to continue a champion line with the hope of producing another dog that shows well.
- They do not breed dogs for the purpose of making money; they indicated that the expenses associated with the dogs outweighs any remuneration received from the sale of puppies.
- They have had 2 litters of puppies within the last 18 months, of which several were sold.

- The 22 dogs listed on their website do not all live at their home; some are deceased and others have been given away. The Animal Control Officer's 10/13/2013 inspection report verifies that there are not 22 dogs living at the property.
- They have not updated their website in several months. (As of the writing of this report, the website has been taken off-line)

The Minearos submitted the following information to support their concern that the existing kennel was in violation of zoning regulations:

- Excerpts from Zoning Regulations
- Excerpts from the LeBlond's website regarding their dogs and available puppies
- Listings for the LeBlond's farm from internet searches related to buying German Shepherd Puppies and a Merchant Circle listing
- Excerpts from websites regarding german shepherd litter sizes
- Petition from area property owners asking for removal of the kennel

Subsequent to the meeting, staff reviewed both the information submitted by the Minearos and the LeBlonds as compared to the information reviewed by the Commission in May 2012. Other than the additional dog licenses purchased by the LeBlonds, there do not appear to be any significant differences in the description of the kennel provided in 2012 as compared to 2013. While they have licenses for 100 dogs, the Animal Control kennel inspection report clearly states that as of October 2013, there are only 13 adult german shepherds and 2 puppies, and one miniature pincher. Given the LeBlonds' explanation for the purchase of the additional licenses, one remedy to that situation would be to request in writing that the additional 80 licenses be noticed as inactive and that only the original kennel license for 20 dogs is in use.

With regard to compliance with the Zoning Regulations, the Commission was advised of three specific regulations in question with regard to the LeBlond's kennel in 2012 before the determination was made that the kennel was not commercial in nature – the prohibition on breeding two or more dogs, cats or other animals (Article VI, Prohibited Uses); the listing of commercial kennels as a use allowed by Special Permit in the PVCA Zone, and the definition of accessory use.

Given the questions from the Commission at the October 21st meeting, staff reviewed the regulations for any other potential items related to kennels as well as the excerpts provided by the Minearos. The following sections for which excerpts were provided by the Minearos do not directly apply to whether the use of the property is consistent with the regulations:

- Purpose of Regulations (Article I, Section B). This section identifies the purposes that the regulations are intended to achieve; it cannot be used independently to approve or deny a specific use.

- Article V, Section A.5 and A.5.k – Site Plan Approval Criteria (p. 29 and 31) – this section only applies to site plan approval applications

In addition to the regulations that were previously provided to the Commission regarding breeding, accessory uses and permitted uses in the PVCA zone, staff identified the following relevant regulations:

- Listing of animal uses that are not considered accessory (Article VII, Section D.7). This section identifies the following animal related uses that are not considered accessory uses in the R-20 and R-90 zones: keeping of horses, donkeys, burros, llamas, cows, sheep, goats, chickens and other farm animals; and keeping of wild or ferocious animals or any domestic animals weighing over 150 pounds at maturity. There is no reference prohibiting kennels as an accessory use in a residential zone or restricting the number of domestic pets. If the Commission is interested in adopting such a restriction, this would be an appropriate location.
- Listing of kennels as a prohibited home occupation (Article X, Section N. 3.d.5). As this deals with home occupations, it would only apply if the kennel in question were determined to be a business or commercial in nature. If the Commission had found the kennel to be commercial in nature in May 2012, it would have been a prohibited use under this section.
- Performance Standards that all uses are required to meet (Article VI, Section B), including noise, odor, liquid and solid waste discharges and waste disposal and storage.

With regard to noise, Article VI, Section B.4.c states:

“With the exception of temporary construction projects and short term noises, such as lawn mowers, chainsaws and associated forestry equipment and other agricultural machinery and equipment which are accessory to the primary use, no land use shall transmit beyond its subject property lines any noise which is objectionable due to volume, intermittence, beat frequency, shrillness or intensity. The rules, regulations and standards of the State Department of Environmental Protection shall be utilized in determining acceptable noise levels. The commercial or political use of loud speakers at a fixed location is permitted only within the confines of buildings.”

The DEEP noise standards referenced in this section specifically exclude “the unamplified sound made by any wild or domestic animal.” (Section 22a-69-1.7) However, the Town’s noise ordinance does not contain that exemption. The noise complaints from barking were investigated by the Resident Trooper’s Office and no noise violation was found. The barking complaints were also investigated by the Animal Control Officer with regard to state statutes for barking nuisances and again, no violations were found.

With regard to odor, Section B.4.b states:

“With the exception of permitted agricultural use, no land use shall create or cause to be created offensive odors which are readily discernible or detectable beyond the subject property lines. Detailed plans for the prevention of odors crossing property lines may be required of a property owner or developer.”

At this time staff is not aware of any issues regarding odor as related to the property at 82 Stone Mill Road. This provision is provided solely for information as it is one of the performance standards that could be applicable if there were an issue. As stated in the requirement, if odor from something other than the permitted agricultural use (keeping of horses, etc.) were to be identified off of the property, the owners could be required to develop a plan to address it.

With regard to **Liquid or Solid Discharges**, Section B.4.i states:

“No land use shall discharge into the ground, into a wetland or surface water body or into a storm drainage or waste disposal system, any liquid or solid matter which endangers the public’s health and safety, or is likely to cause detrimental effects on surface and ground water quality or personal property values.”

Section B.4.j addresses **waste disposal and storage**:

“All wastes created in conjunction with any land use activity shall be properly stored in a screened area and expediently removed to prevent health or safety hazards, visual nuisances or conditions conducive to the attraction of insects, rodents or other pests.”

At the October 15, 2013 meeting, questions were raised regarding waste disposal. To address these concerns, the LeBlond’s should submit a description of how they currently handle waste disposal to determine if any changes to those practices are needed to comply with the above regulations.

Licensing

At the October 15, 2013 meeting, several members had questions with regard to the issuance of kennel licenses and the relationship to zoning regulations. The issuance of a kennel license is an administrative procedure governed by state statutes. Section 22-342 CGS requires that any kennel owner that breeds more than 2 litters of dogs annually is required to obtain a kennel license from the Town Clerk. Kennel owners that breed not more than 2 litters annually have the option of applying for a kennel license. Unlike the statutory requirement for commercial kennels and breeding licenses¹, the issuance of a kennel license does not require certification from the Zoning Enforcement Officer that the kennel meets local zoning regulations. As such, issuance of the kennel license is a purely administrative act by the Town Clerk. Excerpts of relevant statutory sections are attached for the Commission’s review.

¹ Section 22-344 requires that owners of commercial kennels obtain a license from the Commissioner of Agriculture. Such license must include a certification from the municipal Zoning Enforcement Agent that the commercial kennel complies with local zoning regulations. No such licenses are required for owners of kennels. Furthermore, Section 22-344c provides towns with the option of requiring a license for keeping 10 or more unaltered dogs (licensure of breeding facilities). If a town adopts such a provision, the Zoning Enforcement Agent must certify that the location where the dogs are being kept conforms to local zoning regulations before the Town Clerk can issue a license. At this time, the Town has not adopted such a requirement.

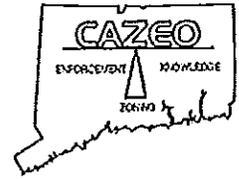
Based on the statutes and the information provided by the LeBlonds, they are not required to obtain a kennel license since they do not breed more than 2 litters per year. Presumably the reason they choose to obtain a kennel license instead of individual licenses is due to the cost benefits and flexibility provided. Due to the number of dogs that the LeBlonds own, it is cheaper to obtain a kennel license than to pay for individual licenses. A kennel license also provides flexibility since it is not linked to specific animals as are individual licenses. There are also benefits to the Town, as the issuance of a kennel license allows inspections by the Animal Control Officer without the need for a warrant.

To date, the Town Clerk has issued three kennel licenses, including the one issued to the LeBlonds. Based on information provided by the Animal Control Officer, one of those licenses is expected to cease in the next few years as the family has stopped breeding dogs and the number of dogs continues to decline. The other kennel license was recently issued for 12 dogs and it is staff's understanding that the owner shows and breeds dogs (border collies).

With regard to the definition of "commercial kennel," the LeBlond family does not board or groom dogs. As such, they would not be considered a commercial kennel as defined by the state. Additionally, it is worth noting that if they were a commercial kennel, certification from the Zoning Enforcement Officer that the location complies with zoning regulations would be required as part of their application to the state for a commercial kennel license.



Town of Mansfield



CURT B. HIRSCH
ZONING AGENT
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4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3341

To: Planning & Zoning Commission
From: Curt Hirsch, Zoning Agent
Date: May 17, 2012

Re: Determination on 'kennel'
82 Stonemill Rd.

In April 2011, I began receiving complaints from the Stonemill Road neighborhood about barking dogs at the property of 82 Stonemill Road. New owners Lena and Richard LeBlond took possession of the residential property in February 2011. The LeBlonds raise German Shepherds and compete nationally with their dogs in various show categories. I believe that they currently have about 12 to 15 adult dogs and one litter of puppies. The dogs are properly licensed with the Mansfield Town Clerk according to State regulations.

Aside from the complaints about noise, which both the Animal Control Officer and the Resident State Trooper' Office have determined to be 'not excessive' and not in violation of State and local nuisance laws, the question has evolved into whether the LeBlond's activity constitutes a 'commercial kennel' under the zoning regulations. I have enclosed copies of our zoning regulations that address the issue albeit inexactly.

We do not have a definition for 'kennel' in the zoning regulations. Pursuant to Article Four, any questions regarding the meaning of words and terms not defined in the Zoning Regulations shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes and the Random House Dictionary of the English Language, unabridged edition.

Section 22-327 of the Connecticut General Statutes contains the following definition of kennel:

"Kennel" means one pack or collection of dogs which are kept under one ownership at a single location and are bred for show, sport or sale

The Random House Dictionary of the English Language defines kennel as follows:

1. A house for a dog or dogs.
2. An establishment where dogs are bred, raised, trained, or boarded.
3. The hole or lair of an animal, esp. a fox.
4. A wretched abode likened to a doghouse.
5. To keep or put in a kennel
6. To take shelter or to lodge in a kennel.

To assist in your review, I have included several copies of letters, e-mails, and pages from a website that the LeBlond's maintain. I chose these out of many as being more relevant to the Commission's review of the matter with respect to the regulations. Much of the material that has been circulated is about noise (not just from dogs) and not directly about whether there is a kennel use of the property. I do not have a specific recommendation on this issue but I do want to highlight a couple of points for thought.

- The zoning regulations about "dogs" talk about breeding. I believe it's important to look at the purpose of the act itself. Breeding implies to me a intent to bring two specific animals together for the purpose of gaining offspring. Is the intent to breed for the purpose of some financial gain or to preserve a championship lineage or to provide a new pup for personal pleasure and maybe give away or sell the remaining litter?
- What is accessory? Are 2 dogs accessory to a residential use? ..5 dogs?...10...more? While not on-point to a kennel use, if the use is not considered to be accessory, this situation could still be pursued as a zoning violation. That may or may not be fair since we do not specifically limit the number of pets a residence use may have.
- www.Mountainriverrockfarm.com. The existence of a web site on the LeBlond's involvement with the dogs is a difficult factor to get around. How many private individuals maintain a web site about their hobbies? The site specifically states "We are not a commercial kennel and we do not breed and sell puppies for financial gain." However, the site also contains information on puppies available for sale or adoption as well as a contact form.

The LeBlond's are planning to attend the PZC's 5/21/12 meeting and speak to their use of the property. I expect some community members to also be present. The Commission is not under any time constraints to review and reach a decision on this matter.

Article Six

Prohibited Uses, Performance Standards And Bonding

A. Prohibited Uses

Uses of land, buildings or structures that are not permitted in the various zoning districts (see Article VII) are prohibited. The following listing provides examples of uses that are prohibited in all zoning districts in Mansfield:

16. The breeding of two or more dogs, cats or other animals except as specifically authorized under the provisions of Article VII of these regulations;

Article Seven

U. Uses Permitted In the Pleasant Valley Commercial/Agriculture Zone (Land south of Pleasant Valley Road and east of Mansfield Avenue)

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

- g. Veterinary hospitals and commercial kennels boarding or breeding two or more animals provided potential noise impacts are addressed in association with the required Special Permit application;

Article Four

Rules And Definitions

B. Definitions

For the purpose of these regulations, certain terms and words used herein shall be used, interpreted and defined as set forth in this section.

Any questions that arise regarding the regulatory meaning of other words and terms shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes and the Random House Dictionary of the English Language, unabridged edition, respectively.

1. Accessory. The term applied to a building or use, which is clearly incidental or subordinate to, and customarily in connection with, the principal building or use and located on the same lot with such principal building or use. Any accessory building attached to a principal building is deemed to be part of such building in applying the Area Regulations to such building.

Curt B. Hirsch

From: Noranne M. Nielsen
Sent: Tuesday, April 03, 2012 11:34 AM
To: Curt B. Hirsch
Subject: Zoning regulation on number of dogs

Curt,

A while ago we had a discussion about the possibility of introducing a zoning regulation on the number of dogs that can be kept. We started this discussion after my office received a lot of barking complaints about Megan Barbeau of 134 Spring Hill Rd. She had 10 dogs, bought a kennel license for them at the town clerk's office and it was legal. Barbeau moved out which took care of the barking complaints.

I'm currently dealing with a similar situation on Stonemill Rd. Richard Leblond of 82 Stonemill Rd keeps 10 German Shepherds + puppies kenneled in his backyard. He bought a kennel license for the dogs and again this is legal. I received multiple barking complaints about these dogs. I did an investigation and spoke to almost every neighbor and everybody confirmed the dogs were barking on a regular basis. I also heard the dogs bark while doing the investigation, although I would not describe it as excessive, but I don't live there. The nuisance law 22-363 does not allow "excessive barking". Excessive barking is not defined which makes this law unenforceable. If Mr. Leblond decides he wants to extend his kennel to let's say 50 dogs, and he buys a kennel license for 50 dogs, it would be legal in this town. The barking complaints are clearly related to the number of dogs, as 10+ dogs make much more noise than 2 dogs. It also does not help that they are kept outside in kennels.

Because the nuisance ordinance is unenforceable, I think it would be a good idea to seriously start thinking about regulations on the number of dogs that can be kept in a in this town. I think there would be a lot of support from the Mansfield residents.

Was this subject brought up already in one of the zoning meetings? Do you think it's reasonable to think about such a restriction?

Noranne

Officer Noranne Nielsen

Mansfield Animal Control

4 South Eagleville Rd, Mansfield, CT 06268

Shelter: 230 Clover Mill Rd, Mansfield, CT 06268

860-487-0137

Curt B. Hirsch.

M

From: Noranne M. Nielsen
Sent: Wednesday, April 18, 2012 2:47 PM
To: Linda M. Painter
Subject: Commercial dog kennels

Hi Linda,

In a meeting with Matt Hart last week, I was giving Matt a heads up regarding nuisance complaints we received about LeBlond, 82 Stone Mill Rd. I just finished my barking dog investigation in cooperation with the PD, and concluded the barking is not excessive and not in violation with the state nuisance law or town nuisance ordinance.

LeBlond has 12 adult dogs (German Shepherds) and currently one litter of puppies. They bought a kennel license #5001 in 2011 and the dogs are kept legally. They consider themselves a hobby breeder. They are showing the dogs and have 1 litter a year average. They sell the puppies.

Matt suggested getting in contact with you regarding a definition of "commercial kennel" versus "hobby kennel". I would also like to brainstorm about the feasibility of a restriction of the number of dogs that can be kept. Currently there are restrictions for livestock and birds, but not for pets.

Thanks, Noranne

Officer Noranne Nielsen
Mansfield Animal Control
4 South Eagleville Rd, Mansfield, CT 06268
Shelter: 230 Clover Mill Rd, Mansfield, CT 06268
860-487-0137

Circulated Petition

If you are being disturbed by barking dogs in your neighborhood, please call Mansfield Animal Control at 860-487-0137.

The lack of calm and quiet in our neighborhood, especially on weekends when we need to rejuvenate for the next work week, has been especially hard the last few months. Barking dogs and construction/chainsaw noise exacerbating the dogs makes it very difficult to relax in our homes.

Mansfield Animal Control has received complaints about the barking dogs on Stone Mill Rd, as has Mansfield town zoning, but if you are like most people, you do not want to make waves or go to the bother of calling. And when you do call, you are told that the barking dog law is a state law that is too vague to really do anything about, and advised to keep a "barking dog" log. This log would help Mansfield Animal Control pinpoint times that the dogs are incessantly barking, but that means someone has to then really pay attention to when the dogs start and stop barking for days or weeks at a time. For those of us already trying to block out the nuisance barking noise, paying closer attention to it is not what we want to do.

But you can also sign this petition to ask the owners of the new kennel on Stone Mill Road to police their dogs more vigilantly. When they moved into a neighborhood with neighbors close enough to be bothered by the noise of the dogs, they also acquired the responsibility of being good neighbors.

While we all may have to make noise on our property by mowing or cutting down trees or having a party once in a while, making recurrent noise, like allowing dogs to bark for more than a few minutes at a time on a daily basis is not considerate to neighbors. Barking that wakes neighbors up, prevents neighbors from enjoying their gardening activities, meals on their patios, even relaxing with windows open, is a stressful situation, a nuisance and not understanding of the need for peace that we thought we had when we bought our properties.

In addition, if the noise of construction machinery on Sundays, early mornings and evenings do not allow you peaceful use of your home and garden please contact Curt Hirsch of Town of Mansfield Zoning at 429-6863 or Matthew Hart, Town Manager at 429-3336. This town is in the Quiet Corner of Connecticut. Listening to construction seven days a week, barking dogs and other noise should be covered by the newly passed noise ordinance of this town, but we do have to press our town government to do what is best for its citizens.

Peace to you all.

Please contact Lesley Dyson at ladyson7@yahoo.com or 487-9404 for more information.



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

²⁰
April 19, 2012

Richard LeBlond
82 Stonemill Road
Storrs, CT 06268

Re: Noise and kennel issues

Dear Mr. LeBlond:

As you are well aware, there have been a number of complaints to various town departments and staff regarding activity occurring on your Stonemill Road property. The complaints are over two separate concerns; the noise from the operation of a backhoe during inconvenient hours of the day, and the noise from barking dogs kept in outdoor pens. I will address each concern separately.

Per the Town of Mansfield Noise Control Ordinance, noise from property maintenance equipment is exempt from the provisions of the ordinance *during daytime hours*. Daytime hours are from 8:00 am until 9:00 pm Monday through Saturday, and from 10:00 am until 9:00 pm on Sundays and State and Federal holidays. The allegations in the complaints state that you have operated the backhoe on your property as early as 7:30 am on Sundays, including on Easter Sunday.

The concerns about the dogs are more difficult to resolve. While the barking may not currently be considered a nuisance under various local and State regulations, the mere act of keeping so many dogs cannot be considered an accessory use of residential property. The fact that you maintain a website advertising that you breed and sell German Shepard Dogs is a clear indication that you are engaged in activities that are specifically prohibited in the RAR-90 zone. The breeding of two or more dogs is a prohibited use in all of Mansfield's zoning districts except for the Pleasant Valley Commercial/Agricultural Zone (PVC/A). It cannot be authorized for your Stonemill Road property.

This letter is not a violation notice under the scope of Mansfield's Zoning Citation Ordinance. Such a notice will be issued however if you cannot present a written plan to me, which specifies the steps you will take to comply with the issues I have raised. Such a plan shall be submitted no later than May 11, 2012.

Curt Hirsch
Zoning Agent

cc: Town Manager, Resident State Trooper, Animal Control Officer, Dir. of Planning & Development

Curt B. Hirsch

From: Lena Leblond [mountainriverrockfarm@yahoo.com]
Sent: Friday, April 27, 2012 10:36 AM
To: Curt B. Hirsch; Animal Control; Town Mngr; Richard E. Cournoyer
Subject: Response to letter sent to family on Stonemill rd

To: Curt B. Hirsch
Town of Mansfield Zoning Agent

From: The LeBlond Family
Resident of the Town of Mansfield

Re: Noise and Kennel Issues

Dear Mr Hirsch,

In response to your letter sent to us on April 20th 2012 addressing numerous complaints regarding our dogs.

As you well know we have had more then a dozen false complaints made against by one person and they have all been thoroughly investigated by Mansfield Animal Control and all deemed unfounded.

I will make my next point VERY clear so that it is in no way possible to misunderstand: 82 Stonemill Road is our HOME... it is were we live and raise our children and animals and maintain our property/home.. we do NOT in any shapé or form run, own, possess a commercial business, commercial dog kennel, grooming, training, boarding or any of the sort! Our dogs are our personal owned dogs for our enjoyment only.. we do NOT import and/or buy and sell dogs, our dogs are not for sale. On very rare occasions we may have a litter (which you mention in your letter is perfectly ok), and again for our enjoyment as clearly stated on our website.. which by the way is not a "business website" and also does not display our home address.

We go to great lengths not to give out our address to strangers to protect ourselves, our children, our animals, our neighbors and our community as well as preach to our children to never ever give out your address to anyone.

As a matter of fact.. it is very concerning an disturbing to us that our home address was made public at the televised town meeting this past Monday and also made available for download in the town meeting agenda packet on the town of Mansfield very public website. This has resulted in us loosing our sense of privacy and safety that we should be able to feel in our own home.

It has been bad enough with Ms Dyson knocking on doors in our neighbor hood with some sort of petition against us smothering our name as well as telling people we are keeping vicious attack dogs (which is simply not true, all our dogs are extremely trained and obedient) after she was told we are perfectly within the laws and ordinances of the town of Mansfield. These actions has resulted in a high volume of traffic creeping up and down our road, (turning around in Motskowitz drive-way) with people trying to figure out what this women is talking about. This is hurting not only us but everyone living on Stonemill Rd.

As you also know our dogs are licensed with the town of Mansfield and up to date on all required shots under the law of the town of Mansfield and the state of CT.

4/30/2012

We also do not do have a "game-farm"/"petting-zoo" at our home. Our horses are for our personal enjoyment only. We do not own any Llamas, our children have one small alpaca named Chello and he is their pet.

We do hope that with this letter we have answered your letter/questions to your satisfaction and that the very public humiliation we have had to endure and all the false accusations made against us will finally come to an end so that we can live in our home feeling safe and and with our right to privacy respected.

Please do not hesitate to contact us should you have any further questions and/or concerns.

And also please cc this letter a.s.a.p to all Council members and all town staff whom should be prelude to this matter as I don't have everyones e-mail addresses, thank you.

Respectfully,

The LeBlond Family

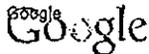
website: <http://www.mountainriverrockfarm.com/>

e-mail: mountainriverrockfarm@yahoo.com

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Our German Shepherds - Mountain River Rock Farm, German ...
www.mountainriverrockfarm.com/Our_German_Shepherds.html
100% German Bloodlines suitable for Show, Work, Competition and Companion.
Welcome to GinaGardens German Shepherds. The home of 5 times VA titled ...

GinaGardens - Mansfield, CT - page 1 - German Shepherd Dog
www.pedigreedatabase.com/german_shepherd.../bulletins.read?mnr...
Jun 1, 2011 - GinaGardens - Mansfield, CT - page 1: German Shepherd. ... All
Breeds > GinaGardens - Mansfield, CT (12 replies) ...

Ginagardens Lexi - German Shepherd Dog
www.pedigreedatabase.com/german_shepherd_dog/dog.html?id...
Groß, kraftvoll, sehr kräftiger Kopf, betont männliches Gepräge, sehr schöner
Ausdruck, sehr gute Gebäudeharmonie, sehr schöner Liniensfluss, trocken und fest, ...

JD's Angus of Ginagardens - German Shepherd Dog
www.pedigreedatabase.com/german_shepherd_dog/dog.html?id...
JD's Angus of Ginagardens: German Shepherd. ... German Shepherd Dog, JD's
Angus of Ginagardens. Search Website - Login. Classified: "Reduced Price!

JD's Saphira of Ginagardens - German Shepherd Dog
www.pedigreedatabase.com/german_shepherd_dog/dog.html?id...
JD's Saphira of Ginagardens: German Shepherd. ... German Shepherd Dog, JD's
Saphira of Ginagardens. Search Website - Login. Classified: Import gsd avail ...

German Shepherd Dog Puppies for Sale in Centereach, NY from ...
www.puppywups.com/breeders/ginagardens-schalerhund-kennel
GinaGardens Schalerhund Kennel is a German Shepherd Dog breeder in
Centereach, NY. Get your German Shepherd Dog puppy from GinaGardens ...

Family Dog/Breeders north east - German Shepherd Dog Forums
www.germanshepherds.com / ... > Breeding > Choosing A Breeder
12 posts - 8 authors - Oct 20, 2010
I would appreciate any advice on the German Shepherd in general as a family dog as
well as your ... GinaGardens German Shepherd Kennel ...

GSDonline - German Shepherd Breeders - United States German ...
gsdonline.com/links/index.php?&cal=114&offset=30
German shepherd puppies online, your best friend for the German Shepherd
breeders and ... World famous, world class Gunbil German Shepherds and
German ...

GINAGARDENS GERMAN SHEPHERD KENNEL | HOT TRENDS ...
hottrend-s.com/search/ginagardens+german+shepherd+kennel
hottrend-s.com. Search. Google Trends. De'lon sanders · Askew · Heart attack grill ·
ivan rodriguez · Marco rubio · Brian dawkins · Brandon Jacobs · New Jersey ...

Aimke Dr. Centereach, NY - Reverse Phone Lookup - Pipl
pipl.com/directory/phone/street/Aimke%20Dr/Centereach/NY/
Contact: GinaGardens Kennel Centereach, NY 11720 Ph# 631 881 0823 Cell# 631
428 4544 ... JAMIE ZUM KOLBENGUSS. pups,litters,German Shepherds ...

Ads - Why these ads?

German Shepherds For Sale
www.kraftwerk9.com/
America's largest source of working
line puppies and trained adults.

German Shepherds
eukanuba.com/German-Shepherd-Info
Learn Why the German Shepherd Is
One of the Most Popular Dog Breeds.

German Shepherds CT
germanshepherd.connecticutpuppiesfor...
Buy a Shepherd from a Breeder.
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www.local.com/
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Mountain River Rock Farm

*Top Performance German Shepherds and Trail Horses
100% German Bloodlines suitable for Show, Work, Competition and Companion*



Welcome to the LeBlond Family



We are the 4th LeBlond Generation to have Pleasure Trail Horses and German Shepherds.

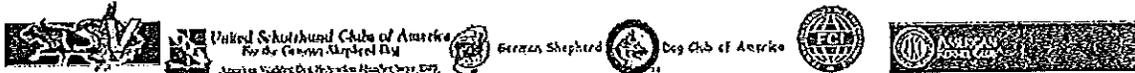
Our farm is located in the beautiful historic part of Mansfield-Storrs in Connecticut on the mountain with the Fenton River running through our property which gives us, our kids, our horses, dogs, ducks and cat plenty of acreage to "play" on.

What we love the most is spending our time around the farm, ride our horses on the unlimited trails we have adjoining our property. We also have fun riding to the Uconn campus for coffee at Starbucks and ice cream at the Uconn dairy barn. Another passion of ours is Breeding, Showing and Competing with our German Shepherds.

We hope you will enjoy your visit with us...
Richard & Lena LeBlond

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Mountain River Rock Farm
mountainriverrockfarm@yahoo.com
(888) 576-6351
Mansfield-Storrs, CT 06268

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Mountain River Rock Farm

*Top Performance German Shepherds and Trail Horses
100% German Bloodlines suitable for Show, Work, Competition and Companion*



Our Philosophy

Our philosophy is that breeding a female should be a rare and special occasion. Only healthy, anatomically breed standard correct females with sound temperament are bred after a rigorous search for the best suitable male.

We are not a commercial kennel and we do not bred and sell puppies for financial gain.

All our puppies are born in our bedroom.. raised in our home with the out most care and given the proper socialization to become the best dogs they can be... whether it be for Companion, Competition, Show, Work or all of the above.

We proud ourselves in breeding dogs that are Companion, Competition, Show and Work all in one.

It is not hard to find a good Show dog or a good Competition dog or a good Companion dog.. the real challenge is to find the dog that has it all..

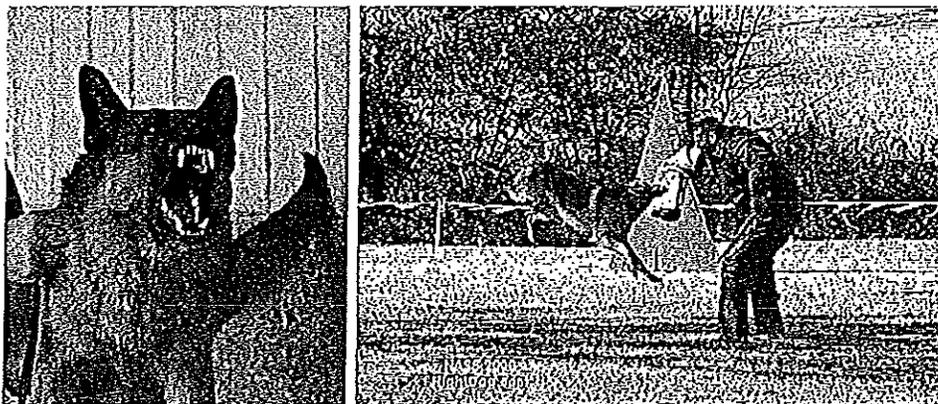
...and that is our goal.



Although we heavily train and compete with our dogs in the sport of Schutzhund and Show, that is not the German Shepherds main purpose in life. All our dogs main purpose is to be a part of our family.

A well bred German Shepherd should be of sound temperament and naturally and instinctively want to please you and be a part of your Family. A well bred German Shepherd will not only greet you at your door, happy to see you every day, play with your children and be gentle with the elderly, make you feel happy when your sad but also protect you and your Family when you can't. We firmly believe that adding a German Shepherd to your family is the best protection.

-If a German Shepherd had been sleeping next to many of the victims of burglaries, home invasions, abductions, rapes and even killings it is likely that the end result would of been different... where the intruder or the perpetrator would of ended up the victim..demolished by the Family's German Shepherd!!!



Please read this before you decide if a GlnaGardens German Shepherd is the right choice for you:

All our dogs are sold as lifetime companions.. which is a huge commitment! Realize that a German Shepherd is a working dog that requires a lot of exercise, love and attention.

Many people tend to impulse buy a puppy because they are cute and someones birthday or some other special occasion arises and buying a puppy seems like a good idea at that moment. We can't stress enough the outmost importance in buying a dog for the right reasons only!

So please... before you contact us to inquire about buying a dog... take the time to rethink your decision as to why you are buying a dog more then twice or three times so that you don't "bite of more then you can chew".



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(860) 578-6351
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*Top Performance German Shepherds and Trail Horses
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For Sale/Adoption

 We have Puppies available 



Please contact us for more information on our available puppies

Call or Text 860-576-6351 and leave your name, phone# and a good time to contact you. Phone calls or Text messages without your full name and phone# will not be returned. We try to return all messages within 24 hours, however sometimes we are at a dog show or another event so it may take a little longer.

You can also click on the German Shepherd to contact us via email. Please tell us a little bit about yourself and what it is your looking for in the dog you would like to add to your Family.



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United Schutzhund Clubs of America
For the German Shepherd Dog



German Shepherd Dog Club of America



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Mountain River Rock Farm

*Top Performance German Shepherds and Trail Horses
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Contact us:

Thank You for visiting our website.

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First Name*	Last Name*

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Mountain River Rock Farm
mountainriverrockfarm@yahoo.com
(860) 578-6351
Mansfield-Storrs, CT 06268

TOWN OF MANSFIELD
OFFICE OF THE ANIMAL CONTROL OFFICER



Noranne Nielsen, Animal Control Officer
Chelsea Leach, Asst. Animal Control Officer

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
Tel. (860) 487-0137
Fax: (860) 429-3857
Email: aco@mansfieldct.org

10/13/2013 Kennel inspection by Officer Nielsen of Mansfield Animal Control.

Gina Gardens, Kennel tag# 5,005
Richard Leblond
82 Stone Mill Rd
Mansfield CT 06268

Number of dogs (6 mos and older) kept: 13 German shepherds and 1 Miniature Pincher
Number of puppies (6 mos and under) kept: 2 German Shepherds (5 mos. old)

Average number of litters a year: 1

Breedable females: 1

Dogs are kept as a hobby for show, competition and search and rescue work.

Condition of dogs: very good.
Condition of kennel area: clean, well kept, in good condition.
Dogs are kept in kennel area and in the house.

All dogs are up to date on their rabies shots, rabies certificates were made available for each dog.

How many puppies in a German shepherd litter:

8/6.6/8/7/10=average of 8

<http://answers.yahoo.com/question/index?qid=20080516154420AAHLIL>

There is no certain relationship between age and fertility, other than a slight tendency to be highest between 3 and 7 years old.

Decades ago I was in charge of a data-table recording whatever GSD breeders wanted to tell us about their litters, and whatever owners later wanted to tell us about their dog. The Committee closed it after 644 litters were recorded.

From memory, **the average litter size was 8 whelped**, reduced to 6½ alive at 7-8 weeks old - most of the 1½ pups per litter that disappeared were due to pups being stillborn or "fading out", but the better breeders also cull their litters so that their brood isn't strained trying to feed and supervise too many pups.

http://www.akc.org/enewsletter/akc_breeder/2009/fall/handbook.cfm

By Dr. Bretagne Jones

Senior Scientific Communications Manager ©2009 ROYAL CANIN USA, Inc.

Many variables work collectively to determine litter size. We expect the dam to exert an influence, but there are other contributing factors. Breeding management plays several roles in the number of offspring we can expect. It's not too hard to accept that genetics, environment and nutrition all play a part as well.

A three-year study involving 15 breeds was performed in order to gather real data on litter sizes, ages of dams, number of litters, and so on. A total of 728,271 litters make up the database for this study.

Labrador Retrievers had a typical range of 5 to 10 puppies per litter, with an average of 7.6, based on over 85,000 litters. **German Shepherd Dogs had just over 44,500 litters with a range of four to nine pups and averaging 6.6 per litter.** From the 39,000 American Cocker Spaniel litters tracked, an average litter size was five, with a normal range of three to seven pups.

http://www.germanshepherdworld.com.au/index.php?option=com_content&view=article&id=84&Itemid=94

German Shepherds make wonderful mothers and can have very large litters. I have bred everything from 1 single puppy to 15 puppies. **Their usual litter size is around 8 puppies.** The majority of German Shepherd puppies born, the first pup will be a male (typical male always impatient). Puppies start to be weaned around 3-4 weeks of age. Puppies must be wormed every 2 weeks from the ages of 3 weeks to 14 weeks.

<http://doggiedogblog.com/articles/>

Average litter for a GSD is seven. Goes down with age. As with me your bitch can go early, but if your prepared things should go smoothly. With most GSD's it's pretty normal to have puppies at first pretty quick and then have them slow down as they tire.

<http://janryan.hubpages.com/hub/German-Shepherd-Puppies>

The easiest way to find German Shepherd puppies for sale is by looking on the Internet. That at least is a good start.

The breeder must be exceptionally knowledgeable about the breed and the AKC. He must give you all of the medical information on the puppy, as well as any social behavior problems or advantages. He must show you where the puppy has lived during his short life and he and his family must be interacting currently with the puppy as if it were their own. German Shepherd puppies usually come in litters of ten and the breeder must know characteristics about each and every puppy in the litter.

<http://www.german-shepherd-us.com/german-shepherd-puppy.html>

What to Expect

You should expect to pay between \$800 and \$1,500 for a pet-quality German shepherd puppy from a reputable breeder and over \$1,100 for a competition-quality puppy.

The Orthopedic Foundation for Animals (OFA)

This organization certifies the results for hip dysplasia and elbow dysplasia, cardiac disease, and von Willebrand's disease. All of the OFA's databases are searchable, so puppy buyers can verify a breeder's claims of healthy hip ratings.

<http://www.offa.org/search.html>

<http://www.germanshepherds.com/forum/choosing-breeder/179990-how-many-litters-many.html>

[man Shepherd Dog Forums](#) > [The Puppy Place](#) > [Choosing A Breeder](#)

↳ How many litters is to many?

It really depends. Someone has to own stud dogs. Some breeders own stud dogs, some go with outside studs. Sometimes it makes sense to do one, sometimes it makes sense to do the other. If the breeder is breeding certain lines, and has a program, and has purchased a stud dog because of its pedigree, among other things, and how it will work with his bitches. And he complements the bitches or brings something to the program that they want to incorporate, I can certainly see them breeding him to more than one bitch right off the bat.

On the one hand, 2-3 bitches means they are pets, and the breeder can spend a lot of time training, titling, working them. But they cannot do much in the way of breeding for the future, holding back pups to see how they turn out and having long term goals and plans. I

think you almost cannot limit yourself to a very small kennel if you want to really go forward. One of those 2-3 bitches may fall out, one might not produce. And sometimes everything looks better on paper than in the whelping box.

In the end, some breeders will breed 1-2 litters per year, and some will breed 3-6. And some will breed even more. The number of litters a breeder can produce properly has to do with the individual breeder.

RIP Arwen, CD RN CGC



They seem to have many MANY dogs just from the pictures of their kennels. They look clean from the pictures but I havent been to the kennel yet. I would go before I decided to put money down on a pup. From the looks of it they have about 20 or more dogs at least. Not saying thats bad, just saying to me that really seems like a lot.

How much personal attention can these dogs be getting?

<http://www.waldenhaus.com/faq.htm#21>

Q:"It seems like you might be a large Kennel operation you have obviously invested a lot of time in maintaining your very comprehensive Web Site and you seem to have German Shepherd puppies you are selling almost every time I check you. Approximately how many litters do you have in one year?"

Just a short quote from our "Welcome Page" might best answer this question "Vom Waldenhaus German Shepherds is a small, very specialized breeding and training facility located on 120 wooded acres in the middle of the Mark Twain National Forest. We have dedicated 3 acres for our kennel facility and the remainder (wooded land) for our training area. Our nearest neighbor is over a mile away. Visitors are welcome to visit our German Shepherd Paradise anytime by appointment. In this way we can set aside enough time to answer your questions and for you get to know who we are.

Our breeding and basic kennel management is based on a life time of wholeistic approaches to improving and maintaining healthy vigorous German Shepherds. We only produce 4 to 5 litters in a year and have found that raising puppies in fall, winter and early spring provides extra precaution for healthier puppies than during the early summer months, when **the deadly Parvovirus** is usually at it's peak. Our kennel is closed to all outside disease and pestilence. We eliminated fleas from our kennel some 20 years ago, that was a GIANT step toward eliminating a lot of associated disease and illness like tapeworm, etc..."

①

May 2

Mrs. Dyson:

This is to update you on the town's review of the noise disturbance on Stonemill Road that you brought to our attention. Several staff members have been involved in looking at various aspects of the issues you have raised regarding a dog kennel operation and construction noise. I have notified the LeBlond's about the neighborhood concerns and asked them to provide a written response about their use of the property. I also notified them about the daytime hours within which they may conduct "property maintenance" operations per the Town's Noise Ordinance. My letter and their response are attached. The zoning regulations do not clearly address dog kennels and therefore the staff has determined that the matter should be reviewed by the Planning & Zoning Commission, as prescribed in the regulations, for a determination based on the specific facts of this matter. This review will likely take place at the 5/21/12 meeting but that must be confirmed. This will be a meeting open to the public. In your e-mail to me around 4/11/12, you included a link to *Von Grafenstein German Sheperds, LLC*. I don't find any connection to the LeBlond situation on this web site. Was there a reason for including it?

Curt Hirsch, Zoning Agent

CURT B. HIRSCH
ZONING AGENT
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-259

(860) 429-334

April 20, 2012

Richard LeBlond
82 Stonemill Road
Storrs, CT 06268

Re: Noise and kennel issues

Dear Mr. LeBlond:

2

As you are well aware, there have been a number of complaints to various town departments and staff regarding activity occurring on your Stonemill Road property. The complaints are over two separate concerns; the noise from the operation of a backhoe during inconvenient hours of the day, and the noise from barking dogs kept in outdoor pens. I will address each concern separately.

Per the Town of Mansfield Noise Control Ordinance, noise from property maintenance equipment is exempt from the provisions of the ordinance *during daytime hours*. Daytime hours are from 8:00 am until 9:00 pm Monday through Saturday, and from 10:00 am until 9:00 pm on Sundays and State and Federal holidays. The allegations in the complaints state that you have operated the backhoe on your property as early as 7:30 am on Sundays, including on Easter Sunday.

The concerns about the dogs are more difficult to resolve. While the barking may not currently be considered a nuisance under various local and State regulations, the mere act of keeping so many dogs cannot be considered an accessory use of residential property. The fact that you maintain a website advertising that you breed and sell German Shepard Dogs is a clear indication that you are engaged in activities that are specifically prohibited in the RAR-90 zone. The breeding of two or more dogs is a prohibited use in all of Mansfield's zoning districts except for the Pleasant Valley Commercial/Agricultural Zone (PVC/A). It cannot be authorized for your Stonemill Road property.

This letter is not a violation notice under the scope of Mansfield's Zoning Citation Ordinance. Such a notice will be issued however if you cannot present a written plan to me, which specifies the steps you will take to comply with the issues I have raised. Such a plan shall be submitted no later than May 11, 2012. ✖

Curt Hirsch

Zoning Agent

cc: Town Manager, Resident State Trooper, Animal Control Officer, Dir. of Planning & Development

Our Males (7)

**YAPPO VON TRONJE
QUI-GON ZUM KOLBENGUSS**

USCHIGARDENS MATTY

JAMIE ZUM KOLBENGUSS

Soon to be added to Our Males page as we are updating their information and pictures:

O'Melley zum Kolbenguss

GinaGardens Vegas

GinaGardens Chase

Our Females (15)

**USCHIGARDENS MELINDA
MIRKA VON EMKENDORFER
PARK**

UNDRA VON WILHENDORF

USCHIGARDENS OLINDE

USCHIGARDENS HANNIE

GINAGARDENS BERKELEY

NEELAH VON WILHENDORF

Soon to be added to Our Females Page as we are currently updating their pictures and info

GINAGARDENS LEXI

GINAGARDENS VIENNA

GINAGARDENS ROXI

GINAGARDENS TANYA

GINAGARDENS ZOE

GINAGARDENS ASIA

GINAGARDENS CARLY

GINAGARDENS CASEY

We have Puppies available



For Sale/Adoption

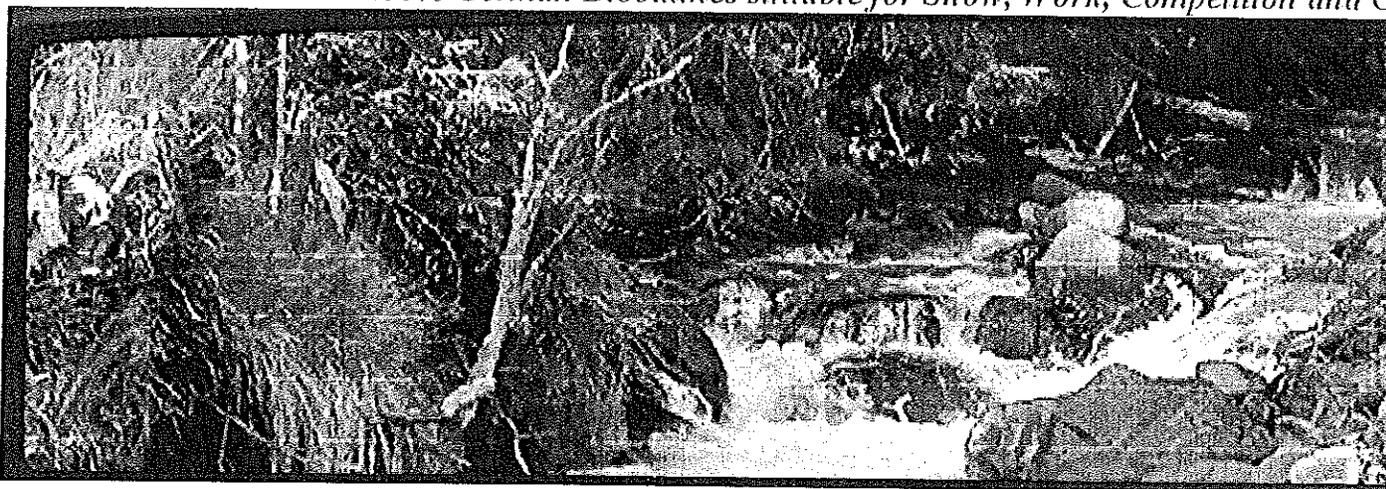
Please contact us for more information on our available puppies
Call or Text 860-576-6351 begin_of_the_skype_highlighting 860-576-6351
end_of_the_skype_highlighting and leave your name, phone# and a good time to
contact you. Phone calls or Text messages without your full name and phone# will not
be returned. We try to return all messages within 24 hours, however sometimes we are
at a dog show or another event so it may take a little longer.

<http://www.mountainriverrockfarm.com/index.html>

[Home](#) [About Us](#) [Our German Shepherds For Sale/Adoption](#) [Schutzhund/Show](#) [Our Horses](#)
[Photo Gallery](#) [Contact Us](#)

Mountain River Rock Farm

*Top Performance German Shepherds and Trail Horses
100% German Bloodlines suitable for Show, Work, Competition and C*



Members of:



United Schutzhund Clubs of America
for the German Shepherd Dog
AMERICAN WESTERN DOG ASSOCIATION MEMBER



German Shepherd



Dog Club of America



Mountain River Rock Farm
mountainriverrockfarm@yahoo.com
(860) 576-6351 begin_of_the_skype_highlighting (860) 576-6351 end_of_the_skype_h
Mansfield-Storrs, CT 06268

10/20/13 Google Search "buy German Shepherd puppies":

About 14,000,000 results (0.32 seconds)

Ad related to buy german shepherd

1. German Shepherds CT

germanshepherd.connecticutpuppiesfor...

- o Why this ad?
Direct from Breeders, See Photos Playful, Loving, Health Guarantee.

Search Results

1. German Shepherd Dog Puppies for Sale - PuppyFind.com

www.puppyfind.com/german+shepherd+dog.php

- o Cached
- o Similar
Buying your first **German Shepherd Dog** puppy can be a daunting task, but PuppyFind.com is here to help. We've added some common questions to ask when ...

2. K9 Agents | Buy German Shepherd Puppies for Sale Online

www.k9agents.com/

- o Cached
- o Similar
K9 Agents offers quality bloodline **German Shepherd** puppies for sale online with worldwide shipping.

3. German Shepherd Puppies For Sale - Puppy Breeders - Next Day Pets

www.nextdaypets.com › Dog Breeds › Puppies For Sale

- o Cached
- o Similar
Rating: 4.2 - 246 votes

5 days ago - ... breeders. Find the perfect **German Shepherd** puppy at NextDayPets.com. ... Color(s): most colors, other than **white**, are permissible.
Overview.

4. 6 Ways to Buy a German Shepherd Puppy - wikiHow

www.wikihow.com › ... › [Pets and Animals](#) › [Dogs](#) › [Choosing a Dog](#)

- o [Cached](#)
- o [Similar](#)

How to Buy a German Shepherd Puppy. German shepherds, originally bred from a line of herding and farm dogs in Germany, are very popular working dogs, ...

5. Mountain River Rock Farm, German Shepherd Puppies CT, German ...

www.mountainriverrockfarm.com/

- o [Cached](#)
- o [Similar](#)

German Bloodlines German Shepherds, German Shepherds, German Shepherd Breeder CT, German Shepherd Kennels CT, German Shepherd Kennel,

<http://www.k9agents.com/index.html>

(no individual puppies, no prices, contact information page for buyers info, no address given)

Buy German Shepherd Puppies: Trust - Loyalty - Respect

K9 Agents is a kennel owned by Vince Padalino. If you're thinking of buying a German Shepherd puppy, know that:

- We raise AKC Registered puppies
- Pups are guaranteed healthy - 100% money-back guarantee
- We let you know who your puppy's parents are
- We don't raise your puppy in a small kennel like pet stores will
- Our puppies come from guaranteed imported bloodlines
- Your dog can grow up to be a protector of your loved ones

When you purchase a German Shepherd puppy from us, you get a loyal new companion. Daily walks are not only good for your dog, but they can also help keep you healthy as well. Not to mention that caring for a dog can teach kids life skills such as patience and caring.

If you are interested in buying a beautiful German Shepherd puppy, please call us toll free at 800-733-0323 or send an email to info@k9agents.com.

<http://www.vonlotta.com/german-shepherd-puppies.html>

(no individual puppies, no prices, contact information, no street address given)

von Lotta" German Shepherd Puppies

Our German Shepherd puppies are our pride and joy. I spent close to 20 years researching the breed, it's bloodlines, history and current development, as well as training and showing

dogs, and I know that breeding quality dogs is much more than just putting two dogs with good pedigrees together. Each litter has to have a purpose, and each breeding pair should complement each other in more than one way.

There is no perfect dog, and every breeder has to decide - what are they breeding for? You can breed for show success, for points in working competitions, for stable temperament for service work, for specific colors or size. Here at KvL we breed for a dog with stable, self-confident temperament that is very eager to spend time with you and to play (strong pack drive). Basically, I breed dogs whose personality and intelligence I truly enjoy. They are dogs that can be trained in a wide variety of tasks, as well as I have to have a beautiful dog. My dogs are driven and trainable, with excellent harmony of build and dark pigment. They are a pleasure to have in the house, to take swimming, to play ball with, or participate in many types of "dog-sport," and they also succeed in shows.

<http://www.waldenhaus.com/welcome.htm>

Vom Waldenhaus German Shepherds is a small, very specialized breeding and training facility located on **120 wooded acres** in the middle of the Mark Twain National Forest in South Central Missouri.

We have dedicated 3 acres for our kennel facility and the remainder (wooded land) for our training area. Our nearest neighbor is over a mile away. Visitors are welcome to visit our German Shepherd Paradise anytime by appointment. This way we can set aside enough time to answer your questions and for you get to know who we are.

We made the decision many years ago when we started, to be a "private" German Shepherd breeding kennel, not a commercial operation. We do not sell wholesale to pet stores, brokers or anyone who intends to resell. We will only sell to "private" individuals who are seeking a truly wonderful family companion. Our breeding and basic kennel management is based on a life time of wholeistic approaches to improving and maintaining healthy vigorous German Shepherds. We only produce 3 to 4 litters in a year.

Our German Shepherd Breeding kennel is closed to all outside disease and pestilence. We eliminated fleas from our kennel some 25 years ago and that was a GIANT step toward eliminating a lot of associated disease and illness like tapeworm, etc. We also stopped doing stud service and boarding at the same time, which cut down on a lot of transient potential problems.

These dogs are like our children and the bonus is that our Vet bills are usually only for vaccination medications, preventative heart worm testing and medications, preliminary and OFA hip x-rays.

***Puppies ready for new homes Mid November 2013
Egan and Britzy puppies will sell for \$3,500 each.***

<http://www.merchantcircle.com/business/mountain.River.Rock.Farm.860-477-0457>

Mountain River Rock Farm

(0) reviews [Write a Review](#)

82 Stonemill Rd, Storrs, CT 06268 860-477-0457. Member since October 2011.

[Book Appointment](#)

[Get Directions](#) [Connect to Merchant](#)

Article One

Intent and Purpose

A. Enacting Clause And Short Title

The Mansfield Planning and Zoning Commission, acting under authority of the Town Referendum held on March 28, 1958, and Chapter 124 of the General Statutes of the State of Connecticut, hereby adopts and enacts these regulations as the "Zoning Regulations of the Town of Mansfield."

B. Purpose

These regulations have been adopted in accordance with the provisions of Chapter 124 of the General Statutes of the State of Connecticut. These regulations are designed to meet statutory responsibilities and to achieve the following purposes:

- 1) To promote and protect the overall health, safety, convenience and welfare of the residents of Mansfield, Connecticut and the general public;
- 2) To provide for and facilitate the orderly growth and expansion of the municipality, thereby preventing an undue concentration of population and an overcrowding of the land, and thereby facilitating suitable provisions for transportation, potable water, sewerage and waste disposal, schools, parks, open space and other public requirements;
- 3) 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;
- 4) To provide for the protection of the physical environment, including air quality, potential surface and ground drinking water supplies, and specific environmentally sensitive areas such as wetlands and watercourses and areas subject to flooding and/or erosion and sedimentation problems;
- 5) To encourage safe and efficient vehicular and pedestrian facilities and circulation patterns and thereby avoid traffic hazards and congestion;
- 6) To provide protection against fire, flood, explosion, hazardous materials and other potential dangers associated with existing or proposed land uses;
- 7) To provide for energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation;
- 8) To encourage the use of aesthetic considerations in designing proposed buildings and site improvements, thereby promoting attractive projects that are compatible with the character of the site and subject neighborhood, and promote the value of properties in the neighborhood and the Town;
- 9) To divide the Town into various zones, restricting and regulating therein the location of construction, reconstruction, alteration and use of land, buildings, 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;
- 10) To protect residents from nuisances from sight and/or sound;
- 11) To define the powers and the duties of the administrative officers and bodies as provided herein.

health
convenience
welfare

population
waste control

property
values

2 tons waste
from 20
days

can see kennel
from road / from
Nipmuck Trail
and HEAR IT
from my home

prior to the submission of a site plan application for the subject use or development project. Necessary onsite testing must be coordinated with the Town Health Officer.

- f. **Erosion and Sediment Control Plan:** The applicant shall submit an Erosion and Sediment Control Plan in accordance with the requirements of Article VI, Section B.4.s. of these Regulations.
- g. **Other information:** Dependent on the nature of the proposal, the Commission shall have the right to require additional detailed information if it finds the information is necessary to review the application and determine compliance with applicable regulations and performance standards. Such information may include but shall not be limited to: traffic impact analysis, including specific information on how construction traffic will be regulated, routed and monitored; aquifer, watershed and flooding data; drainage calculations and documentation of necessary drainage rights or easements; environmental and neighborhood impact analysis; erosion and sedimentation control plans, future plans for adjacent land under the control of the subject applicant or owner; information on homeowner or property-owner associations; maintenance provisions; estimates of site improvements costs, and bonding agreements.

4. Waiver of Application Requirement

Dependent on the nature of the proposal, the Planning and Zoning Commission may, by majority vote, waive the submission of all or part of the information required in preceding Section d (Site Plan). These requirements may be waived only in situations where the information clearly is not needed to determine compliance with these Regulations. In general, these waiver provisions are most applicable to expansions of existing buildings and uses and changes in the use of existing buildings.

5. Approval Criteria

In reviewing and approving any proposed site plan application, the Planning and Zoning Commission shall determine that the public's health, welfare and safety have been protected and that the following criteria have been met:

- a. All required or necessary information has been provided by the applicant so that compliance with applicable regulations can be determined;
- b. The proposal complies with all other applicable sections of the Zoning Regulations including but not limited to: parking and loading; landscaping and buffering; aquifer areas; prohibited uses, performance standards; architectural and design standards; height and area requirements; signs, bonding, filling, grading, excavation, removal, processing of soil, stone, sand and gravel, peat moss, and other similar materials regulations and any special provisions applying to the subject use;
- c. The application has considered all other applicable local, state and federal requirements, including subdivision approval and necessary permits from the Mansfield Inland Wetlands Agency, the Mansfield Water Pollution Control Authority, the Mansfield Fire Marshal, the Mansfield Historic District Commission and the state Departments of Health, Environmental Protection and Transportation. For applications involving concurrent Inland Wetland Agency (IWA) license applications, no decision shall be made until the IWA has submitted a report with its final decision;

impact problems and potential road and property damage that could occur due to the nature and timing of proposed construction activity;

- j. Unless specifically waived by the Commission due to site and environmental constraints or adverse impacts to stone walls or other historic features, existing significant trees or other natural or manmade features, all new wired utility lines (telephone, electric, cable, etc.) shall be installed underground within suitable conduits. For significant land use projects, the Commission also may require existing overhead utility lines to be replaced with underground lines.
- k. The basic design of the proposed uses, buildings or development; the relationship between the buildings and the land; the relationships between uses and between buildings or structures; and the overall physical appearance of the proposed use, building or development; comply with all applicable architectural and design standards of Article X, Section R, and in general harmony with the character of the surrounding neighborhood and will not serve to blight or detract from the value of abutting residences or other property.

6. Conditions of Approval

- a. In accordance with the provisions of Article VI, Section C, the posting of a performance bond and/or maintenance bond may be required. For developments involving the construction of new site improvements, extensive site grading, filling or earth removal or the implementation of an erosion and sedimentation control plan prepared in accordance with Article VI, Section B.4.s of these Regulations, the Commission may require the posting of a cash bond with written bond agreement. Said cash bond, which shall be in an amount approved by the Commission, shall ensure the satisfactory completion of approved site work, including the approved erosion and sedimentation control plan, and shall provide readily available funds to address any ongoing erosion or sediment control problem. The amount of any cash bond shall be based on the nature of the subject development and site characteristics, and said cash bond may be less than the full cost of approved site improvements or site work.;
- b. No Zoning Permit shall be issued for a use requiring site plan approval until the Chairman of the Planning and Zoning Commission has signed the final plans. Final plans shall not be signed until appropriate conditions of approval have been met and until other necessary approvals have been obtained. Development in phases may be authorized by the Planning and Zoning Commission;
- c. Certificates of Compliance: Except as noted below no Certificate of Compliance shall be issued for a use requiring site plan approval until the approved site improvements have been satisfactorily completed and, in situations where an approved plan was prepared by a professional land surveyor or engineer, until the professional(s) responsible for the plan have certified in writing that the approved plan has been followed. Maintenance bonds may also be required by the Planning and Zoning Commission prior to the issuance of a Certificate of Compliance;

In situations where public health and safety components of the project or sections thereof have been satisfactorily completed, the Planning and Zoning Commission may authorize the issuance of a Certificate of Compliance provided a suitable bond with written bond agreement has been submitted and approved for the remaining site work or provided acceptable alternative arrangements are approved by the Commission;

with Article V, Section B,” provided that “all of the provisions of Article VII, Section D.9a through e are met.” This was not done in this case.

Article Six, pg 42, states the prohibited uses of property in zoning districts in Mansfield. Prohibited use number 16 is “the breeding of two or more dogs, cats or other animals except as specifically authorized under the provisions of Article VII of these regulations.” The Stone Mill kennel’s puppies for sale are offered on a continual basis, as one can see by checking the website. They have more than twenty dogs and 15 of the dogs are female. If they are breeding these dogs they are in violation.

Provisions of Article VII state the permitted uses, pg 57, of which the “establishment of new or additional permitted uses on a subject lot” requires “special permit approval of the Planning and Zoning Commission.” When the owners of the kennel made “changes in the use of an existing structure or lot”, pg 57, they could be “authorized by the Zoning Agent through the issuance of a Certificate of Compliance provided the new use is included in the same permitted use category as the previous use.” Was this the case with the kennel? In other words, was there a kennel on the property before the new owners put in the new buildings? There was not. This kennel is a “significant alteration of the previous use with potential impacts”, pg 57, impacts like barking that daily affects neighbors.

And while the owners of the kennel may object to not being able to move into a quiet residential neighborhood and establish a kennel where people have lived in peace and tranquility for many years, I hope that zoning follows its own procedure, pg 58: “Where questions arise regarding changes in use and permit requirements, the Planning and Zoning Commission shall determine whether a proposal constitutes a change in use and the appropriate permit requirements.” Certainly a kennel in the midst of a neighborhood is not appropriate.

Nowhere in the permitted uses in this zone does it state that a kennel is permitted. Zoning, pg 172, lists a number of home occupation permitted uses, and none of them are businesses that emit continual noise, and none of them are a kennel. Noise issues from businesses are clearly addressed in Section F on page 173, which states that “No offensive noise, vibration, smoke, dust, odors, heat, or glare shall be produced; no health or safety hazard shall be created...” I can assure you, with a doctor’s confirmation, that the offensive noise from this kennel has created a health hazard for its neighbors.

While Zoning Agricultural Uses addresses the Keeping of Farm Animals, pg 203, a multiple number of German shepherd dogs cannot and should not be considered farm animals by Mansfield. If the dogs owners want to consider them agricultural, addressed under this provision, and permitted by right, the standards and recommendations designed to help ensure that authorized animals are kept in a manner “without inappropriate impact on the environment or neighboring land uses” should be observed and the nuisance noise issue would have to be addressed. Zoning recommends that “due to potential noise and neighborhood impact

15. The use of mobile homes, trailers, or construction trailers except as specifically authorized under the provisions of Article VII and Article X, Section F of these regulations;
16. The breeding of two or more dogs, cats or other animals except as specifically authorized under the provisions of Article VII of these regulations;
17. Tractor-trailer bodies, truck bodies, with or without a chassis, shipping containers, boxcars or similar objects to be used for exterior onsite storage purposes.

B. Performance Standards

1. Applicability

This section is established to help protect the health and property of Mansfield residents from dangerous or undesirable effects that might result from the construction and operation of land use activities. This section applies to all land uses, including those that do not require specific approval of the Planning and Zoning Commission. In many cases the relation of a prospective use to the established performance standards cannot be judged properly during a permit- processing period or prior to operation. In such cases, the recipient of zoning and building permits should note that these performance standards are continuing obligations and that all land uses in Town are expected to operate in compliance with these standards. Any existing use which does not comply with these performance standards shall not be varied or changed in such a way as to increase the degree of such violation. All land use activities must also comply with all other applicable sections of these regulations as well as the permit requirements of other local, state or federal agencies having permit jurisdiction.

Notwithstanding the foregoing, the Commission may in the reasonable exercise of its discretion, determine that an alleged violation of this subsection will be suitably addressed by other government agencies with enforcement jurisdiction; or determine that a complaint made pursuant to this section involves a private nuisance, the resolution of which does not significantly affect the health, safety or welfare of the Town of Mansfield. In these situations, the Commission need not receive or act upon such alleged violation or complaint.

2. Measurement Criteria

Compliance with the established performance standards shall be based on criteria contained or referenced within each regulatory section. Where compliance is unclear, the standards and criteria of pertinent State and Federal agencies shall be applied.

3. Certification of Performance Standards

To determine compliance with the established performance standards the PZC may require a property owner-developer to provide a written certification from a licensed engineer, architect or qualified professional that all applicable standards have been met. Certifications may be required during the permit review process, prior to the issuance of a Certificate of Compliance and occupancy permits, or after the subject use has begun.

4. Performance Standards

- a. **Air Pollution** - No land use shall create or cause to be created a degradation of air quality which is injurious to human health or property. Emissions of gas,

RABIES CERTIFICATE
VACCINATION EXPIRATION
DATE: 1/1/1999

DOG LICENSE

JULY 1, 2013 to JUNE 30, 2014

TAG NUMBER: ~~5~~ 5005
DUPLICATE COPY

Town of: MANSFIELD

County of: TOLLAND

Date: 6/13/13

Issue to: LEBLOND, RICHARD

Phone: (860)477-0457

Add: 82 STONEMILL RD

Dog's Name: GINA GARDENS - KL#4

Phone:

STORRS MANSFIELD

Color:

Sex: /

Age: 3 / 0

Fees:

Breed: GER SHEP

All dogs must be vaccinated against Rabies. Owners submit a certificate to the Town Clerk when licensing their dog (SEC 22-336).

This is your Dog License.
Carefully preserve it.

SIGNED: Mary Stanton

Purchased 80 Additional Tags @ .10 = Town Clerk \$8.00

RABIES CERTIFICATE
VACCINATION EXPIRATION
DATE: 1/1/1999

DOG LICENSE

JULY 1, 2013 to JUNE 30, 2014

TAG NUMBER: ~~15~~ 5001
DUPLICATE COPY

Town of: MANSFIELD

County of: TOLLAND

Date: 6/11/13

Issue to: RANDAZZO, PAUL
#1

Phone: (860)208-6465

Add: 223 PLEASANT VALLEY RD

Dog's Name: KENNEL #5 20 DOGS

Phone:

MANSFIELD CENTER

Color:

Sex: /

Age: 5 / 0

Fees: 51-

Breed:

All dogs must be vaccinated against Rabies. Owners submit a certificate to the Town Clerk when licensing their dog (SEC 22-336).

This is your Dog License.
Carefully preserve it.

SIGNED: Mary Stanton

Town Clerk

Jessie Shea

From: Lesley Dyson <ladyson7@yahoo.com>
Sent: Wednesday, October 30, 2013 1:10 PM
To: PlanZoneDept
Subject: Kennel on Stonemill Road

30 October 2013

To the Mansfield Planning and Zoning Department and Commission: J. Goodwin, B. Chany, R. Hall, Kay Holt, G. Lewis, P. Plante, K. Rawn, B. Ryan, B. Pociask, A. Marcelliano, S. Westa, V. Ward, Linda Painter, Curt Hirsch, Residents of Storrs need to trust their town officials to protect their property, their neighborhoods and their health. We need to know that our quiet and clean neighborhoods will remain quiet and clean, and that our elected officials are going to preserve the quality of life we sought when we moved here.

Allowing a kennel on Stonemill Rd, whether commercial or non-commercial, to move into a neighborhood that had no prior use for that purpose was a mistake. Allowing the kennel to remain on the claims of the kennel owners that they "only had 10-12 dogs" and were "not commercial" (transcript, PZC meeting 5/21/21), was another mistake, as that many dogs are not customary use in this town nor was it a prior use of that property, and the noise and the looks of the kennel will affect property values of surrounding homes.

To now consider allowing the kennel to remain operating, after hearing from neighbors that they do have more than one litter a year, seeing evidence that the owners are selling dogs (#6 on a Google search for German shepherd puppies), evidence from the kennel website that they have more dogs than they have claimed, evidence that they have bought 80 tags for additional dogs that they may produce, and information that they are producing a prodigious amount of dog waste that may be affecting the ground water for neighboring wells, wetlands, and the Fenton River, on the grounds that they are or are not commercial would be a travesty of Zoning's own Intent and Purpose in Article One of Mansfield Zoning Codes, "to promote and protect the overall health and welfare of the residents of Mansfield..., to protect the character and maintain the stability and property values of residential...areas, to protect residents from nuisances from sight and/or sound, ...restricting and regulating...with a view towards conserving the value of properties."

Please also consider the petition of neighbors who could not attend the meeting, and the concerns of the two neighbors, Mrs Muller and Mr Klein, who discussed this issue with Mr Hirsch prior to the meeting on the 21st. While talking to these neighbors I found that many of them had visited the zoning department in 2011 with concerns while the kennel was being built, prior to its getting approval from zoning, and since 2011 with issues about the kennel.

Mistakes have been made by zoning in allowing this kennel to be built and then to remain for the last two and a half years. Please correct these mistakes, remove the kennel from this neighborhood and, further, restrict the number of dogs that can be allowed in a residential area for the peace and serenity that neighbors moved here for. We need our town officials to stand up for our neighborhoods.

Sincerely,

Lesley Dyson Minearo

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: October 30, 2014
Subject: 2014 Draft Meeting Schedule

Please review the attached 2014 draft meeting schedule for the Planning and Zoning Commission and Inland Wetland Agency. Also note that several meeting dates are on Tuesday due to a Monday Holiday.

The following motion has been prepared if members deem it appropriate. That the Planning & Zoning Commission approve the 2014 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency.

**INLAND WETLANDS AGENCY
AND
PLANNING ZONING COMMISSION**

MEETING SCHEDULE 2014

(IWA-1st Monday of each month, PZC-1st and 3rd Monday of each month, unless otherwise noted)

JAN	6 21 (TUES due to Martin Luther King Jr Day)	JULY	7 21
FEB	3 18 (TUES due to Presidents Day)	AUG	4 18
MAR	3 17	SEPT	2 (TUES due to Labor Day) 15
APR	7 21	OCT	6 20
MAY	5 19	NOV	9 17
JUNE	2 16	DEC	1 15

ALL MEETINGS UNLESS OTHERWISE NOTED MEET AT 7:00 PM IN THE
COUNCIL CHAMBERS
AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
STORRS, CT 06268

RECEIPT OF SPECIAL PERMIT APPLICATION

_____ MOVES and _____ seconds to receive the

Special Permit Application (File #1322)

submitted by **Joshua's Tract Conservation and Historic Trust, Inc.**

to permit use of the property at **624 Wormwood Hill Road**

for a **Preservation Use including office, meeting and display spaces**

as shown on plans dated **October 27, 2013** and described in application submissions.

In accordance with the authority granted by Article V, Section B.4, the Commission hereby waives the A-2 survey required by Article V, Section A.3.d.2 based on the size of the property, the location of the proposed use and the limited physical improvements. A public hearing is set for **December 2, 2013** and the application is referred to staff and committees for review and comment.

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

Mansfield Planning and Zoning Commission

File # 1322
Date 10-29-13

1. Name of development (where applicable) Headquarters for Joshua's Trust at Atwood Farm

2. Proposed use of the property is Use of house as office/mtg place AND farm buildings for display in accordance with Sec.(s) 67 of Article VII (Permitted Use provisions) of the Zoning Regulations

3. Address/location of subject property 624 Wormwood Hill Rd
Assessor's Map 11 Block 51 Lot(s) 1 Vol. 632 Page 395

4. Zone of subject property RAR 90 Acreage of subject property 4.72

5. Acreage of adjacent land in same ownership (if any) 65.28

6. APPLICANT Rudy J. Favretti for Joshua's Trust Rudy Favretti
(please PRINT) Signature
Street Address 1066 Middle Tpk. Telephone 860-429-6027
Town Box 403 Storrs-Mansfield, CT Zip Code 06268
Interest in property: Owner _____ Optionee _____ Lessee _____ Other X
(If "Other", please explain) Vice-president for Historic Properties

7. OWNER OF RECORD: Joshua's Trust Rudy Favretti
(please PRINT) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address _____ Telephone _____
Town _____ Zip Code _____

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 \$ 560.00

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.

(SEE ATTACHED)

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

Site plan checklist including any waiver requests

NA 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 I.

NA 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 I. 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):

floor plan of house

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

STATEMENT OF USE

The Atwood Farm consists of approximately seventy acres. The house lot portion, of 4.72 acres, is the subject of this special permit application. The remainder of the farm must be maintained as open space/farmland as specified in Miss Atwood's will, and also under a conservation easement to the Trust which she executed in 2007. That portion of the farm is leased to a local farmer by Joshua's Trust.

- Intensity of proposed use: Joshua's Trust has a part time executive director. She usually is at the Trust's office, or in the field, three days each week, usually Tuesday through Thursday. She is the only paid staff, but there are several volunteers. From time-to-time, committees ranging in size from about three to six people also meet at the Trust office during the days mentioned above. The trustees of the Trust meet at its office four times each year, from seven to 8:30 on a Thursday evening, and the executive committee of the Trust meets as needed, but not usually more often than once every month-and-a-half. The Trust's treasurer and his associate are in the office at times during each week. Special events, to carry out the goals of the organization will be held from time to time, probably not to exceed ten per year. The Atwood will specifies that the barn and outbuildings, which contain agricultural tools and equipment, be opened to school and other groups when requested. These will not be open on a regular basis as a museum. Certain other events, to carry out the goals of the Trust may also be held. The goal the particularly pertains states: "Acquire and assure the preservation and maintenance of land and/or improvements to land having a unique and historical significance." This site does have a uniqueness in that of the twelve buildings on the site, four were moved on to the site in order to show more completely a Connecticut, or specifically Mansfield, farm complex of the 19th century.
- The extent of site improvements are: 1) install a gravel parking lot for 19 cars and a driveway leading to it, also of gravel. If additional parking is ever needed the lawn in the adjoining orchard may be used. (Parking for the handicapped already exists with a paved surface and driveway; 2) walkway from the parking area to the house also a permeable surface-pea stone; 3) handicap ramp and walk from handicapped parking area to the house. These three site improvements are shown on the accompanying plan. There is an apartment attached to the house that Miss Atwood had added several years ago for a care giver. This is rented to a caretaker for the grounds.

Miss Atwood left her estate, along with an appropriate endowment the proceeds of which shall be used to continue keeping the twelve buildings in their present optimum condition. She was aware that the Trust's present office, in the old Eagleville Schoolhouse that the Trust rents from the town of Mansfield, has fast become too small for this ever-growing organization. The schoolhouse is 1100 square feet in size, while the Atwood house will offer 2450 square feet plus storage upstairs. At the same time the Trust will be preserving an historic site and fulfilling its mission as the "historic" in its name implies.

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MAP CHECKLIST
FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1322
 Date 10-29-13

Name of Development ATWOOD FARM

Applicant Joshua's TRACT CONSERVATION AND HISTORIC TRUST

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	_____	<u>NA</u>	_____
10. Exposed ledge, areas shallow to bedrock	_____	<u>NA</u>	_____
11A. Waste disposal, water supply facilities	<u>✓</u>	_____	_____
11B. Test pit & percolation test locations & findings (include test dates)	_____	<u>NA</u>	_____
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	<u>NA</u>	_____	_____
12B. Existing & proposed easements, rights-to-drain	<u>NA</u>	_____	_____
12C. Proposed sediment & erosion controls	<u>NA</u>	_____	_____
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	<u>NA</u>	_____	_____
13B. Outside storage & refuse areas, fuel & chemical storage tanks	<u>NA</u>	_____	_____
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	<u>✓</u>	_____	_____
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	<u>✓</u>	_____	_____
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	<u>NA</u>	_____	_____
17. Other information (see Art. V, Sections A.3.g, B.3.g)	<u>NA</u>	_____	_____

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

Rudy J. FARETTI, V-P Joshua's Trust for Historic Properties
(PRINT) Name of individual completing this form

Rudy Farette
Signature

10/28/2013
Date

Explanation of Waiver Requests

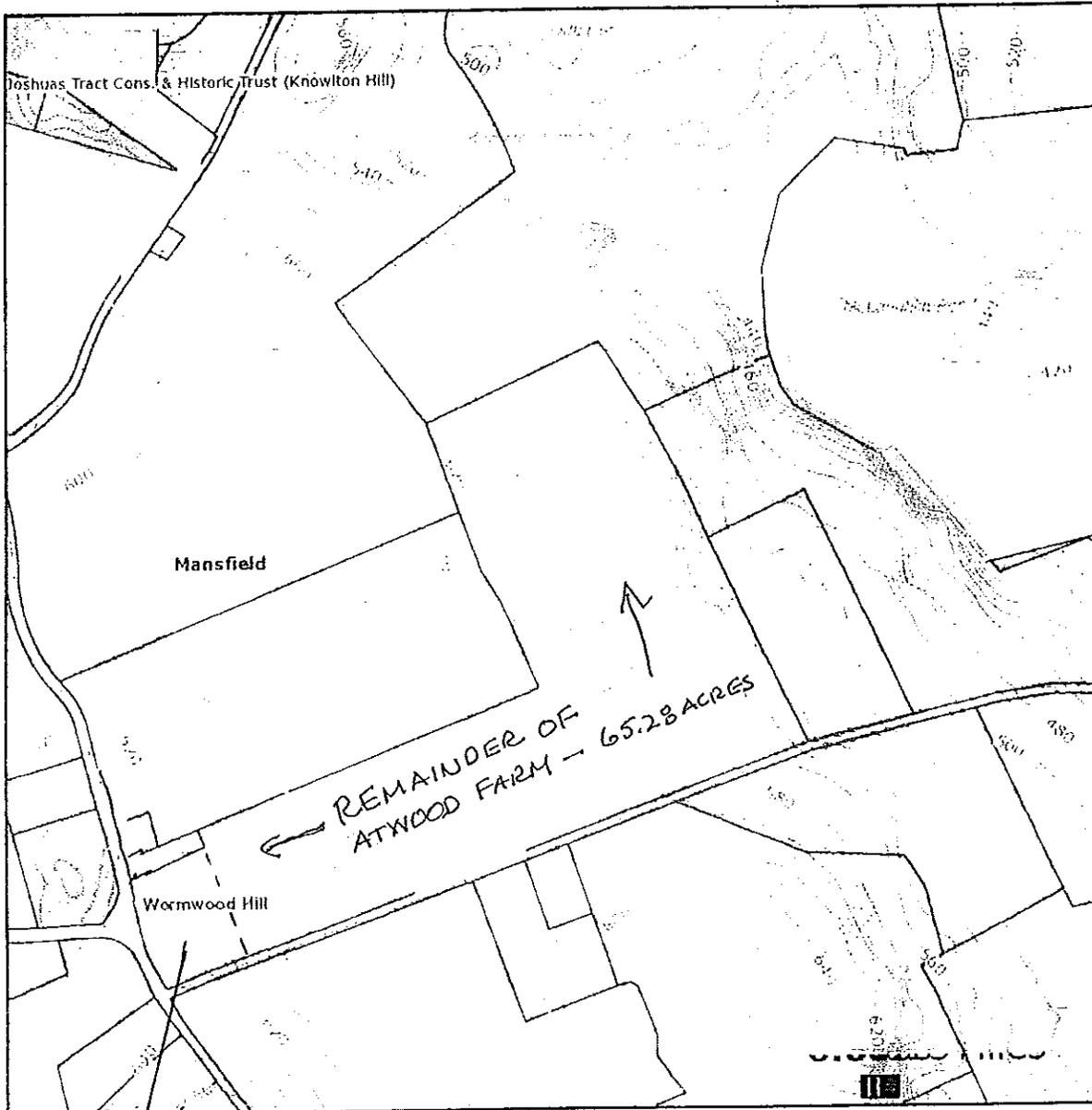
Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of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

2, 3, 4, 5, 8,

The proposed additions to the site are simple and forthright, not in conflict with existing features, and only four in number with no topographic or drainage issues.

They are:

1. A parking area on relatively level ground.
2. A driveway leading to it.
3. A walk from the parking to the house.
4. A handicap ramp to the house.



Atwood Property Topo

4.72 ACRE HOUSE
 LOT - SUBJECT OF
 SPECIAL PERMIT

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

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

SPECIAL PERMIT, (re)SUBDIVISION application (file # 1323)

submitted by George + Donna Bogdanovich,

for Efficiency Unit within a single-family residence.

(if subdivision, give title) _____

on property located at 239 Mt. Hope Road,

owned by Kurt Andrews,

as shown on plans dated 9-10-01, revised through 10-28-13,

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 12/2/13

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

Mansfield Planning and Zoning Commission

File # 1322
Date Oct. 29, 2013

1. Name of development (where applicable) _____
2. Proposed use of the property is 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 239 Mt. Hope Rd
Assessor's Map 12 Block 70 Lot(s) 8-1 Vol. 709 Page 372
4. Zone of subject property RR-90 Acreage of subject property 3.05 Acres
5. Acreage of adjacent land in same ownership (if any) none
6. APPLICANT Donna M. Bogdanovich Donna M. Bogdanovich
(please PRINT) Signature
Street Address 621 Westford Rd Telephone 860-429-1763
Town Ashford Ct. Zip Code 06278
Interest in property: Owner _____ Optionee _____ Lessee _____ Other
(If "Other", please explain) contract to purchase
7. OWNER OF RECORD: Kurt C. Andrews Kurt C. Andrews
(please PRINT) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address _____ Telephone _____
Town _____ Zip Code _____
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.) _____

(over)

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

- Application fee in the amount of \$ 360⁰⁰/₁₀₀
- 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):
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. B, 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 # 1322
 Date Oct. 29, 2013

Name of Development _____

Applicant George & Donna M. Bagdanovich

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>	_____	_____
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	_____	_____	<u>X</u>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	_____	_____	_____
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	<u>+</u>	_____	_____
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	<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>	_____	_____
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	<u>+</u>	_____	_____
8. Existing & proposed contours, quantity of material to be added or removed	_____	_____	<u>X</u> (con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	_____	<u>+</u>	<u>None</u>
10. Exposed ledge, areas shallow to bedrock	_____	<u>+</u>	_____
11A. Waste disposal, water supply facilities ^{well + septic}	<u>+</u>	_____	_____
11B. Test pit & percolation test locations & findings (include test dates)	_____	<u>X</u>	_____
	_____	<u>X</u>	_____
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	_____	<u>X</u>	_____
12B. Existing & proposed easements, rights-to-drain	_____	<u>X</u>	_____
12C. Proposed sediment & erosion controls	_____	<u>+</u>	_____
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	<u>X</u>	_____	_____
13B. Outside storage & refuse areas, fuel & chemical storage tanks	_____	<u>+</u>	_____
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	_____	<u>X</u>	_____
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	_____	<u>X</u>	_____
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	_____	<u>X</u>	_____
17. Other information (see Art. V, Sections A.3.g, B.3.g)	_____	<u>+</u>	_____

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

Donna M Bogdanovich
(PRINT) Name of individual completing this form

Donna M Bogdanovich
Signature

Oct 29, 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.)

2. plan is a copy of original survey
8. minimal disturbance of addition

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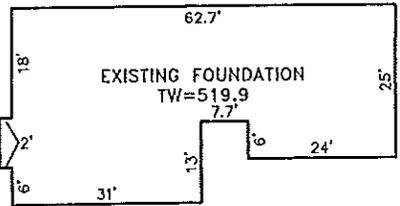


OTHER LAND OF
CHARLES H. & LORRAINE G.
HARAKALY

N/F
OTHER LAND OF
CHARLES H. & LORRAINE G.
HARAKALY

N/F
LAND OF
HALSTON JOHN & VIRGINIA S.
THORKELSON ET. AL. TRUSTEES

Plot Plan Showing
Proposed Efficiency Unit
G. + D. Bogdanovich
239 Mt. Hope Rd.
October 28, 2013



FOUNDATION DETAIL
SCALE: 1"=20'

NOTICE

Reproductions of this plan are invalid if they do not bear the impression seal of the undersigned Land Surveyor and/or Professional Engineer.

Improvement Location Survey
Kurt Andrews
Mount Hope Road
Mansfield, Connecticut

NOTE: THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY, BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Peterson 9-10-01 L.S. 10839
KENNETH R. PETERSON DATE REGISTRATION NO.

MAP REFERENCE: PROPERTY BOUNDARY SURVEY LAND OF CHARLES H. & LORRAINE G. HARAKALY TO BE CONVEYED TO KURT C. ANDREWS & TERESE P. ANDREWS MOUNT HOPE ROAD MANSFIELD, CONNECTICUT SCALE: 1"=40' DATE: JULY 15, 2000 BY: HEALEY & ASSOCIATES, INC. REVISED AUGUST 16, 2000

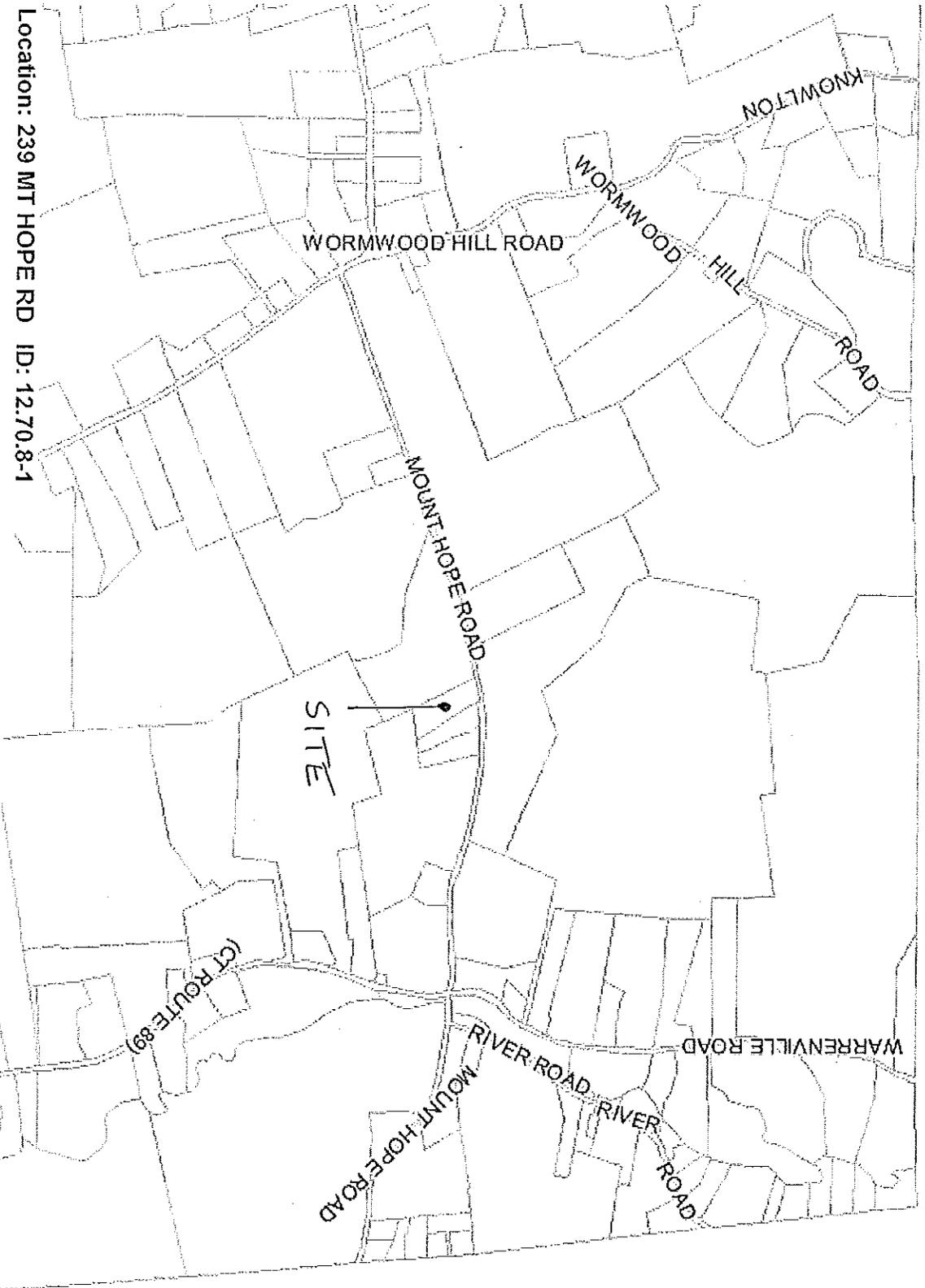
GARDNER & PETERSON ASSOCIATES
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

Town of Mansfield, CT - 239 Mount Hope Road



Zoning

- ConservationEaser
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 1377.01 ft

Printed:
10/28/2013



Location: 239 MT HOPE RD ID: 12.70.8-1

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Statement of Purpose

2. a The efficiency unit consists of a bedroom, full bathroom, storage, living room & kitchen. The area of the efficiency is about 700 sq. ft. This increases the total liveable floor area of the single family residence from 2,000 to 2,700 sq. ft.

- (1) My wife & I & our daughter are the owners of 239 Mt Hope Rd, Steers and my daughter's family will be occupying the main portion of the house. This addition is for our use.
- (2) Interior access is provided between single family residence and efficiency apartment as well as garage & other outside doors.
- (3) The main house has a 2-car garage & the driveway can park 2 other cars.
- (4) The efficiency will be occupied by 2 persons.
- (5) The residence complies with the requirements of the use district of the Town of Mansfield.
- (6) There are no external additions; therefore, the single family residence still retains its original character.
- (7) Enquiries were made at the Town of Mansfield Building Office and it was confirmed that the existing septic system is adequately sized for the addition of the efficiency unit.
(see attached 10-29-03 letter)

Town of Mansfield
4 South Egleville Rd.
Mansfield, CT 06268

ATTN: Mr. Curt Hirsch
Zoning & Planning Dept

October 29, 2003

Dear Mr. Hirsch,

Subject: In Law Apartment

This is to confirm that we had several meetings with Mr. Palhemmer regarding the septic system at 239 Mount Hope Rd. After reviewing the septic system prints, Mr. Palhemmer advised that we have sufficient land should we need to adjust the septic system at the aforementioned address. Thank you for your help on this matter.

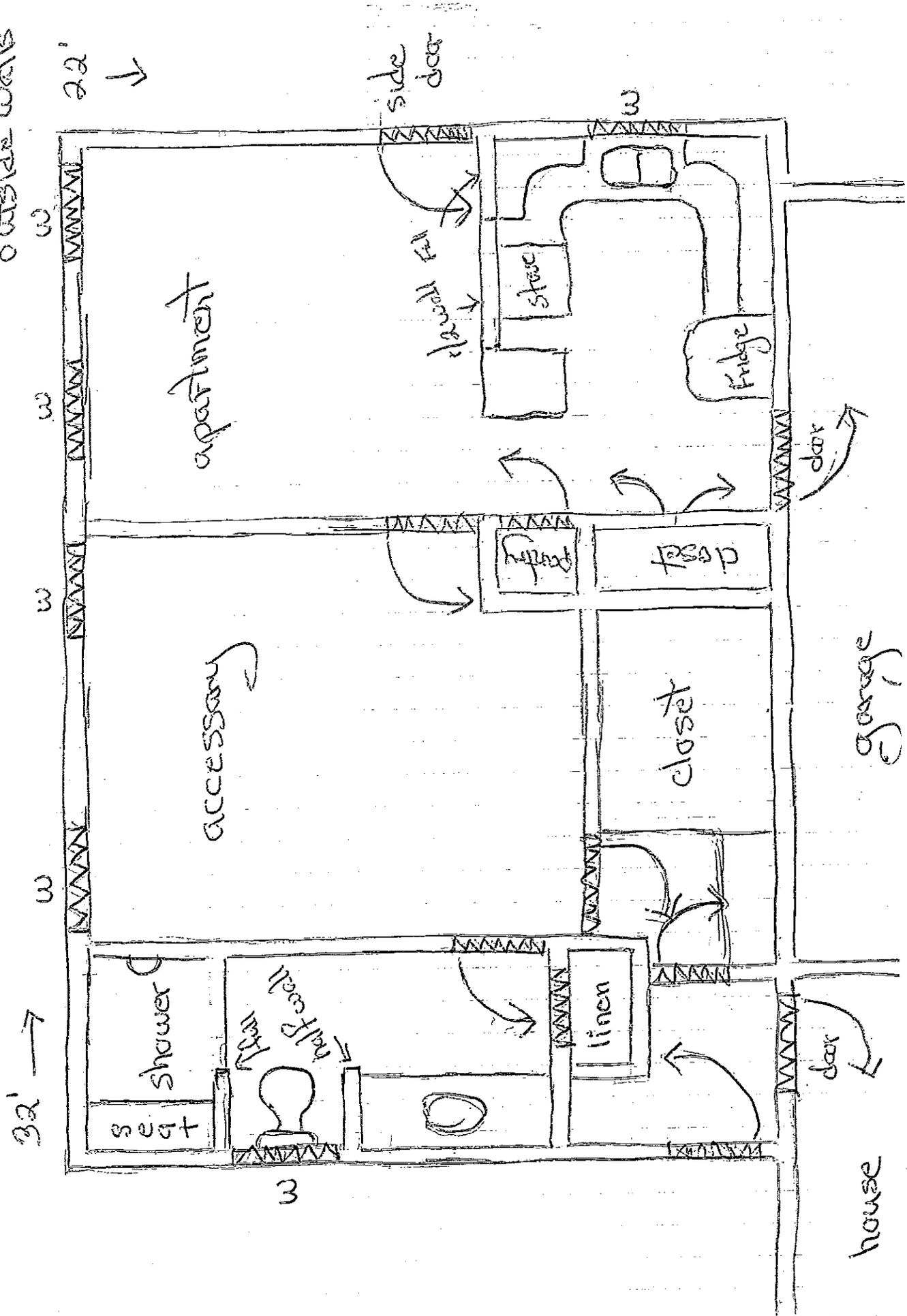
Very truly yours

Gary and Donna Bydenowich

George & Donna Bagdanovich

704 sqft including outside walls

239 Mt Hope Rd



12.51.2
WOODS EDGE APARTMENTS LLC
SUITE 130
530 SILAS DEANE HIGHWAY
WETHERSFIELD CT 06109

12.51.3-1
BERMAN JOHN A
664 FARMINGTON AVENUE
HARTFORD CT 06105

12.70.7
THORKELSON PETER H and ANNE E
614 WORMWOOD HILL RD
MANSFIELD CENTER CT 06250

12.70.8-1
ANDREWS KURT C
239 MT HOPE RD
MANSFIELD CENTER CT 06250

12.70.8-1B
KNOWLTON RICHARD D and MARY
225 MT HOPE RD
MANSFIELD CENTER CT 06250

12.70.8-2
SMETS ANNE and
GOFFINET BERNARD
219 MT HOPE RD
MANSFIELD CENTER CT 06250

12.70.8-3
WHITE KEVIN C and HOLLY S
PO BOX 177
STORRS CT 06268

12.70.10-1
BRADLEY NANCY H and CHARLES M
885 WARRENVILLE RD
MANSFIELD CENTER CT 06250

Properties within 500 feet per Assessor's Office.