

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, November 18, 2013 ■ 7:00 PM

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

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. November 4, 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
 - b. Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1322)
Tabled-pending 12/2/13 Public Hearing
 - c. Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd (File #1323)
Tabled-pending 12/2/13 Public Hearing
 - d. Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)
Tabled-awaiting revised plans
 - e. Other
6. New Business
 - a. Special Permit Application: Efficiency Unit, W. Javaruski, 40 Mountain Rd, (File #1324)
 - b. Subdivision Application: 1 Lot, Storrs Center Alliance, VS-11, Wilbur Cross Way, (File 1246-18)
 - c. Other
7. Mansfield Tomorrow | Our Plan ▶ Our Future
8. 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
9. Communications and Bills
 - a. Other
10. Adjournment

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

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, November 04, 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, B. Ryan
Members absent: K. Rawn
Alternates present: V. Ward, S. Westa
Alternates absent: A. Marcellino
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:15 p.m. Alternate Ward was appointed to act in Rawn's absence.

Minutes:

October 21, 2013 Regular Meeting: Ward MOVED, Ryan seconded, to approve the 10/21/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Noted.

Old Business:

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

Goodwin noted that the members received copies of the documents submitted at the last meeting as well as a memo from the Director of Planning and Development outlining the issues. Members discussed various issues, including the unique topography and acoustics of the area which can make it difficult to determine which dogs in the area might be barking; concerns regarding disposal of the dog waste and the proximity to the river; the lack of regulation governing the number of dogs which may be kept as pets and whether there was any significant, new information provided since the matter was last considered in 2012..

With respect to waste disposal, Painter stated that all uses are required to comply with specific performance standards, including liquid and solid discharges and storage and disposal of solid waste. Mr. and Mrs. LeBlond were asked to provide information on waste disposal and stated that their back yard is fenced, preventing the dogs from accessing the river. Dog waste is picked up daily and disposed in trash barrels which are brought to the Mansfield Transfer Station each week.

It was agreed that Regulatory Review should consider this topic at its next meeting and work on refining regulations related to dogs, including the definitions of kennel and commercial kennel, number of dogs allowed on a residential property, breeding, and hours of operation.

Hillary Teachout, Chaffeville Road, expressed her concerns regarding the noise from barking dogs. She stated that the acoustics of that valley are very unique and said that although the barking is not constant, she does hear it more at night and it can be annoying.

Ward will work with staff to draft a formal motion regarding the Commission's interpretation of the regulations for the next meeting.

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

Tabled-awaiting revised plans

New Business:

- a. **2014 IWA/PZC Meeting Calendar**

Holt MOVED, Ryan seconded, that the Planning & Zoning Commission approve the 2014 meeting schedules for the Planning and Zoning Commission and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

- b. **Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1322)**

Hall MOVED, Ward seconded, 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. MOTION PASSED UNANIMOUSLY.

- c. **Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd, (File #1323)**

Lewis MOVED, Holt seconded, to receive the Special Permit application (File #1323) submitted by George and Donna Bogdanovich, for an efficiency unit within a single-family residence, 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 for review and comments, and to set a Public Hearing for 12/2/13. MOTION PASSED UNANIMOUSLY.

- d. **Paideia Use Request**

Linda Painter, Director of Planning and Development explained that a company has requested permission to use the amphitheater site to film a toy commercial. After extensive discussion, which included a brief review of the project history, the current state of construction, liability issues in allowing public access to a construction site, and the delay in receiving updated plans in order to complete the project, the consensus of the Commission was that the request should be denied.

Mansfield Tomorrow | Our Plan ► Our Future:

Painter stated that work continues on the draft POCD revisions.

Reports from Officers and Committees:

Ward noted that a Regulatory Review Committee meeting will be held on 11/21/13 to discuss regulations revisions regarding dogs. The time will be announced.

Communications and Bills:

None.

Adjournment:

The Chairman set a field trip for 11/13/13 at 2 p.m. and declared the meeting adjourned at 8:18 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP
Special Meeting
Wednesday, November 13, 2013

Members present: J. Goodwin, K. Holt, B. Ryan,
Staff present: G. Meitzler, Wetlands Agent (Items #1 and #2)
L. Painter, Director of Planning and Development (items #1- #3)

The field trip began at 2:00 p.m.

W File #1524 – St. Jean, 43 Hickory Lane, Solar Panels

Members were met on site by from Alex Fox, C-Tech Solar. Members observed current conditions, and site characteristics. No decisions were made.

PZC File#1323 – Bogdanovich, 239 Mt. Hope Rd, Special Permit: Efficiency Unit

Members were met on site by Mr. and Mrs. Bogdanovich. and Real Estate Agent Andrew Adams. Members observed current conditions, and site characteristics. No decisions were made.

PZC File #1322- 624 Wormwood Hill Rd, Joshua's Tract, Special Permit, Preservation Use

Members were met on site by Rudy Favretti and Mona Anderson both from Joshua's Tract. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 3:05 p.m.

Respectfully submitted,

K. Holt, Secretary

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT



To: Planning and Zoning Commission
 From: Curt Hirsch, Zoning Agent *CH*
 Date: November 13, 2013
 Re: Zoning Activity for the Month of October 2013

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	14	18	11	59	46
Certificates of Compliance Issued	1	9	11	48	37
Site Inspections	21	41	36	119	136
Complaints Received from the Public	10	8	3	32	21
Complaints Requiring Inspection	5	7	1	20	14
Potential/Actual Violations Found	8	4	1	29	11
Enforcement Letters	3	2	6	13	39
Notices to Issue ZBA Forms	2	0	2	4	5
Notices of Zoning Violations Issued	2	3	0	9	16
Zoning Citations Issued	0	1	2	1	7
Residential Zoning Permits	This Month	FY2014 To Date			
Single-Family Homes	0	4			
Two-Family Homes	0	0			
Multi-Family Units	0	0			

PAGE
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RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit Application (File #1324)

submitted by William Javaruski

for an Efficiency Unit

on property located at 40 Mountain Road

as shown on plans dated 09/13/13

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 12/16/13.

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

Mansfield Planning and Zoning Commission

File # 1324
Date 11/12/13

1. Name of development (where applicable) _____
2. Proposed use of the property is single-family residence with Eff. unit
in accordance with Sec.(s) G.3 of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 40 Mountain Road
Assessor's Map 29 Block 96 Lot(s) 21 Vol. 649 Page 181
4. Zone of subject property RAR-90 Acreage of subject property 5.8
5. Acreage of adjacent land in same ownership (if any) none
6. APPLICANT William Javaruski William Javaruski
(please PRINT) Signature
Street Address 40 Mountain Rd. Telephone 860-7916-7628
Town Mansfield Zip Code 06250
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

7. OWNER OF RECORD: William Javaruski William Javaruski
(please PRINT) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address (above) 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)

STATEMENT OF PURPOSE

2.a. the efficiency unit consists of a living room, bedroom with an open area kitchen, full bath and storage. The area is about 734 sq. ft.. This increases the total livable floor area of the single family residence from 1400 to 1534 sq. ft..

- (1) I am the owner of 40 Mountain Road, Mansfield Center. I will occupy the main portion of the house. I intend to rent the downstairs apartment.
- (2) Interior access is provided between the single family residence and basement; a door leading to the basement stairway as well as another door leading into the efficiency apartment.
- (3) The main house has a 2-door garage and there is ample parking space for other cars.
- (4) The efficiency unit will be occupied by no more than two persons
- (5) The residence complies with the requirements of the Town of Mansfield.
- (6) There are no external additions, therefore, the single family residence still retains its original character.
- (7) Enquires were made to Eastern Highlands Health District Office and it was confirmed that the existing septic system is adequately sized for the addition of the efficiency unit.

William Javaruski

MAP CHECKLIST

FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File # 1324

Date 11/12/13

Name of Development _____

Applicant William Javaruski

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>✓</u>	<u>✓</u>
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	<u>✓</u>	_____	_____
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 <u>500</u> 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>✓</u>	<u>✓</u>

(con't.)

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

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

William Javarowski
(PRINT) Name of individual completing this form

William Javarowski
Signature

11-4-13
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.)

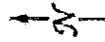
(2) Survey plan does not have original signature

(8) no ground disturbance. All within existing structure.

Town of Mansfield, CT



- Zoning
- Conservation Easement
 - Railroad
 - Trails
 - Parcels
 - Streams
 - water
 - wetlands



1 in = 638.88 ft

Printed:
11/12/2013

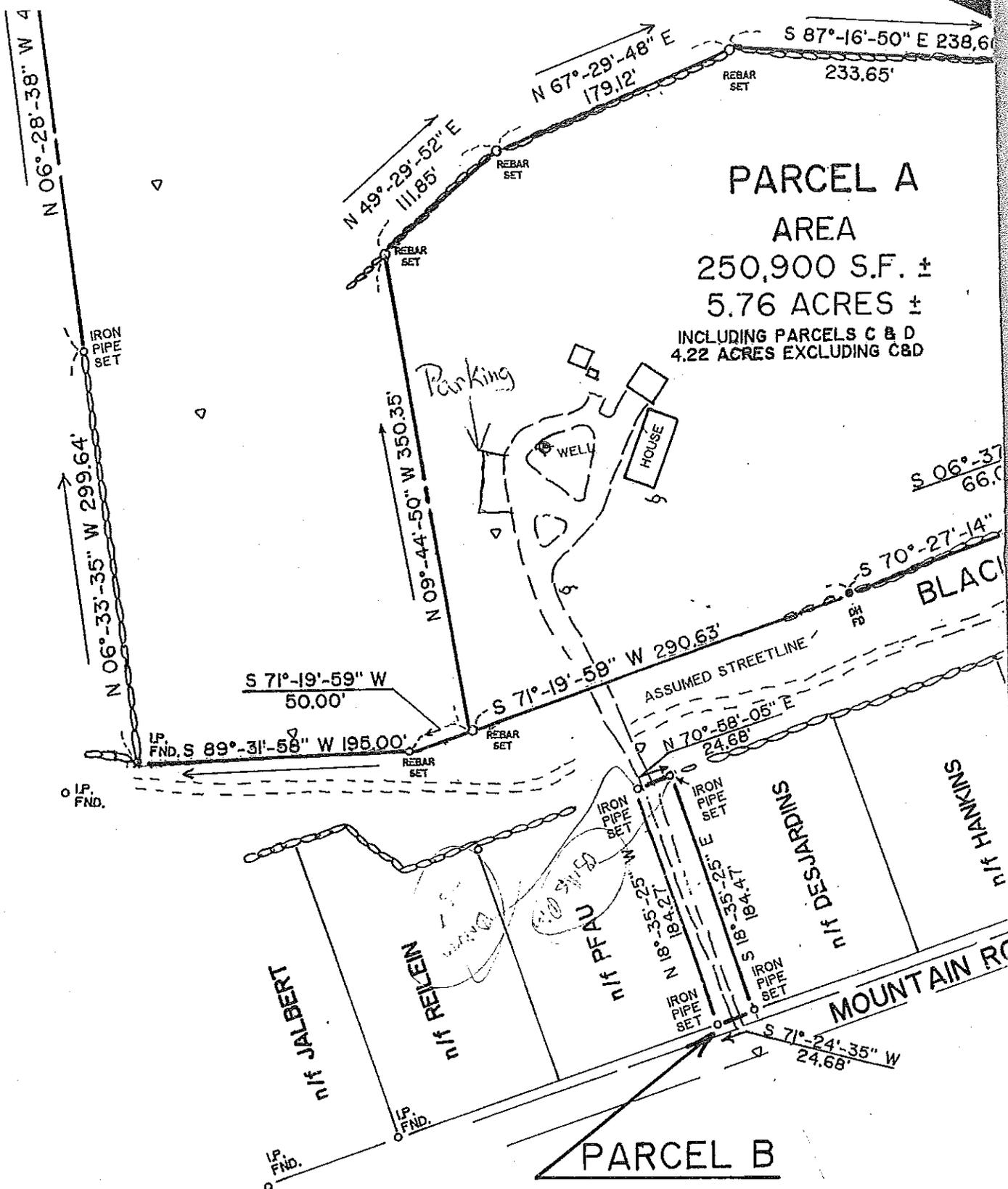


Location: 40 MOUNTAIN RD ID: 29.96.21

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

OER



PARCEL A

AREA

250,900 S.F. ±

5.76 ACRES ±

INCLUDING PARCELS C & D
4.22 ACRES EXCLUDING C&D

PARCEL B

AREA

4550 S.F. ±

0.10 ACRES ±

William Javaruski
 40 Mountain Road
 09/10/13

09/10/13

40 Mountain Rd., Mansfield Center

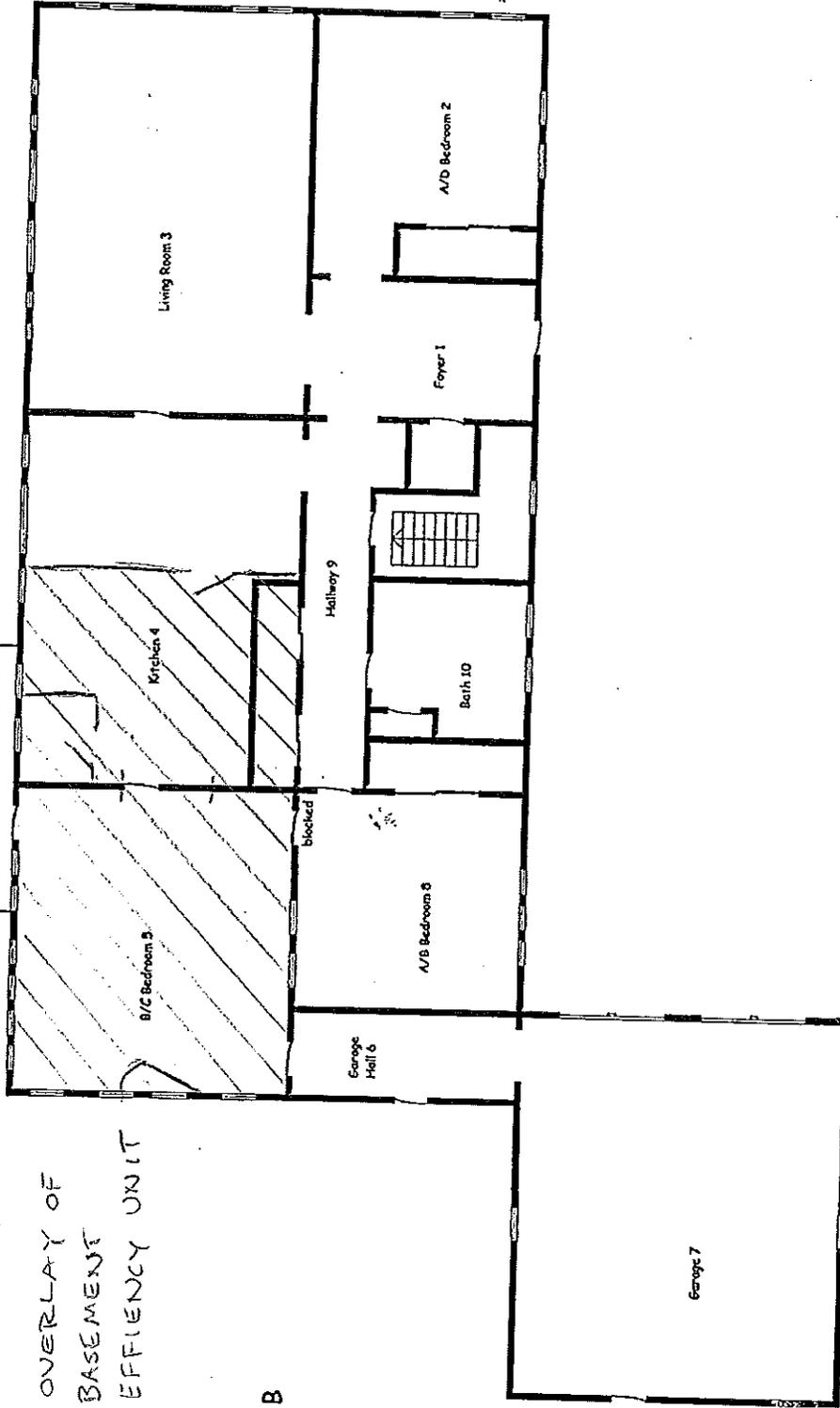
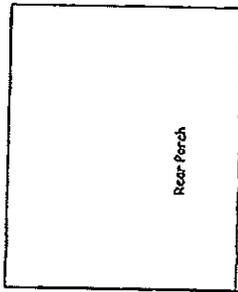
For layout only: see sketches
x indicates approx. location of soil samples

UPSTAIRS / Main Floor

OVERLAY OF
BASEMENT
EFFICIENCY UNIT



EAST
Side C



Side B

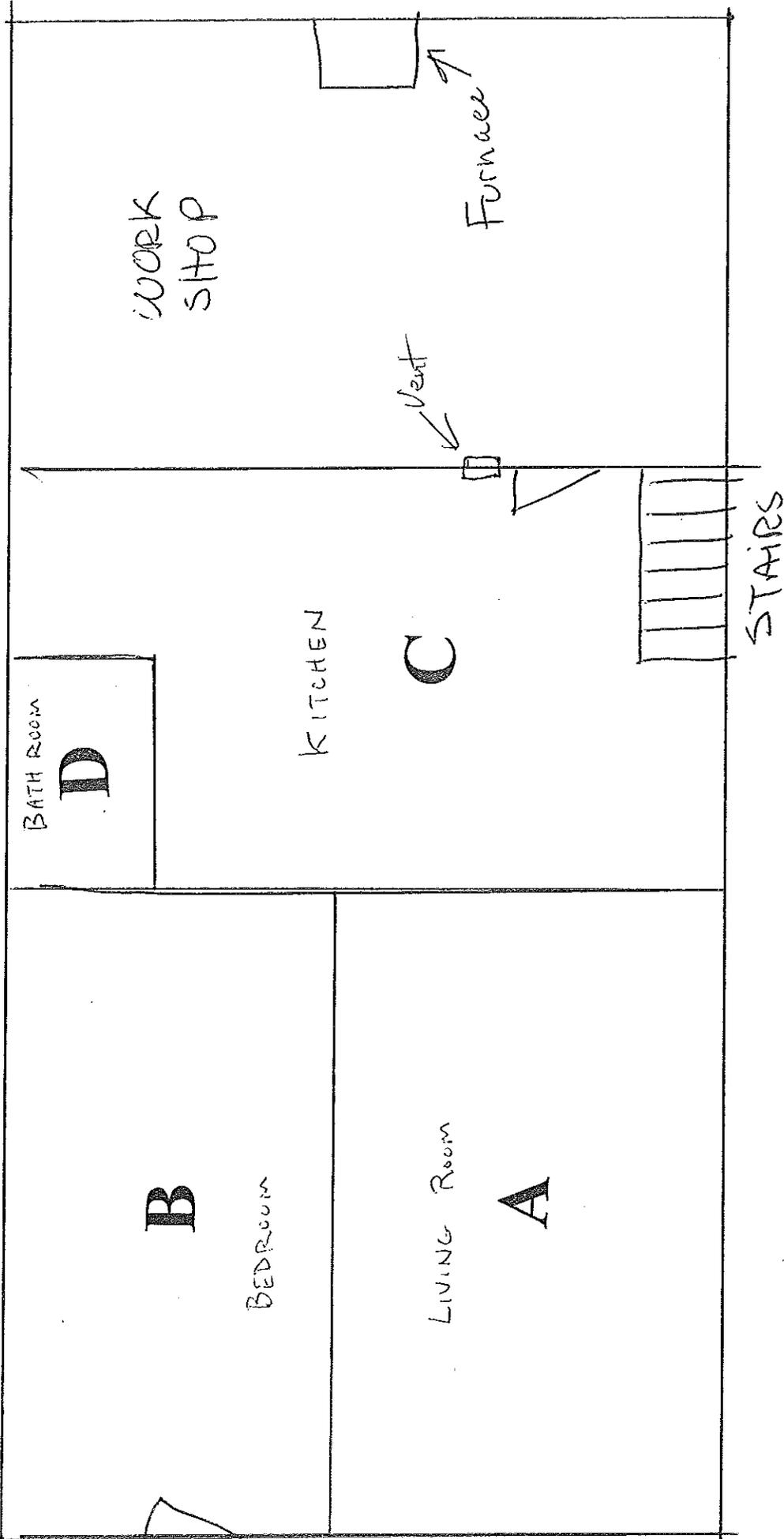
Side D

Side A

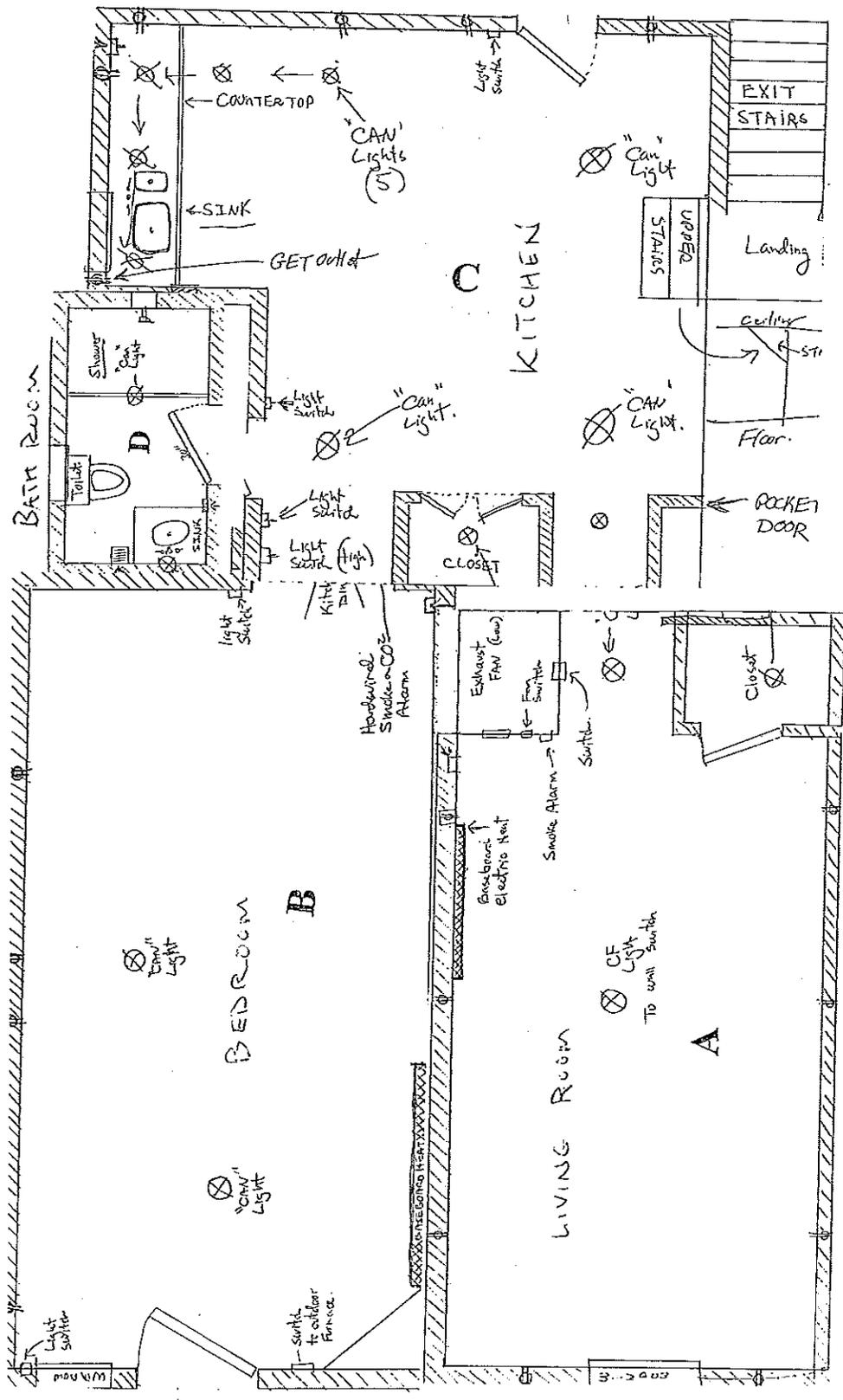


William Javaruski
40 Mountain Rd
Mansfield Center
860-916-7628
09/10/13

EAST



BASEMENT LEVEL



RECEIPT OF APPLICATION FOR A SUBDIVISION:

_____, move and _____ seconds to receive the

SUBDIVISION application (file # 1246-18)

submitted by Storrs Center Alliance, LLC

for a 1-lot subdivision

on property located (VS-11) East of Wilbur Cross Way and North of Post Office Road

as shown on plans dated 11/14/13,

and as described in other application submissions, and to refer said application to the, for review and comments.

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file # 1246-18
filing date 11-14-13

**MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Storrs Center VS-II Parcel

Name of subdivider (applicant) Storrs Center Alliance, LLC Phone # 845-351-2900
(please PRINT)

Address P.O. Box 878 Tuxedo Park NY 10987
(street) (town) (state) (zip)

Signature _____ (owner x)
Louis G. Marquet, Manager (optionee) _____ Date 11/14/2013

OWNER (IF OTHER THAN SUBDIVIDER)

Name _____ Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

SUBDIVISION DATA

Location: East of Wilbur Cross Way, Storrs Center

Zoning district SC-SDD Total # of acres 0.501
Total # of lots 1

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

and located at/on _____

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature _____ Date _____
Posted: 2006 11 15

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1993-2013
 UPDATED AS OF NOVEMBER, 2013

<u>Academic Year</u>	<u>Undergrad. F/T</u>	<u>Undergrad. P/T</u>	<u>Total Undergrad.</u>	<u>Total Grad.</u>	<u>Total</u>
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,722	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	843	15,325	3,851	19,176
Fall, 2006	15,594	745	16,339	3,834	20,173
Spring, 2007	15,027	1,056	16,083	3,408	19,491
Fall, 2007	15,607	733	16,340	3,845	20,185
Spring, 2008	15,693	776	16,469	3,790	20,259
Fall, 2008	16,073	681	16,754	4,009	20,763
Spring, 2009	16,135	785	16,920	3,795	20,715
Fall, 2009	16,325	671	16,996	4,019	21,015
Spring, 2010	15,732	757	16,489	3,830	20,319
Fall, 2010	16,614	717	17,331	4,172	21,503
Spring, 2011	16,028	801	16,829	3,907	20,736
Fall, 2011	17,057	751	17,808	4,202	22,010
Spring, 2012	16,452	832	17,284	3,913	21,197
Fall, 2012	16,727	790	17,517	4,168	21,685
Spring, 2013	16,065	927	16,992	3,941	20,933
Fall, 2013	17,219	807	18,026	4,122	22,148

UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1993-2013
UPDATED AS OF NOVEMBER, 2013

<u>Acad. Year</u>	<u>Undergrad./ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,819
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	10,731	416	11,147
Fall, 2006	11,135	512	11,647
Spring, 2007	10,749	490	11,239
Fall, 2007	10,751	556	11,307
Spring, 2008	10,322	519	10,841
Fall, 2008	11,427	523	11,970
Spring 2009	11,025	492	11,517
Fall, 2009	11,912	403	12,315
Spring, 2010	11,599	372	11,971
Fall, 2010	12,247	299	12,546
Spring, 2011	11,842	279	12,121
Fall, 2011	12,290	210	12,341
Spring, 2012	12,040	180	12,220
Fall, 2012	12,241	228	12,469
Spring, 2013	11,801	176	11,625
Fall, 2013	12,538	130	12,668

**These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments. Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.
 Source: Division of Student Affairs, Housing Services, University of Connecticut