

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, December 2, 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. November 18, 2013 Regular Meeting
 - b. November 18, 2013 Special Joint Meeting
4. **Zoning Agent's Report**
 - Monthly Activity Update
 - Enforcement Update
 - Other
5. **Public Hearings**
 - a. **Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1323)**
Memo from Director of Planning and Development
 - b. **Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd (File #1322)**
Memo from Director of Planning and Development
6. **Old Business**
 - a. **Special Permit Application: Preservation Use including office, meeting and display spaces, Joshua's Tract, 624 Wormwood Hill Rd (File #1323)**
 - b. **Special Permit Application: Efficiency Unit, G. and D. Bogdanovich, 239 Mt. Hope Rd (File #1322)**
 - c. **Special Permit Application: Efficiency Unit, W. Javaruski, 40 Mountain Rd, (File #1324)**
Tabled-pending 12/16/13 Public Hearing
 - d. **Subdivision Application: 1 Lot, Storrs Center Alliance, VS-11, Wilbur Cross Way, (File 1246-18)**
 - e. **Other**
7. **New Business**
 - a. **Special Permit Application: Efficiency Unit, K. Mahoney, 26 Jonathan Lane, (File #1325)**
 - b. **8-24 Referral: Agricultural Leases**
Memo from Director of Planning and Development
 - c. **Water Supply Project: Proposed Pipeline Route**
 - d. **Pre-Application Discussion Requests**
 - e. **Other**
8. **Mansfield Tomorrow | Our Plan ▶ Our Future**

9. Reports from Officers and Committees

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Subcommittee on Infrastructure**
- e. **Planning and Development Director's Report**
- f. **Other**

10. Communications and Bills

- a. ZBA Legal Notice: 12/11/13 Public Hearing
- b. Other

11. Executive Session

Strategy and negotiations with respect to Sale or purchase of real property, in accordance with CGS §1-200(6)(D)

12. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
MONDAY, November 18, 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: P. Aho, 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 7:11 p.m.

Minutes:

November 4, 2013 Regular Meeting: Plante MOVED, Chandy seconded, to approve the 11/4/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Rawn noted for the record that he listened to the recording of the meeting.

November 13, 2013 Field Trip: Ryan MOVED, Holt seconded, to approve the 11/13/13 Field Trip Minutes as presented. MOTION PASSED with Goodwin, Holt and Ryan in favor and all others disqualified.

Zoning Agent's Report:

Noted.

Old Business:

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

Chandy MOVED, Holt seconded, issuance of the following determination with regard to the existing kennel at 82 Stone Mill Road. This determination is issued in accordance with Article Eleven, Section A of the Zoning Regulations which authorizes the Zoning Agent to review any questions that arise regarding interpretation and/or enforcement of the regulations with the Planning and Zoning Commission.

This determination is based solely on the information provided by the property owners (hereinafter referred to as "LeBlond") and members of the public, including both oral and documentary testimony, at the October 21, 2013 meeting of the Planning and Zoning Commission. Based on the testimony presented, the Commission makes the following findings:

- In October 2013, after receiving a complaint from a member of the public stating that additional information was available regarding the housing of dogs and the commercial use of this property, the Commission placed the matter on its agenda for hearing.
- The property at 82 Stone Mill Road is zoned RAR-90 and consists of ±6.5 acres developed with a single-family home.
- The property was purchased by Richard LeBlond Jr. in February 2011.
- Mr. LeBlond occupies the home with his wife and children as their primary residence.
- The LeBlonds own 13+/- German Shepherds that they show and compete in national events.
- In May 2011, the LeBlonds installed two sheds in the rear yard which are used as dog shelters.
- The LeBlonds breed, on average, one litter of puppies per year for the purpose of continuing a line, although they sell some puppies from each litter. They have had two litters in the past 18 months from two different dogs.
- The LeBlonds maintained a website (www.mountainriverrockfarm.com) until mid-October 2013. This website purportedly contained information on their hobbies (dogs and horses), current and past dogs,

their philosophy on breeding, contact telephone number, and references to available puppies. The website address appeared in response to internet searches for "German Shepherds" and/or "German Shepherd puppies".

- In May 2012, the Zoning Enforcement Agent requested that the Commission make a determination as to whether the LeBlond's kennel was a commercial kennel, and therefore a prohibited use in a RAR90 zone.
- In May, 2012, based on the evidence provided at a hearing held for this purpose, the Commission, by consensus, determined that the activities as described, including the breeding of an annual litter and the existence of a website, was not a commercial activity within the ordinary meaning of that term.
- In April 2012, the Animal Control Officer reported in an email to the Director of Planning and Development that the LeBlonds had 12 adult dogs and one litter of puppies on site. The October, 2013 kennel inspection report prepared by the Animal Control Officer identified 13 adult dogs and 2 puppies in residence.
- In 2012, the LeBlonds held a kennel license permitting up to 20 dogs. Since then they have purchased kennel licenses for up to an additional 80 dogs, for a total of 100 dogs. At the hearing, the LeBlonds stated they have no intention of housing more than 20 dogs. The additional licenses were purchased to make the point that there is no limitation on the number of dog licenses that may be issued to any single property owner.
- The Mansfield Resident State Trooper made a determination that the noise from the dogs did not rise to the level of a violation of the town noise ordinance. Similarly, the Animal Control Officer investigated barking complaints and found no violations with regard to statutory provisions on nuisance barking.
- The issuance of dog and kennel licenses is an administrative function of the Town Clerk and is not subject to zoning certification.
- In response to concerns regarding disposal of dog waste, the LeBlonds have stated that the waste is picked up daily and disposed in trash barrels that are taken to the transfer station each week.

Based on the information submitted and testimony provided, the Commission finds:

1. There are no significant changes in the use of the subject property since the Commission reviewed this issue on May 21, 2012, when the Commission determined by consensus that the LeBlonds were not operating a commercial activity.
2. The activities described by the LeBlonds in their written submissions and oral testimony are consistent with the statutory definition of "kennel" C.G.S. Sec. 22-327(7), a kennel means one pack ...of dogs which are kept under one ownership at a single location and are bred for show, sport or sale; but not with the statutory definition of "commercial kennel" C.G.S. Sec. 22-327(3), a kennel maintained for boarding or grooming dogs... and includes but is not limited to any veterinary hospital....
3. The Commission must look to the state statutes for these definitions since the Mansfield Zoning Regulations do not define "kennel" or "commercial kennel."
4. Article Seven, Section D.7 specifically identifies animal related uses that are not considered to be accessory to residential uses for which a permit is required. These provisions do not prohibit kennels as an accessory use, nor do they place limits on the number of domestic animals that may be kept as pets. As such, kennels are an allowed accessory use to a single-family home in an RAR-90 zone provided that all performance standards in Article Six of the regulations are met.
5. There are no current restrictions on the number of dogs that may be kept as pets in residential zones.

6. Article Ten, Section N.3.d.5 prohibits kennels as a home occupation. Kennels that are kept solely for the enjoyment of the owners or the sale of an annual litter of puppies are not subject to this prohibition because they are not a commercial activity.
7. Article Six, Section A.16 prohibits the breeding of two or more dogs or cats (with the exception of commercial kennels in certain zoning districts). This provision is intended to address commercial kennels, where multiple dogs are bred simultaneously. The breeding of one litter per year does not constitute a violation of this regulation.

Based on the above determination, the Zoning Enforcement Agent is directed to work with the LeBlonds to ensure compliance with the Zoning Regulations and compliance standards as stated herein. Any violation of these regulations or the performance standards contained in Article Six of the regulations shall be subject to future enforcement action.

MOTION PASSED with all in favor except Plante who abstained.

- 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.

New Business:

- a. **Special Permit Application: Efficiency Unit, W. Javaruski, 40 Mountain Rd, (File #1324)**
Ryan MOVED, Holt seconded, 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. MOTION PASSED UNANIMOUSLY.
- b. **Subdivision Application: 1 Lot, Storrs Center Alliance, VS-11, Wilbur Cross Way, (File 1246-18)**
Ryan MOVED, Holt seconded, 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. MOTION PASSED UNANIMOUSLY.
- c. **Sustainability Committee PZC Member Appointment**
Vera Ward agreed to remain as the PZC representative on the Sustainability Committee. She also relayed that the Sustainability Commission asked if the PZC Subcommittee on Infrastructure would consider a recommendation that the sidewalks be widened to allow for pedestrian and bicycle use.

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 at 1pm in Conference Room C to discuss regulation revisions regarding dogs.

Communications and Bills:

None.

Adjournment:

The Chairman declared the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
ACQUIFER PROTECTION AGENCY
Special Meeting
Monday, November 18, 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: P. Aho, V. Ward, S. Westa
Staff Present: Linda M. Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:00 p.m.

Introduction of New Member

- Goodwin introduced and welcomed newly elected alternate Paul Aho and thanked him for volunteering his time.

Election of Officers

- Plante MOVED, Holt seconded, to nominate JoAnn Goodwin as Chairman of the Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.
- Holt MOVED, Plante seconded, to nominate Bonnie Ryan as Vice Chairman of the Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.
- Plante MOVED, Ryan seconded, to nominate Kay Holt as Secretary of the Mansfield Planning and Zoning Commission. MOTION PASSED UNANIMOUSLY.

Committee Appointments

By Commission consensus it was agreed that the members currently serving on the following committees will remain. New alternate member Paul Aho agreed to serve on the Town University Relations Committee.

- Town University Relations Committee- Paul Aho
- Transportation Advisory Committee-Roswell Hall III
- Regional Planning Agency-Kay Holt and Roswell Hall (alternate)
- Four Corners Water and Sewer Advisory Committee-Ken Rawn and Peter Plante

Review of By-Laws

Planning and Zoning Commission:

- No changes were deemed necessary.

Inland Wetlands Agency:

- No changes were deemed necessary.

Adjournment

Chairman Goodwin adjourned the special meeting at 7:10 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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**A. 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: November 25, 2013
Subject: Joshua's Tract Conservation and Historic Trust, Inc.
624 Wormwood Hill Road-
Special Permit Application (File 1323)

Project Overview

Applicant: Joshua's Tract Conservation and Historic Trust, Inc.
Property Location: 624 Wormwood Hill Road
Zoning RAR-90
Property Size: ±65.28 acres
Project Description: The applicants are requesting Special Permit Approval to allow use of the property by Joshua's Trust for their office and meeting space in accordance with the newly adopted 'Preservation Use' criteria.

Background

In September 2013, the Planning and Zoning Commission adopted amendments to the Zoning Regulations to allow Preservation Uses in the RAR-90 zoning district with Special Permit approval. Article X, Section U contains the following standards for Preservation Uses. The purpose of the Preservation Use provisions is "to facilitate the preservation of historic and culturally significant properties and to promote principles of preservation and conservation of the Town's natural, cultural and historic resources in accordance with Policy Goal 2 of the Mansfield Plan of Conservation and Development."

The property at 624 Wormwood Hill Road was donated to Joshua's Tract Conservation and Historic Trust (Joshua's Trust) by Isabelle Atwood as part of her estate. Joshua's Trust is proposing to use approximately 4.72 acres of the property for their offices. The farm and outbuildings will be open for educational tours by schools and other groups as requested; they will not be regularly open as a museum. The remainder of the property is dedicated to farming use and is subject to a Conservation Easement granted to Joshua's Trust in 2007.

Pursuant to the statement of use submitted by the applicant, the office will be used by the Trust's part-time executive director, who is at the office or in the field 3 days each week. In addition to the executive director, there are several volunteers such as the Treasurer that may be at the office on occasion. Volunteer committees meet occasionally on the same days the director is in the office. The trustees meet 4 times per year, and the executive committee meets as needed, not more often than every 6 weeks. In addition to these regular activities, the Trust anticipates holding approximately ten special events per year.

To accommodate this new use, the Trust is proposing to add a gravel parking lot to the north of the existing house that would be accessed by a new driveway using the existing farm lane, a handicap parking area to the south of the house off of the existing driveway and handicap accessible ramps to the house. The existing apartment that was added for a caregiver several years ago would be retained as a caretaker's unit. (As the use of the property is changing from single-family to Preservation Use, the apartment would now be considered a single-family dwelling instead of an efficiency apartment for the purposes as the regulations do not specifically provide for property caretaker dwellings).

Special Permit Approval Criteria

Article V, Section B(5) of the Mansfield Zoning Regulations requires that the proposed project meet the following criteria in order to be approved:

- *The proposed project will not detrimentally affect the public's health, safety and welfare.*
- *All approval criteria cited in Article V, Section A(5), Site Plan Approval Criteria, of the regulations have been met.*
- *The proposed use is compatible with the Town's Plan of Conservation and Development (POCD).*
- *The location and size of the proposed use and nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the town and other existing uses.*
- *Proper consideration has been given to the aesthetic quality of the proposal, including the architectural design, landscaping and proper use of the site's natural features. The kind, size, location and height of structures, the nature and extent of site work, and the nature and intensity of the use shall not hinder or discourage use of the neighboring properties or diminish the value thereof. All applicable standards contained in Article X, Section R shall be incorporated into the plans.*

Compliance with Zoning Regulations

The following analysis is organized by five main types of regulations: Use, Design, Environmental, Site Access and Site Development/Performance Standards.

- **Use Regulations.** Article X, Section U.2 identifies the following criteria that must be met for a property to be eligible for consideration as a preservation use:
 - a) *The organization is a local not-for-profit organization whose core mission is related to historic preservation, land conservation, environmental advocacy or cultural activities.*
Joshua's Tract Conservation and Historic Trust is a non-profit organization whose mission is focused on land conservation and historic preservation
 - b) *The primary use of the property is for the organization's offices, museum or educational facility.*
The primary use of the portion of the property proposed for a Preservation Use (±4.72 acres) will be for the Joshua's Trust offices. The barns and outbuildings will be opened for school and other groups as requested for educational purposes; however, they will not be open as a museum on a regular basis. The remainder of the 65 acre property must be maintained as open space/farmland as per an existing conservation easement granted to the Trust in 2007
 - c) *The property proposed for use by the organization is considered a significant historic or cultural resource in the community. For purposes of determining compliance with this requirement, the following shall be deemed to be a significant historic or cultural resource:*
 - *Any property identified on the National Register of Historic Places*
 - *Any historic site or structure identified in Appendix C of the Plan of Conservation and Development*

- *Any property within a designated local historic district or historic village identified in the Plan of Conservation and Development*
- *Any other property that is deemed by the Planning and Zoning Commission to have historic, environmental or cultural significance. Such determination must be sought and obtained prior to submission of a special permit application.*

The proposed site is located within the Wormwood Hill Historic Village as identified on Map 5 of the POCD; the house is identified as a historic feature on Map 1 of the POCD

In addition to the minimum threshold criteria described above, Article X, Section U.3 also identifies specific consideration related to potential neighborhood impacts when considering a preservation use:

To minimize the potential for neighborhood impacts, the following criteria shall be considered by the Commission in its review of a special permit application in addition to the criteria established in Article V, Section B.5:

- a. *Intensity of the proposed use. Factors used to determine overall intensity of the proposed use include but are not limited to: number of employees using the property on a daily basis, the number of meetings and average attendance, including weekly meetings, evening meetings, community open houses/tours and special educational events.*

The use of the property is described in the background section. As noted, the property will only be used by staff 3 days per week, with limited committee and board meetings. Occasional tours of the farm buildings will be provided on request; the buildings will not be open on a regular basis as a museum. They anticipate hosting no more than 10 special events per year.

- b. *Size of the property. Due to the wide range of historic properties, no minimum size for a preservation use has been established. Generally, the property must be sufficiently sized to accommodate the proposed intensity of use as described above. Organizations that are proposing a higher intensity of use may require more land to ensure that adequate buffers can be provided, particularly to shield adjacent residential homes from regular parking areas. Other factors that may be taken into consideration when determining whether the property is large enough to accommodate the proposed use include proximity of nearby homes and size of adjacent properties.*

While the portion of the property that Joshua's Trust is proposing to use contains less than five acres; the entire property is over 65 acres in size. The size of the property, location of the house and location of the proposed parking area should minimize any impacts on adjacent properties.

- c. *On-Site Parking. Ability of the site to accommodate sufficient parking for daily use of the property as well as occasional special events, if such events are contemplated as part of the overall use of the property.*

As identified on the site plan, the applicant is proposing to provide 2 handicap parking spaces in the existing paved area off of the current driveway on the south side of the house and a new 19-car gravel parking area to the north side of the house. This parking lot would be accessed by a new gravel driveway from Wormwood Hill Road. The driveway would use an existing farm lane break in the stone wall along the front of the property; this break is located at the north property line. The parking lot would be separated from the adjacent property by an existing orchard. Overflow parking for large special events would be located to the rear (east) of the existing farm buildings.

- **Design Regulations.** Article X, Section R contains Architectural and Design Standards that are required for all special permit requests.
 - *Site Layout Standards.* The proposed improvements are designed and located to have the minimum possible impact on the existing site features and provide buffers to the adjacent properties.
 - *Building Layout and Design Standards.* The only changes to the house involve modifications to make the building handicap accessible; the proposed ramp is located to the rear of the house and will not be visible from the street.
 - *Landscaping/Lighting/Site Improvement Standards.* The applicant is proposing to use the existing site landscape features, including the stone wall along the front property line, to screen the parking areas. No additional landscaping is proposed. They are also proposing to use the existing lighting for the parking area; new wall-mounted lights are proposed to light the walkways adjacent to the building. No specifications have been provided for the new lights; they should be consistent with the historic nature of the house, include use of cut-off shields to prevent light spill, and use white lamps rather than low or high pressure sodium sources. The applicant should also consider whether the existing lighting will provide sufficient lighting for the parking area for evening meetings. Specifications for all new lighting should be provided for review and approval by the Director of Planning and Development.

Additional landscaping screening may be desired between the stone wall and the parking lot to further screen that area from the street; however, if installed, such landscaping should be designed to blend into the surroundings, rather than installed in a single location adjacent to the parking lot, which would call more attention to the parking area rather than less.

Signs and Accessory Structures. The existing sign would be relocated from the Joshua's Trust office on South Eagleville Road to the new property, directly in front of the house.

- **Environmental (Water, Wastewater, Flood Control, Etc.).**
 - *Stormwater.* The applicant has proposed the use of gravel for the new driveway and parking area to reduce stormwater runoff from the new improvements.
 - *Water/Wastewater.* The change in use will use the existing well and septic system.
- **Site Access (Vehicular, Pedestrian, Parking, Loading, etc.)**
 - *Vehicular Access.* The handicap parking area will be accessed by the existing driveway. The new parking area will be accessed by the northernmost break in the stone wall along Wormwood Hill Road, which is currently used for farm access.
 - *Parking.* The applicant is proposing to provide 21 spaces for the property. While the house contains over 2,500 square feet, only a portion of the first floor will be actively used as office space, including meeting and conference rooms. A typical office use requires 1 space for every 250 square feet. Using that ratio, even at 2,500 square feet, a total of 10 parking spaces would be required. The proposed parking meets the minimum ratio and should be sufficient for the intensity of use proposed by the Trust on a regular basis. As noted, additional parking is available to the rear of the farm buildings for occasional special events.
- **Site Development/Performance Standards**

- *Landscaping/Buffering.* Article VI, Section 4.B.q.2 requires the provision of a minimum 50 foot wide landscape buffer adjacent to a more restrictive zone or residential uses. The proposed parking lot will be located over 150 feet from the adjacent property to the north, and is separated from that property by an existing orchard.

Summary and Recommendations

Based on the above analysis, the primary issue that needs to be determined by the Commission is whether the proposed Preservation Use as described will have a detrimental impact on the surrounding neighborhood. If the Commission finds that the proposal meets the criteria for approval of a special permit, the following items should be considered for inclusion in an approval motion:

- Waivers of information typically required for a special permit. The applicant has requested waivers to providing information for the entirety of the subject property (over 65 acres) as the actual portion of the site to be used constitutes a small portion of the property (less than 5 acres). The Commission waived the requirement for an A-2 survey when the application was received.
- Determination as to whether additional landscaping is needed to screen the parking lot.
- Submission of lighting specifications for approval by the Director of Planning and Development
- Whether the Commission wants to place any limitation on special events or require any type of advance neighborhood notice for special events that are anticipated to attract significant numbers of visitors.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted October 29, 2013 and received by the PZC on November 4, 2013, including:
 - Statement of Use
 - Map checklist and waivers
 - 1-page site plan and 1-page floor plan prepared by R.J. Favretti, Licensed Landscape Architect
- Neighborhood Notification Forms were required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations. **Copies of the notice and certified mail receipts have been provided to the Planning Office. As the applicant is only planning to use the front portion of the property for the preservation use, only properties within 500 feet of that portion of the property were notified, not all properties within 500 feet of the larger 65+ acre parcel.**
- The Public Hearing on this item will be opened on December 2, 2013 and must be closed by January 6, 2014 unless a written extension is granted by the applicants.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development *LMP*
Date: Monday, November 25, 2013
Subject: Special Permit Application
Efficiency Unit – 239 Mt. Hope Road
File 1322

The following comments are based on a review of submitted information (undated Statement of Purpose, Site Plan and floor plan prepared by the applicant, and other application submissions), and a review of pertinent zoning regulations, particularly Article X, Section L and Article V, Section B.

Project Description

The applicant is requesting special permit approval for an efficiency unit in association with an existing single-family home on property located at 239 Mt. Hope Road. The efficiency unit would be constructed as part of an addition to the south side of the home.

The applicant has provided a copy of an A-2 foundation survey with the proposed addition drawn in by hand; elevations will be submitted prior to the close of the public hearing. Since the site plan was prepared based on an A-2 survey of the as-built foundation, the applicant is requesting a waiver of Article V, Section 5.3.d.2, which requires that the original signature and seal of the professional engineer and/or surveyor responsible for the plan be provided.

Compliance with Zoning Regulations

The following list summarizes the requirements that must be met before the Commission can approve a special permit pursuant to Article X, Section L.2.a. Compliance with these criteria is indicated by a and a narrative description. If a requirement has not been met, it is preceded by a .

- Unit Size.** *The unit must contain at least 400 square feet and cannot exceed 35% of the floor area of the single family home in which it is located.*

The proposed efficiency unit is approximately 700 square feet, which equates to $\pm 26\%$ of the floor area of the home ($\pm 2,700$ square feet including the addition for the efficiency according to information submitted by the applicant).

- Facilities.** *The unit must include independent living quarters, a distinct kitchen area, and a bathroom with sanitary and bathing facilities.*

The proposed efficiency unit has a bedroom, living room, kitchen area, and full bathroom.

- ☒ **Occupancy.** *Either the single-family home or the efficiency unit must be owner-occupied. An affidavit certifying owner occupancy and a statement that the provisions of Article X, Section L have been met must be submitted as part of the application.*

The applicant indicated in the Statement of Use that the home will be owner-occupied. The property is being purchased by the applicants and their daughter; the applicants will live in the efficiency unit and their daughter's family will live in the main portion of the house. A notarized affidavit certifying owner occupancy has been provided.

- ☒ **Access.** *Interior access between the single-family residence and the efficiency unit is required.*

According to the plans submitted, interior access to the efficiency apartment will be provided from both the garage and the house.

- ☒ **Off-Street Parking.** *A minimum of 3 spaces with unobstructed access must be provided.*

The property currently has two parking spaces in the garage; the existing hammerhead turnaround provides a third space with unobstructed access.

- ☒ **Maximum Occupancy.** *Occupancy of the efficiency unit is limited to 2 people.*

Pursuant to the statement of use submitted, the unit will be occupied by two people.

- ☒ **Use and Dimensional Requirements.** *The single-family home must comply with use and dimensional requirements (height, area, yards) for the district in which it is located. No efficiency units are permitted on a lot with less than 40,000 square feet.*

The lot on which the home is located contains 3.052 acres according to A-2 foundation survey provided with the application. Both the home and the addition conform to the setback requirements for the RAR-90 zone.

- ☒ **Character.** *The home in which the unit is located must retain its character as a single-family residence.*

The addition would be located on the south side of the home directly to the rear of the garage. The addition will be constructed in-line with the garage. As the existing home is located almost 400 feet from Mount Hope Road, the addition will barely be visible from the road. Elevations of the proposed addition have been provided and are attached to this report.

Note: the statement of use incorrectly stated that there would be no external additions that would change the character of the home; staff believes the applicant meant that there were no additions planned to the front of the home.

- ☒ **Sanitary System.** *The applicant must demonstrate adequate sewage disposal prior to Commission approval of the special permit.*

The Eastern Highlands Health District has approved the B100A application for the change in use from a 3-bedroom single family dwelling to a 3-bedroom single-family dwelling with a 1-bedroom efficiency unit.

- ☒ **Flood Hazards.** *Efficiency units are not permitted within Flood Hazard Areas as defined in Article X, Section E of the Zoning Regulations.*

The subject property is not located within a Flood Hazard Zone.

- ☒ **Street Frontage.** *All efficiency units must be located on a lot with street frontage as defined in the Zoning Regulations.*

The property has 200 feet of frontage on Mount Hope Road as required by the RAR-90 zone.

- ☒ **Inland Wetlands Agency.** *IWA approval is required for any proposed improvements within regulated wetland/watercourse areas prior to approval of the special permit.*

Pursuant to information submitted with the application, there are no wetlands or watercourses within 150 feet of the proposed addition.

Approval Considerations

Pursuant to Article V, Section B.5, the applicant must demonstrate to the satisfaction of the Commission that the proposed development will not detrimentally affect the public's health, welfare and safety and that the development meets the following approval criteria for special permit applications:

- a. That all approval criteria in Article V, Section A.5 (Site Plan Approval Criteria) of these regulations have been met.
- b. That the proposed use is compatible with the Town's Plan of Conservation and Development and Article I of the Zoning Regulations I(Intent and Purpose)
- c. That the location and size of the proposed use and the nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the Town and compatible with other existing uses.
- d. That proper consideration has been given to the aesthetic quality of the proposal, including architectural design, landscaping, and proper use of the site's natural features. The kind, size, location and height of structures, and the nature and extent of site work, and the nature and intensity of the use, shall not hinder or discourage the use of neighboring properties or diminish the value thereof. All applicable standards contained in Article X, Section R shall be incorporated into the plans.

Based on the above analysis, the proposed efficiency is not expected to result in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue.

Summary/Recommendation

Subject to any testimony received during the public hearing, the proposal is considered to be in compliance with regulatory provisions and is not expected to cause any detrimental neighborhood impacts. **The public hearing must be continued to December 16th to allow for adequate neighborhood notice as the applicant did not mail the required notice until November 25th; 10 days advance notice is required by Article V of the Regulations.**

Any approval motion should include a waiver of the site plan information required in Article V, Section A.3.D.2 as the information is not needed to determine compliance with the regulations and the following conditions:

1. This approval has been granted for a one-bedroom efficiency in association with a single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission.
2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy and a written statement regarding compliance with efficiency unit regulations every two years, starting on January 1, 2014.
3. This special permit shall not become valid until filed upon the Land Records by the applicant.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted October 29, 2013 and received by the PZC on November 4, 2013, including:
 - Statement of Use/Consistency with Efficiency Unit Requirements
 - Floor plan of proposed efficiency unit
 - Site plan based on A-2 foundation survey
 - Waiver request for A-2 Survey/Site Plan
- The following correspondence regarding the proposed development has been received:
 - Memo from Geoffrey Havens, Eastern Highlands Health District, dated November 21, 2013
- Neighborhood Notification Forms were required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations. A copy of the notice and certified mail receipts have been provided; however, as the notice was not mailed until November 25, 2013, the public hearing must be continued to allow for the minimum required 10 day notice to adjacent owners.
- The Public Hearing on this item will be opened on December 2, 2013 and must be closed by January 6, 2014 unless a written extension is granted by the applicants.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.

RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

_____, move and _____ seconds to receive the

Special Permit Application (File #1325)

submitted by Kathleen Mahoney

for an Efficiency Unit

on property located at 26 Jonathan Lane

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 # 1235
Date 11-26-13

1. Name of development (where applicable) NA
2. Proposed use of the property is efficiency unit rental property 1 bedroom with kitchen + bath in accordance with Sec.(s) _____ of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 26 Jonathan Lane, Storrs
Assessor's Map _____ Block _____ Lot(s) _____ Vol. _____ Page _____
4. Zone of subject property Residential Acreage of subject property 0.924
5. Acreage of adjacent land in same ownership (if any) _____
6. APPLICANT Kathleen Mahoney Kathleen Mahoney
(please PRINT) Signature
Street Address 26 Jonathan Lane Telephone 860-423-8119
Town Storrs Zip Code 06268
Interest in property: Owner Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____
7. OWNER OF RECORD: Kathleen Mahoney Kathleen Mahoney
(please PRINT) Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address 26 Jonathan Lane Telephone 860-423-8119
Town Storrs Zip Code 06268
8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:
Name NA Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____
Name _____ Telephone _____
Address _____ Zip Code _____
Involvement (legal, engineering, surveying, etc.) _____

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

_____ Application fee in the amount of \$ 360⁻

_____ 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.

N/A 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).

N/A 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.

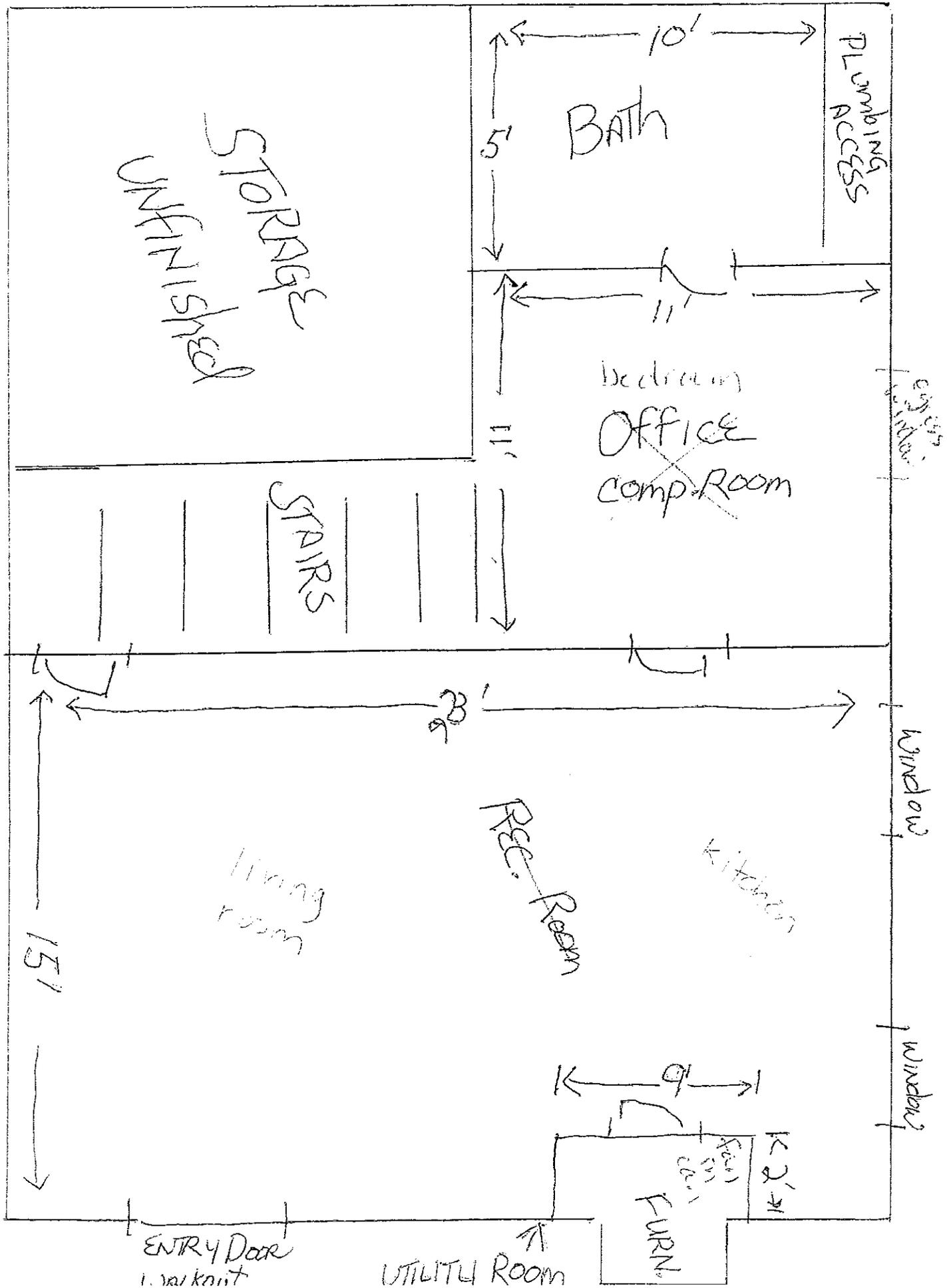
N/A As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section 1. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm)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

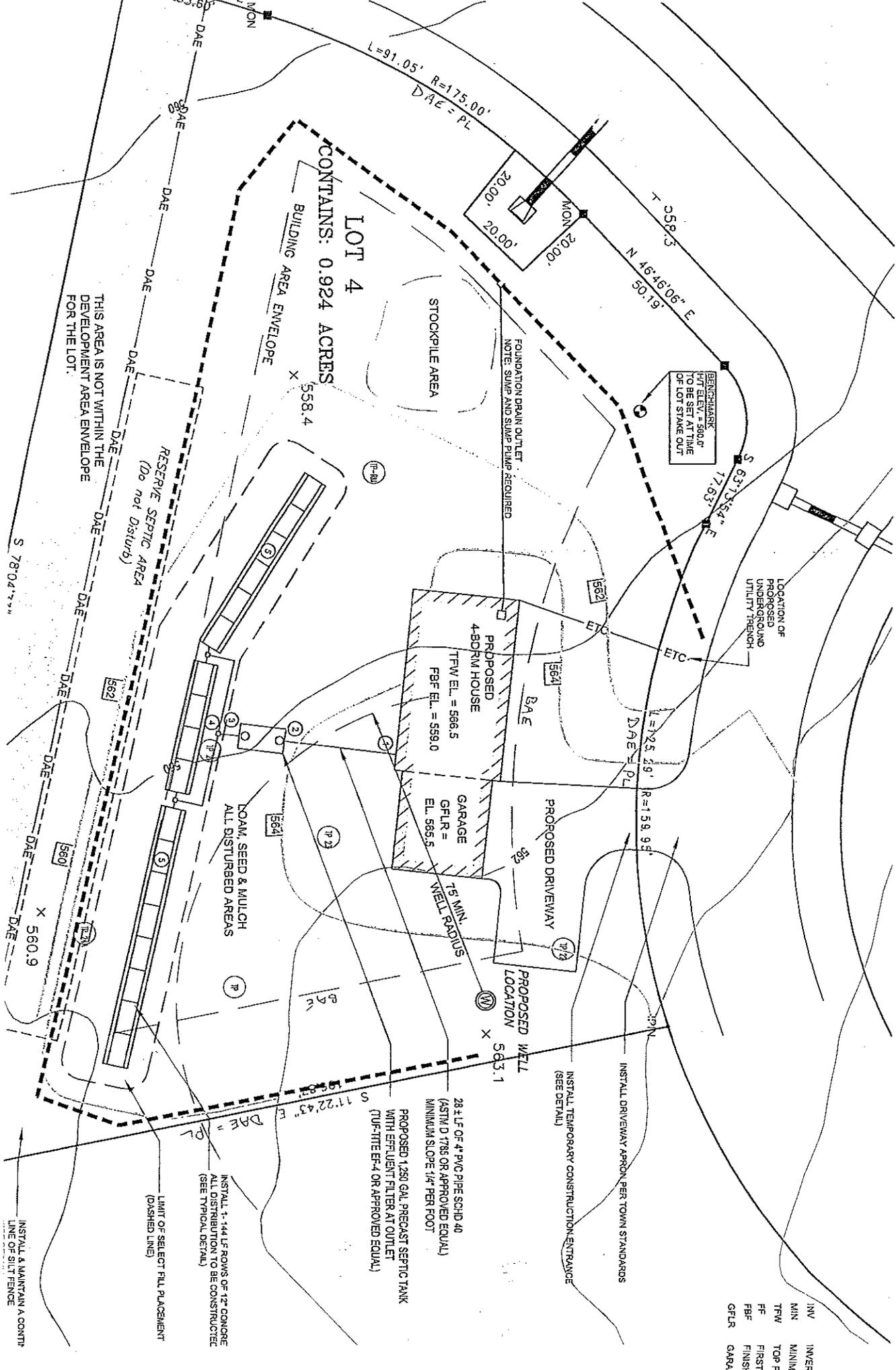
_____ Other information (see Article V, Section B.3.g). Please list items submitted (if any):

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

Site Plan





THIS AREA IS NOT WITHIN THE DEVELOPMENT AREA ENVELOPE FOR THE LOT.

BENCHMARK
171.63' ELEV. + 590.0'
TO BE SET AT TIME
OF LOT STAKE OUT

FOUNDATION DRAIN OUTLET
NOTE: SUMP AND SUMP PUMP REQUIRED

LOCATION OF
PROPOSED
UNDERGROUND
UTILITY TRENCH

NOAM, SEED & MULCH
ALL DISTURBED AREAS

INSTALL & MAINTAIN A CONTINUOUS
LINE OF SILT FENCE

LIMIT OF SELECT FILL PLACEMENT
(DASHED LINE)

INSTALL 1-141 LF ROWS OF 12" CONCRETE
ALL DISTRIBUTION TO BE CONSTRUCTED
(SEE TYPICAL DETAIL)

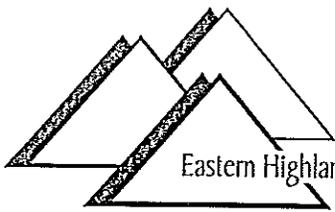
PROPOSED 1250 GAL. PRECAST SEPTIC TANK
WITH EFFLUENT FILTER AT OUTLET
(TUF-TITE EF-4 OR APPROVED EQUAL)

28 ± LF OF 4" PVC PIPE SCHD 40
(ASTM D 1738 OR APPROVED EQUAL)
MINIMUM SLOPE 1/4" PER FOOT

INSTALL TEMPORARY CONSTRUCTION ENTRANCE
(SEE DETAIL)

INSTALL DRIVEWAY APRON PER TOWN STANDARDS

- INV
- MIN
- TFW
- FF
- FBF
- GFLR
- INVERT
- MINIMUM
- TOP FOU
- FIRST FL
- FINISHE
- GARAGE



Eastern Highlands Health District

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

B100A PLAN APPROVAL

October 17, 2013

Kathleen Mahoney
22 Jonathan La
Mansfield, CT 06268

Proposed Activity: Finish basement with bedroom, kitchen, bathroom
Address: 26 Jonathan La
Town: Mansfield

Dear Kathleen Mahoney:

Your application for the above referenced project has been reviewed by the health district for compliance with the requirements of Connecticut Public Health Code section 19-13-B100a.

The application is approved with the following conditions/comments:

We will notify the local building official of this health district approval, but you should contact the town directly to determine when all other required permits will be approved for your project. Please note that any revisions to the approved plans, whether proposed by you or required by others, must be reviewed by the health district to verify compliance with the Public Health Code.

If you have any questions, please call the health district office at 860-429-3325.

Sincerely,

Geoffrey W. Havens
Sanitarian II

Cc:

Kathleen Mahoney is the owner of the residential property at
26 Jonathan Lane in Storrs-Mansfield, Connecticut.

Kathleen Mahoney

Kathleen A. Mahoney

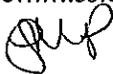
Sworn to and Subscribed before me this
26th day of November, 2013

Christine Hawthorne

CHRISTINE HAWTHORNE
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2018

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
 From: Linda M. Painter, AICP, Director 
 Date: November 26, 2013
 Re: 8-24 Referral: Agricultural Leases

Pursuant to the provisions of Section 8-24 of the State Statutes, leasing of town-owned property must be referred to the Planning and Zoning Commission for review and comment. As described in the attached memo from the Town Manager, the Town issued a Request for Proposals in 2013 for farmers interested in leasing the Town's eight agricultural properties, which collectively contain over 70 acres of farmland. Seven of the properties have been leased to farmers since 2005; several short-term extensions to the leases were approved while the Agriculture Committee and Town Council developed a revised leasing policy. The current leases expire on December 31, 2013.

The selection committee responsible for reviewing applications gave preference to Mansfield farmers; the following table identifies the proposed lessee and crop for each property.

Property	Location	Crop	Lessee
Baxter Field	Baxter Road	Vegetables, blueberries, lignonberries. Possible steers for meat and manure production.	Charlie Galgowski*
Bonemill Field	Bonemill Road	Corn for livestock feed	Willard J. Stearns and Sons, Inc.
Commonfields	Bassetts Bridge Road	Hay	Tom Wells Hillside Farm
Coventry Field	Coventry Road	Hay	Bryan Kielbania Twin Ponds Farm
Crane Hill Field	Crane Hill Road	Corn for livestock feed	Willard J. Stearns and Sons, Inc.
Eagleville Field	Rte. 32	Corn for livestock feed	Willard J. Stearns and Sons, Inc.
Mt Hope Field	Rte. 89	Hay	William Varga
Torrey Field	Gurleyville Road	Hay	Tom Wells Hillside Farm

*As described in the Town Council Agenda Item summary, the original lessees recommended by the selection committee for the Baxter Road property recently withdrew their application for the property because they were looking for a longer term commitment than what was offered by the Agricultural Committee. Charlie Galgowski is the current Lessee for the Baxter Road property; he had also submitted an application for the property and has expressed interest in leasing the property for the same terms that had been offered to the original awardee. With Mr. Galgowski's selection, all lessees will remain the same with the exception of Coventry Field, which is being offered for lease for the first time.

With the exception of the Baxter Road property, each of the leases is for a five-year term with an option to extend once for an additional 5 years. The RFP allowed applicants to suggest an alternate lease term. The lessee for the Baxter Field property has asked for a ten year lease with an option to renew for an additional 10 years, which is the same offer that was made by the Agriculture Committee to the original applicant awarded the Baxter Road property. (The original applicant withdrew because the time period was not sufficient given the level of investment they planned to make; they had requested a 35 year lease).

Summary/Recommendation

The proposed leases are consistent with the following provisions of the Plan of Conservation and Development:

- Policy Goal 2 ,Objective C: *To protect agricultural and forestry resources and to encourage retention and expansion of agricultural/forestry uses by refining Zoning Map and land use regulations and considering other actions.*
- Policy Goal 2, Objective C Recommendation: *Continue existing policy of leasing town-owned agricultural land, at reasonable rates, for agricultural purposes.*

Therefore it is recommended that the PZC report to the Town Council that the proposed leases are consistent with Mansfield's Plan of Conservation and Development and recommend that the leases be approved to facilitate active cultivation of town-owned agricultural property.

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Planning and Zoning Commission
CC: Linda Painter, Director of Planning and Development
From: Matt Hart, Town Manager
Date: November 26, 2013
Re: Referral: Agricultural Leases

The following motion was passed by the Town Council on 11/25/13:

"Move, effective November 25, 2013, to refer the proposed leases of the Town's agricultural properties to the Planning and Zoning Commission for review pursuant to Connecticut General Statutes §8-24."

Please see the attached information regarding the above captioned matter for your review. Your assistance with this matter is greatly appreciated.

Attach (1)

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Agriculture Committee;
 Linda Painter, Director of Planning and Development; Jennifer
 Kaufman, Natural Resources and Sustainability Coordinator
Date: November 25, 2013
Re: Agricultural Leases

Subject Matter/Background

The Town of Mansfield owns eight properties containing agricultural fields, most with prime agricultural soils. These properties contain 70 acres of farmland and represent an important source of land for farmers and for local food production.

At its January 14, 2013 meeting, the Town Council approved a model agriculture lease and authorized staff, in conjunction with the Agriculture Committee, to request proposals for the leasing of Town Agricultural Properties for the 2014 growing season. Current leases expire on December 31, 2013.

Staff sent the Request for Proposals (RFP) to all farmers in the Town's database and posted the RFP on the Town website. Once the proposals were received, the Agriculture Committee assembled a panel to review the proposals. The panel included two members of the Agriculture Committee, Al Cyr and Ed Hall; Dick Staples, a retired farmer in Mansfield; Art Talmadge, Ashford Agriculture Commission Chair; and Jennifer Kaufman, Mansfield's Natural Resources and Sustainability Coordinator.

After reviewing the applications, the review panel determined that preference would be given to Mansfield farmers. Based on review of the applications and interviews, the panel forwarded its recommendations to the Agriculture Committee. The Committee approved the panel's recommendations. The following table identifies the proposed crop and lessee for each agricultural property owned by the Town.

Property	Location	Crop	Lessee
Baxter Field	Baxter Road	Vegetables, blueberries, lignonberries. Possible steers for meat and manure production	Charlie Galgowski
Bonemill Field	Bonemill Road	Corn for livestock feed	Willard J. Stearns and Sons, Inc.
Commonfields	Bassetts Bridge Road	Hay	Tom Wells, Hillside Farm
Coventry Field	Coventry Road	Hay	Bryan Kielbania, Twin Ponds Farm
Crane Hill Field	Crane Hill Road	Corn for livestock feed	Willard J. Stearns and Sons, Inc.
Eagleville Field	Rte. 32	Corn for livestock feed	Willard J. Stearns and Sons, Inc.
Mt Hope Field	Rte. 89	Hay	William Varga
Torrey Field	Gurleyville Road	Hay	Tom Wells, Hillside Farm

The RFP explained that the Town would execute a five-year lease agreement with an option to extend once for five additional years. The RFP also stated that *the either the Town or the applicant may suggest an alternate lease term.*

The original lessees recommended by the selection committee for the Baxter Road property recently withdrew their application for the property because they were looking for a longer term commitment than what was offered by the Agricultural Committee. Charlie Galgowski is the current Lessee for the Baxter Road property; he had also submitted an application for the property and has expressed an interest in leasing the property for the same terms that had been offered to the original awardee. The Agriculture Committee has not met since the original applicants withdrew their application; however, as Mr. Galgowski was the only other applicant for the Baxter Field property, staff recommends approval of his application for a 10-year lease with an option for a 10-year renewal as described above. With Mr. Galgowski's selection, all lessees would remain the same with the exception of Coventry Field, which is being offered for lease for the first time.

Under the proposed leases, key obligations of the lessee include:

- Maintaining the property in good agricultural condition and annual mowing
- Maintaining Worker's Compensation coverage
- Compliance with Mansfield's Agricultural Land Use Agreement Policy
- Indemnifying the Town for injuries and damages
- Compliance with fertilizer restrictions

Importantly, the lessee would not have the ability to transfer its interest in the lease.

The next step in the process would be to refer the proposed leases to the Planning and Zoning Commission (PZC) for review pursuant to Connecticut General Statutes §8-24. Following a favorable review by the PZC, the Council would then be asked to authorize staff to execute the proposed leases.

Financial Impact

Under the proposed leases, the Town does not charge a fee for the farmer's use of its agricultural properties. The consideration or remuneration to the Town lies in the farmer's stewardship of the land.

The leasing of the Town's agricultural lands has significant financial benefits for the community. The Town does not have the resources or expertise to keep the land in productive agriculture and the lessee's consideration to the Town is the stewardship and maintenance of the property. It would involve considerable municipal resources for the Town to maintain these properties on its own, including tasks such as the removal of invasive plants, mowing and tree trimming. A further benefit of the leasing program is its support of local farm businesses, a practice that helps keep local land in use for farming rather than residential use, which typically has a higher demand for Town services. Furthermore, Mansfield's willingness to lease land to local farmers contributes towards growing our community's farms, food and economy.

Legal Review

Staff, in consultation with the Town attorney, has drafted the proposed leases based on the new model lease. In addition, a longer term lease has been drafted for the Baxter Road parcel consistent with the term described herein.

Recommendation

Staff recommends that the Town Council refer the proposed leases to the PZC for review pursuant to Connecticut General Statutes §8-24.

Staff suggests the following motion:

Move, effective November 25, 2013, to refer the proposed leases of the Town's agricultural properties to the Planning and Zoning Commission for review pursuant to Connecticut General Statutes §8-24.

Attachments*

- 1) Proposed Agricultural Lease – Bone Mill Field (map included)
- 2) Proposed Agricultural Lease – Baxter Field (map included)
- 3) C. Galgowski's proposal for Baxter Field
- 4) Maps of Commonfields, Coventry Field, Crane Hill Field, Eagleville Field, Mt Hope Field, and Torrey Field

*In an effort to save paper, staff has attached 2 of the 8 proposed leases: 1) the Bone Mill Field lease with an initial 5-yr term; and 2) the Baxter Field lease with an initial 10-yr term. All other lease provisions are consistent for all 8 leases. The remaining 6 leases will be posted on the Town's website as supplemental material.

Agricultural Lease- Bone Mill Field

Made the _____ day of _____, 2013, between the Town of Mansfield, acting herein by Matthew W. Hart, its Town Manager, a municipal corporation located in the County of Tolland, State of Connecticut, hereinafter referred to as "Lessor," and Willard J. Stearns and Sons of 50 Stearns Road, Mansfield-Storrs, CT 06268, hereinafter referred to as "Lessee".

WITNESSETH

That the said Lessor, for and in consideration of the covenants hereinafter reserved and contained, and to be kept and fulfilled on the part of said Lessee, has let and by these presents does grant, demise and farm let unto said Lessee for an initial sixty (60) month term or five (5) planting seasons commencing January 1, 2014. If it is in the best interest of the Town, Lessees will be given the opportunity to renew the lease for one (1) additional sixty (60) month term, the 2.89-acre field situated on the east side of Bone Mill Rd in the Town of Mansfield as indicated on the attached map entitled "Bone Mill Field - Attachment A" and described in a Warranty Deed from KMC, LLC. to the Town of Mansfield, dated March 19, 2003 and recorded in Volume 561, Page 336. If at the end of the term, it is determined by the Lessor that said Lessee is not in material default of any of the covenants herein, Lessee will be given the opportunity to renew the lease for one (1) additional sixty (60) month term, subject to the right of the Lessor to modify some terms of the Lease, as set forth below.

AND IT IS FURTHER AGREED that if Lessee is found to be in material default of any of the covenants herein contained, Lessor shall cause written notice of said default to be sent, by Certified Mail, to Lessee. In the event Lessee fails to cure said material default to the satisfaction of the Lessor within thirty (30) days after mailing of said notice, then it shall be lawful for Lessor, without further notice to re-enter and take possession of said leased premises, and such re-entry and taking possession shall end and terminate this lease.

AND THE SAID LESSEE does hereby further agree to comply with and conform to all the laws of the State of Connecticut, and the by-laws, rules, and regulations of the Town of Mansfield within which the premises hereby leased are situated, relating to health, nuisance, fire, highways, and sidewalks, so far as the premises hereby leased are, or may be, concerned, and to save the Lessor harmless from all fines, penalties, and costs for violation of, or non-compliance with the same.

THE LESSEE will maintain the cropland and pasture in good agricultural condition and will mow the field at least once a year. In addition the Lessee will follow the policies set forth in Attachment B

THE LESSEE will submit by November 30 of each year a form enclosed in Attachment B to:

Mansfield Natural Resources and Sustainability Coordinator
Parks and Recreation
10 South Eagleville Rd.
Storrs, CT 06268
860-429-3015x204
860-429-9773 (FAX)

Any restricted use pesticide must be applied in accordance with state law. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a comparable advisor.

Town of Mansfield Agricultural Lease-Bonemill Field

At the end of the five (5) year period beginning with the effective date of this lease, the Lessor may review the terms and conditions of the lease to determine whether any changes will be made in the lease at the discretion of the Lessor. The Lessee may terminate the lease at any time upon at least thirty (30) days written notification to the Lessor.

AND AT THE TERMINATION of this lease, if the Lessee is to vacate the premises per this lease, the Lessee will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted, and the said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same. At any time subsequent to the date on which the Lessee provides notice that they intend to terminate the Lease pursuant to the immediately preceding paragraph, said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same.

The interests of the LESSEE in this Lease are not transferable by them or their agents or fiduciaries or anyone to any entity or person in any way. THE LESSEE and the their family shall be relieved of any obligation within this lease should the Lessees become incapacitated or unable to maintain the responsibilities entailed in this agreement, in which cases the Lease shall terminate no later than thirty (30) days thereafter. Additionally, should the Lessee become deceased their survivor Lessee heirs will be entitled to the harvest of the planting year of the death of the survivor of them, and then the lease will be terminated.

THE LESSEE will maintain Worker's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

The LESSEE agrees to comply with Mansfield's Agricultural Land Usage Agreement Policy adopted by the Town Council on January 14, 2013 (Attachment C); and

THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and

Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this Lease Agreement, immediately authorizing the Lessor to re-enter and repossess said property without legal process.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence Of:

TOWN OF MANSFIELD

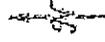
Matthew W. Hart, Town Manager

Leslie Stearns, Willard J. Stearns and Sons, Lessee

Town of Mansfield, CT - Bonemill Agricultural Field

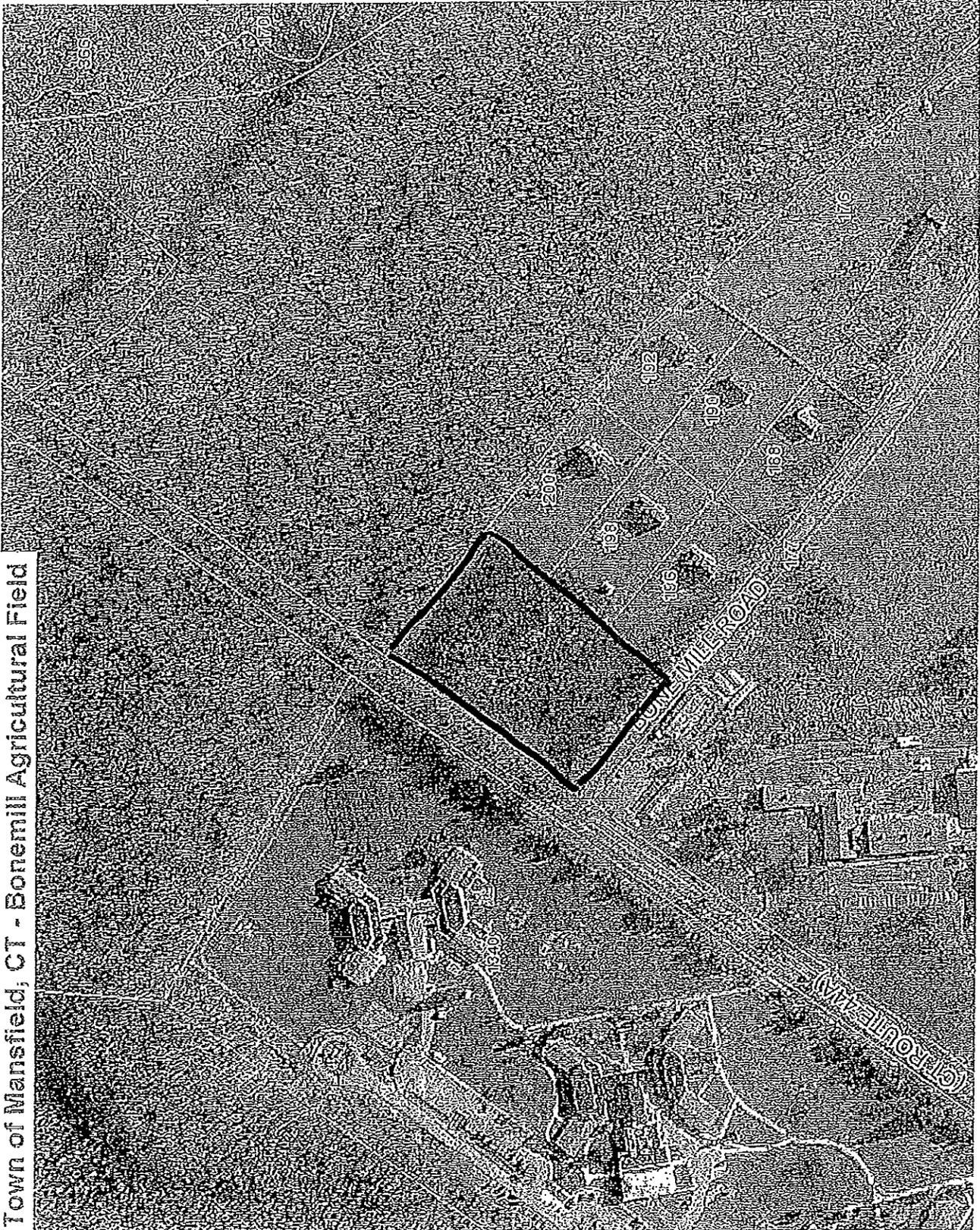


- Zoning
- Conservation Easement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 271.45 ft

Printed:
1/2/2013



Attachment A

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

Attachment B

THE LESSEE will submit a form enclosed in Attachment B to the Mansfield Town Manager, by November 30 of each year, a plan for that year's crop which includes a copy of a soil test and a schedule of proposed fertilizer, herbicide and pesticide applications. Any restricted use pesticide must be applied by a licensed applicator. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a comparable advisor.

Report form for agricultural leases on Town land

RETURN BY November 30, of the Lease year

****Soil test must be performed at the same time each year (fall is recommended. Results must be attached to this form****

To

Jennifer Kaufman
Parks Coordinator
10 South Eagleville Road
Mansfield, CT 06268
860-429-3015x204
860-429-9773

Email: Kaufmanjs@MansfieldCT.org

Name of Town property

Person submitting this report

Date report was completed _____

Past growing season's report: Year _____

1. CROP Hay Silage corn Other (Explain)

2. Did you apply manure? Yes No

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Did you apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate the ratio.	
Other	

4. Did you apply pesticides (herbicides, insecticides, fungicides)? Yes No

If yes, please indicate the following:

Type of pesticide applied	Quantity Per Acre	Target Pest	MSDS Attached

5. Were all materials applied in accordance with CT State Law? _____

6. Which winter cover crop did you plant? _____

If none, why not?

7. If appropriate, list the types of tillage (such as mold board plowing, deep zone tillage, disc harrow, etc) used.

8. List any improvements or conservation practices you have implemented.

9. Are there any issues with which the Town can assist?

I _____ certify that all information submitted is correct.

Date _____

Next growing season's plan year _____

1. CROP Hay Silage corn Other (Explain)

2. Do you plan to apply manure?

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Do you plan to apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate the ratio:	
Other	

4. Do you plan to apply pesticides (herbicides, insecticides, fungicides)?

Yes No

If yes, please indicate the following:

Type of pesticide applied	Quantity Per Acre	Target Pest	MSDS Attached

Appendix C

Agricultural Land Usage Agreement Policy

The Town of Mansfield owns seven properties with prime agricultural soils. The Town of Mansfield is committed to keeping this land in agricultural production and therefore leases these properties to local farmers. In order to ensure the preservation of Town agriculture land and to promote good stewardship, the Mansfield Agriculture Committee recommends the following policy to be adhered to by its lessees. The Town understands that in some cases these policies may need to be modified. Modifications must be submitted in writing and must be approved by the Agriculture Committee.

- **Cropland Soil Testing**
 - Soil tests are to be performed once per year, at the same time of year (fall testing recommended). The soil test is to include Calcium, Magnesium, Phosphorous, and Potassium, as well as percent organic matter. In addition, recommendations from the testing lab for the aforementioned elements are to be obtained. Testing for and addressing deficiencies in additional elements is encouraged. The Lessee may choose the lab they prefer. The University of CT Nutrient Analysis Laboratory is an option.
- **Fertilizer / Compost / Manure Types – Specify Allowed / Disallowed and/or standard to be followed**
 - Fertilizer applications are to be applied per soil test lab recommendations; modifications to the lab recommendations are allowed with a written explanation.
 - Any application by the Lessee or their agent of sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- **Pesticides**
 - All Material Safety Data Sheets (MSDS) sheets for scheduled applications of pesticides are to be provided to the Agriculture Committee prior to application for review when submitting yearly reporting forms. For non-scheduled applications of pesticides, all MSDS sheets are to be provided to the Agriculture Committee with the yearly reporting form.
 - All pesticides must be applied according to the manufacturer's recommendations and/or according to cooperative extension recommendations.
 - The use of Atrazine or its agent is expressly prohibited on the subject property, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- **Subleasing**
 - Subleasing is not allowed without written consent from the Town of Mansfield and consultation with the Agriculture Committee.
- **Cover Crops**
 - Cover crops are required unless there is inadequate time to establish a cover crop post harvest. If no cover crop is applied, Lessee is to provide an explanation. For Leasees that would like assistance choosing cover crops, the Lessee is encouraged to contact the Agriculture Committee.
- **Baled Hay and Plastic**
 - The Lessee is required to remove baled hay, plastic, and any other residual farming supplies from the subject property at the end of each growing season and no later than December 15th each year.
- **Storage of Manure**

Appendix C

- The Lessee will refrain from long-term storage of manure on the site.
- Stone Piles
 - Stones removed from any field and piled around the perimeter are not to exceed 3 feet in height, without written consent of the Agriculture Committee.
- Invasive Plants
 - The Lessee is not to use any plants that are listed as invasive per the Connecticut Department of Environmental Protection.
- Removal of Trees and Shrubs
 - While the trimming of brush and overhanging branches is allowed along the edge of a field, the Lessee is not to remove any trees or shrubs without written consent of the Agriculture Committee.
- Removal of Stonewalls
 - The Lessee is not to remove any stonewalls from the property.
- Fencing
 - The Lessee is not to install or remove any fencing without written consent of the Agriculture Committee.
- Watercourses
 - The Lessee is not to cultivate within 25ft of a water body or watercourse.
- Inspection and Disturbances
 - The Licensor retains the right to enter the property to ensure the aforementioned requirements are being met and to enter and disturb property.
- Non-agricultural Uses
 - Only agricultural uses as defined in Connecticut General Statutes 1-1 (q) are allowed.
- Animals
 - The keeping of animals on the property is allowed with written consent of the Agriculture Committee.
- Agricultural Viability
 - The Lessee is to follow farming practices that maintain the land in good agricultural standing. Examples of this include the usage of cover crops and returning organic matter to the soil and maintaining grass cover on pasture.
- Contract Breach
 - Breach of contract will result in the termination of the Lease, immediately authorizing the Lessee to re-enter and repossess said property without legal process.
- Insurance
 - THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises;
 - Heirs have right to harvest upon death of Lessee for the remainder of the current growing season, after which the lease will be terminated.
- The Agriculture Committee encourages lessees to seek out alternatives to genetically modified crops

Agricultural Lease-Baxter Field

Made the _____ day of _____ 2013, between the Town of Mansfield, acting herein by Matthew W. Hart, its Town Manager a municipal corporation located in the County of Tolland, State of Connecticut, hereinafter referred to as "Lessor," and Charlie Galgowski, 117 Baxter Road, Storrs, CT 06268, hereinafter referred to as "Lessee".

WITNESSETH

That the said Lessor, for and in consideration of the covenants hereinafter reserved and contained, and to be kept and fulfilled on the part of said Lessee, has let and by these presents does grant, demise and farm let unto said Lessee for an initial ten (10) year term or ten (10) planting seasons commencing January 1, 2014 with the opportunity to renew for a succeeding term of ten (10) years, the field situated on the south westerly side of 195 and the easterly side of Baxter Rd in the Town of Mansfield as indicated on the attached map entitled "Former Baxter Property - Attachment A" and described in a Warranty Deed from the estate of Milna M. Baxter to the Town of Mansfield, dated July 1, 1997 and recorded in Volume 387, Page 498. If at the end of the term, it is determined by the Lessor that said Lessee are not in material default of any of the covenants herein, Lessee will be given the opportunity to renew the lease for one (1) additional five year (5) year term, subject to the right of the Lessor to modify some terms of the Lease, as set forth below.

AND IT IS FURTHER AGREED that if Lessee is found to be in material default of any of the covenants herein contained, Lessor shall cause written notice of said default to be sent, by Certified Mail to Lessee. In the event Lessee fails to cure said material default to the satisfaction of the Lessor within thirty (30) days after mailing of said notice, then it shall be lawful for Lessor, without further notice to re-enter and take possession of said leased premises, and such re-entry and taking possession shall end and terminate this lease.

AND THE SAID LESSEE do hereby further agree to comply with and conform to all the laws of the State of Connecticut, and the by-laws, rules, and regulations of the Town of Mansfield within which the premises hereby leased are situated, relating to health, nuisance, fire, highways, and sidewalks, so far as the premises hereby leased are, or may be, concerned, and to save the Lessor harmless from all fines, penalties, and costs for violation of, or non-compliance with the same.

THE LESSEE will maintain the cropland and pasture in good agricultural condition and will mow the field at least once a year. In addition the Lessee will follow the policies set forth in Attachment B

THE LESSEE will submit by November 30 of each year a form enclosed in Attachment B to:

Mansfield Natural Resources and Sustainability Coordinator
Parks and Recreation
10 South Eagleville Rd.
Storrs, CT 06268
860-429-3015x204
860-429-9773 (FAX)

Any restricted use pesticide must be applied in accordance with state law. The plan will conform to agricultural practices

Town of Mansfield Agricultural Lease-Baxter

recommended by the CT Cooperative Extension System or a comparable advisor.

At the end of the fifteen (15) year period beginning with the effective date of this lease, the Lessor may review the terms and conditions of the lease to determine whether any changes will be made in the lease at the discretion of the Lessor. The Lessee may terminate the lease at any time upon at least thirty (30) days written notification to the Lessor.

AND AT THE TERMINATION of this lease, if the Lessee is to vacate the premises per this lease, the Lessee will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted, and the said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same. At any time subsequent to the date on which the Lessee provides notice that they intend to terminate the Lease pursuant to the immediately preceding paragraph, said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same.

The interests of the LESSEE in this Lease are not transferable by them or their agents or fiduciaries or anyone to any entity or person in any way. THE LESSEE and their family shall be relieved of any obligation within this lease should the Lessee become incapacitated or unable to maintain the responsibilities entailed in this agreement, in which cases the Lease shall terminate no later than thirty (30) days thereafter. Additionally, should the Lessee become deceased the Lessee's heirs will be entitled to the harvest of the planting year of the death of the survivor of them, and then the lease will be terminated.

THE LESSEE will maintain Worker's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

The LESSEE agrees to comply with Mansfield's Agricultural Land Usage Agreement Policy adopted by the Town Council on January 14, 2013 (Attachment C); and

THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and

Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this Lease Agreement, immediately authorizing the Lessor to re-enter and repossess said property without legal process.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence Of:

TOWN OF MANSFIELD

Matthew W. Hart, Town Manager

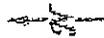
LESSEE

Charlie, Lessee

Town of Mansfield, CT - Baxter Field



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



1 in = 386.96 ft

Printed:
2/25/2013



Attachment A

Main Street GIS, 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

Attachment B

THE LESSEE will submit a form enclosed in Attachment B to the Mansfield Town Manager, by November 30 of each year, a plan for that year's crop which includes a copy of a soil test and a schedule of proposed fertilizer, herbicide and pesticide applications. Any restricted use pesticide must be applied by a licensed applicator. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a comparable advisor.

Report form for agricultural leases on Town land

RETURN BY November 30, of the Lease year

****Soil test must be performed at the same time each year (fall is recommended. Results must be attached to this form****

To

Jennifer Kaufman

Natural Resources and Sustainability Coordinator

10 South Eagleville Road

Mansfield, CT 06268

860-429-3015x204

860-429-9773

Email: Kaufmanjs@MansfieldCT.org

Name of Town property

Persons submitting this report

Date report was completed _____

Past growing season's report: Year _____

1. CROP Hay Silage corn Other (Explain)

2. Did you apply manure? Yes No

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Did you apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate the ratio.	
Other	

4. Did you apply pesticides (herbicides, insecticides, fungicides)? Yes No

If yes, please indicate the following:

Town of Mansfield Agricultural Lease-Baxter

Type of pesticide applied	Quantity Per Acre	Target Pest	MSDS Attached

5. Were all materials applied in accordance with CT State Law? _____

6. Which winter cover crop did you plant? _____

If none, why not?

7. If appropriate, list the types of tillage (such as mold board plowing, deep zone tillage, disc harrow, etc) used.

8. List any improvements or conservation practices you have implemented.

9. Are there any issues with which the Town can assist?

We, _____, certify that all information submitted is correct.

Date _____

Next growing season's plan: Year _____

1. CROP Hay Silage corn Other (Explain)

2. Do you plan to apply manure?

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Do you plan to apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate the ratio.	
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Appendix C

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- Storage of Manure

Appendix C

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- The Agriculture Committee encourages lessees to seek out alternatives to genetically modified crops



Town of Mansfield
Lease Application
Mansfield Agricultural Property

Applicant Information

Name Charles Galgowski
Farm Name Round The Bend Farm
Address 117 Baxter Road, Storrs, CT 06268
Phone 860 429-7094
Email Cgalgowski@charter.net

Type of agricultural operation experience:

Dairy (specify years in business)

Crops (specify types and years in business)

Assorted Vegetables and pumpkins - 6 years commercial

Organic and Nutrient Dense Experiments, soil building, mowing + brush clearing - 11 years

Animals (specify types and years in business)

From 1953-1977 raised and worked on a dairy farm and neighboring orchard, 4-H dairy and beef projects.

Other (specify types and years in business)

Master's degree Soil Science, BS degree Civil Engineering, 33 years with USDA-NRCS designing conservation work for farms and other lands.

Describe capacity and experience to manage a leased agricultural property

I have leased Baxter Property for about 10 years. Have done required soil testing, cover crops, mowing, brush clearing, and record keeping. I have a tractor, rotary mower, chainsaw, harrow, hand seeder, stone boat, and many hand tools. I plan to buy more farm equipment.

Describe past experience and improvements made if you have leased Town properties

At Baxter, I have raised pumpkins and given hay rides, suppressed wood chuck populations, filled 70 burrows, picked about 30 tons of rocks, removed 8 dead maples, suppressed Japanese knotweed, multi flora rose, autumn olive, cleaned the pond the drain, trimmed limbs and brush at edge of the field. Raised cover crops of rye, barley, sorghum-sudan, red clover. Converted to organic status.

Proposal

Name of property you are applying to lease

Baxter Property

Intended use of the property, including planned crops or other uses

Maintain property as an organic farm. Make hay, rotate vegetable crops, raise blueberries (if market is not glutted) and lignonberries. Plant assorted flower mixes to provide native and commercial bee habitat. Use manure for fertilizer, if local manure is hard to find, raise 8 to 10 steers for meat and manure production.

How does this fit your business plan?

The 10 acres of the Baxter property along with my 5 acre farm create an isolated organic farm somewhat protected from genetically modified organisms. I will market out of my garage which has good road side visibility. Commercial sales will begin after I retire from my present job in approximately 2 to 3 years. Hay and vegetables will bring in income as berries mature.

What is your stewardship plan for the property?

Maintain organic status, build soil health and organic matter with multispecies cover crops, pick more rocks, use tillage turnips to relieve soil compaction. Fence out deer and fence in cattle. Build berry nets. Run irrigation from my land to Baxter. To make all this happen with the necessary money and time inputs, I will need to lease the property for the rest of my life.

How would your use of the property benefit the citizens of Mansfield?

It will provide locally available organic hay, vegetables, and berries. By acquiring a long term lease to the Baxter Property, it might become more practical to sell my development rights from two potential building lots directly across the road. This would create a small ag land preserved farm with farm housing and utilities adjacent to leasable land, providing food and aesthetic benefits to future generations.

Applicant Signature

Charles Galgowski

Date March 29, 2012



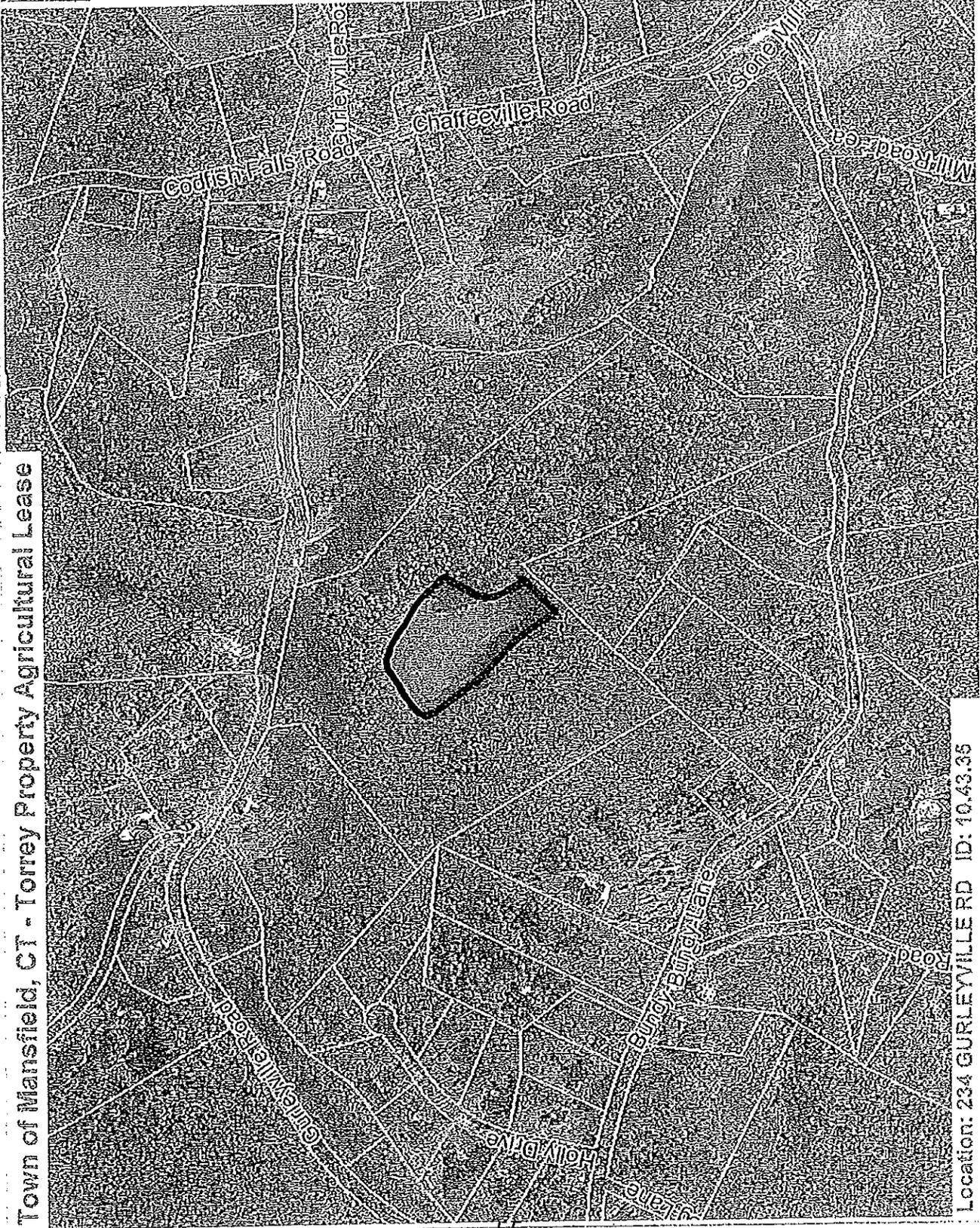
- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways

1 in = 456.83 ft

Printed:
3/15/2012

MainStreetGIS
www.mainstreetgis.com

Town of Mansfield, CT - Torrey Property Agricultural Lease



Location: 234 GURLEYVILLE RD ID: 10.43.35

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

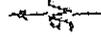
Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Attachment A

Town of Mansfield, CT - Mt Hope Park Agricultural Lease

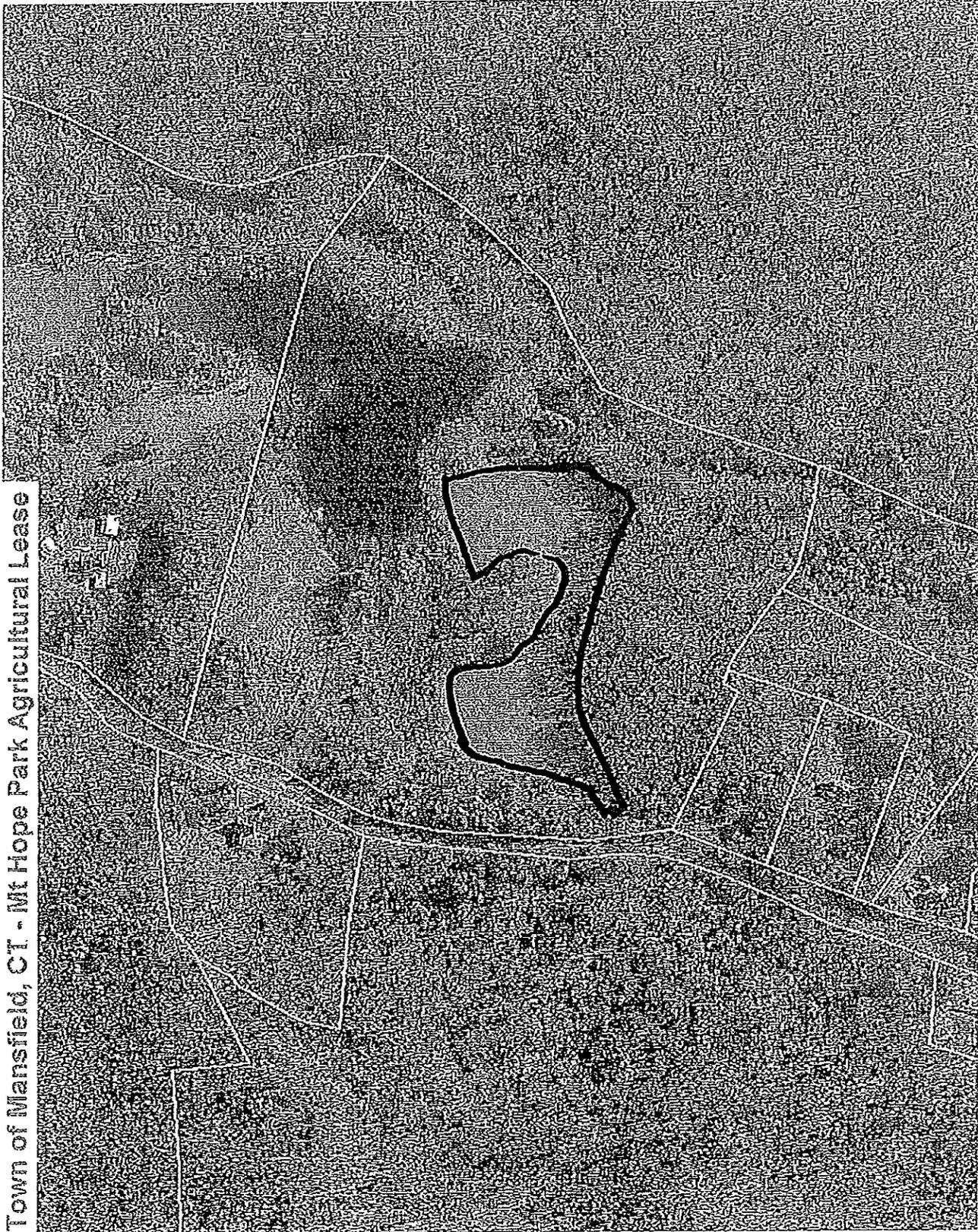


- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways



1 in = 345.51 ft

Printed:
3/15/2012

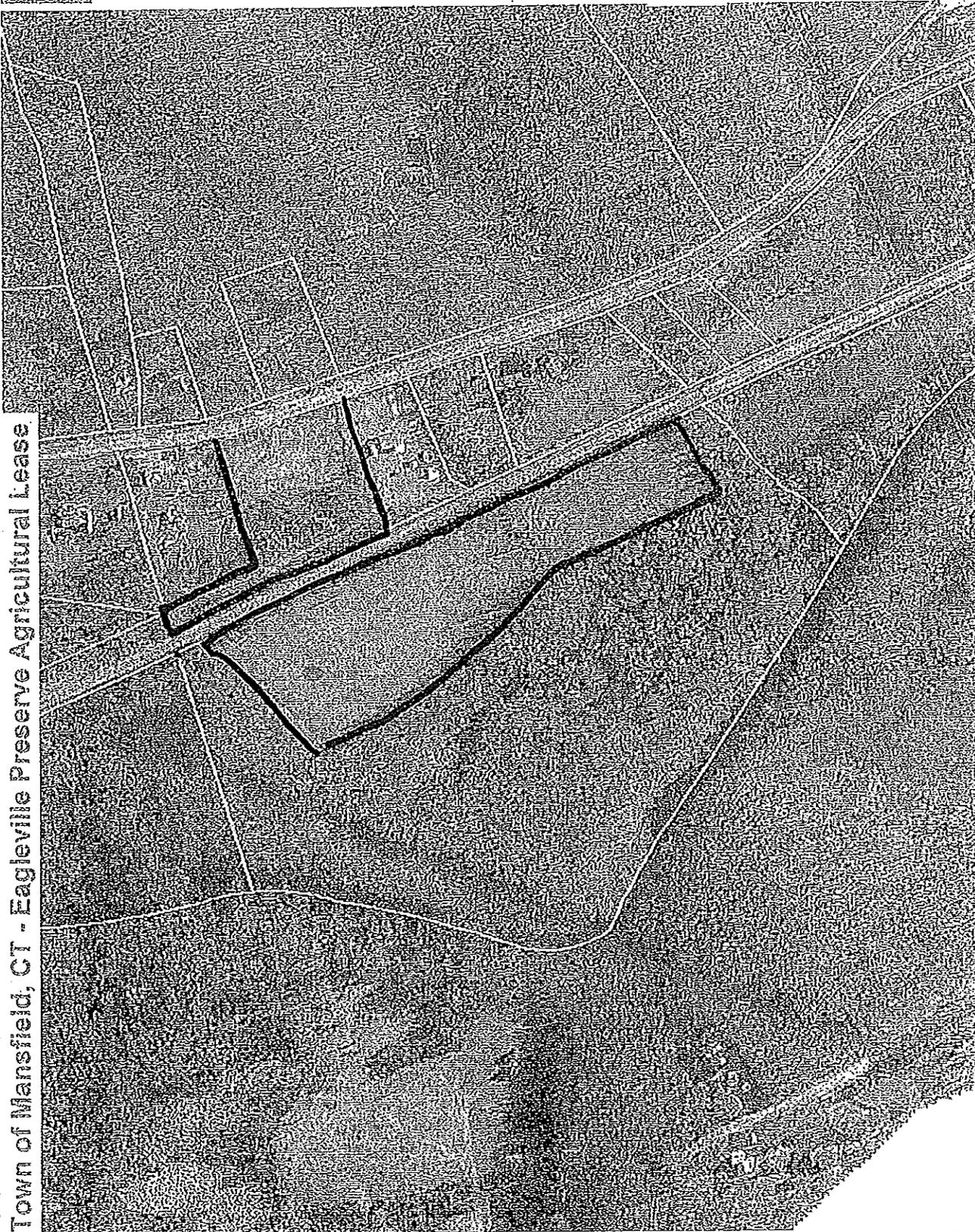


Attachment A

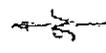
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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Town of Mansfield, CT - Eagleville Preserve Agricultural Lease



- M MapGrid
- M towns
- A Dimensions
- A Address
- A ParcelID
- A Area
- A Streets
- A Parcels
- A powerlines
- A water
- A wetlands
- A Town
- A roads
- A highways



1 in = 319.01 ft

Printed:
3/15/2012

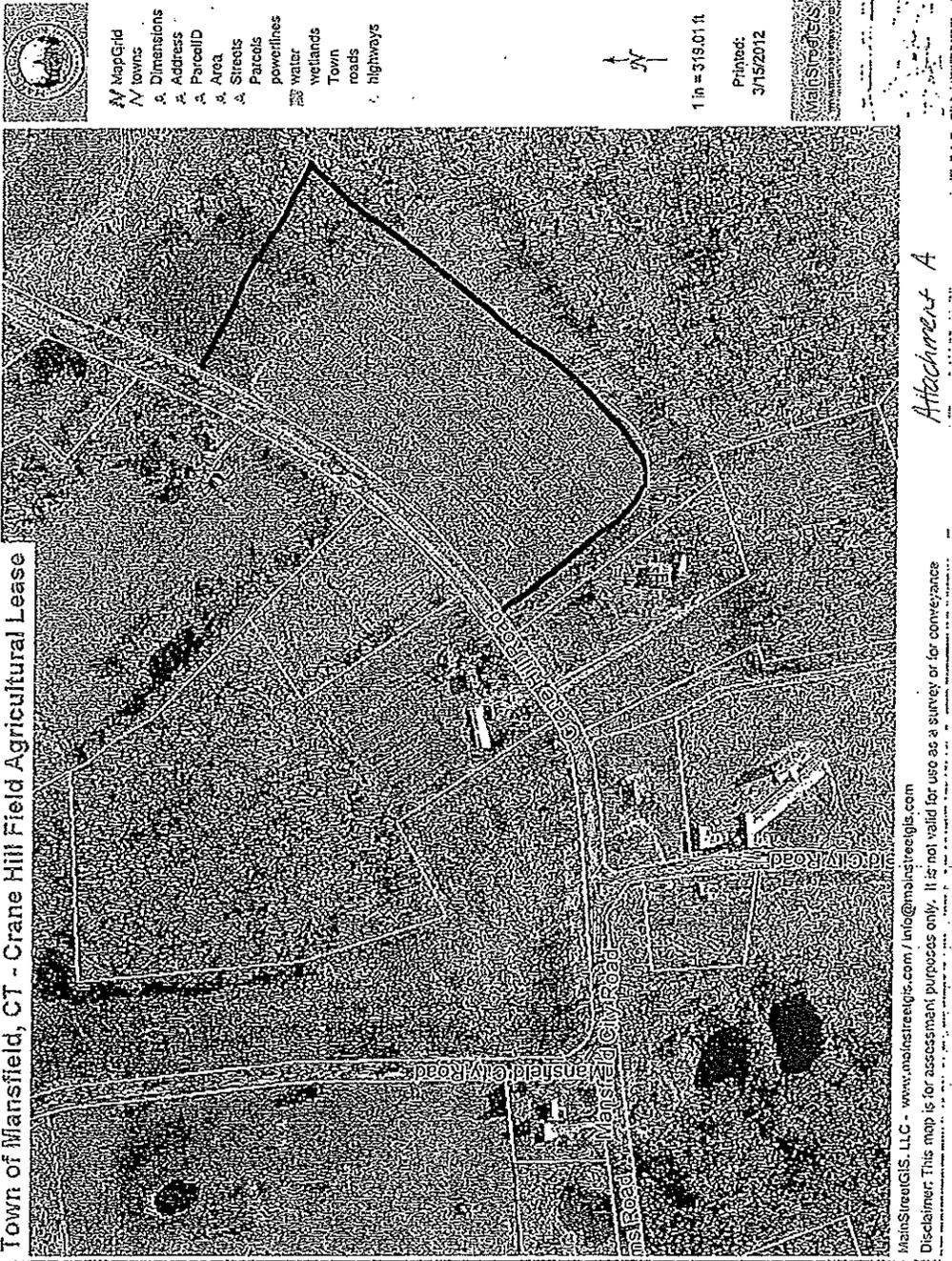


MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

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

Attachment A

Town of Mansfield, CT - Crane Hill Field Agricultural Lease



MansfieldGIS, LLC - www.mansfieldgis.com / info@mansfieldgis.com
Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance.

Attachment A

Town of Mansfield, CT - Coventry Road Field



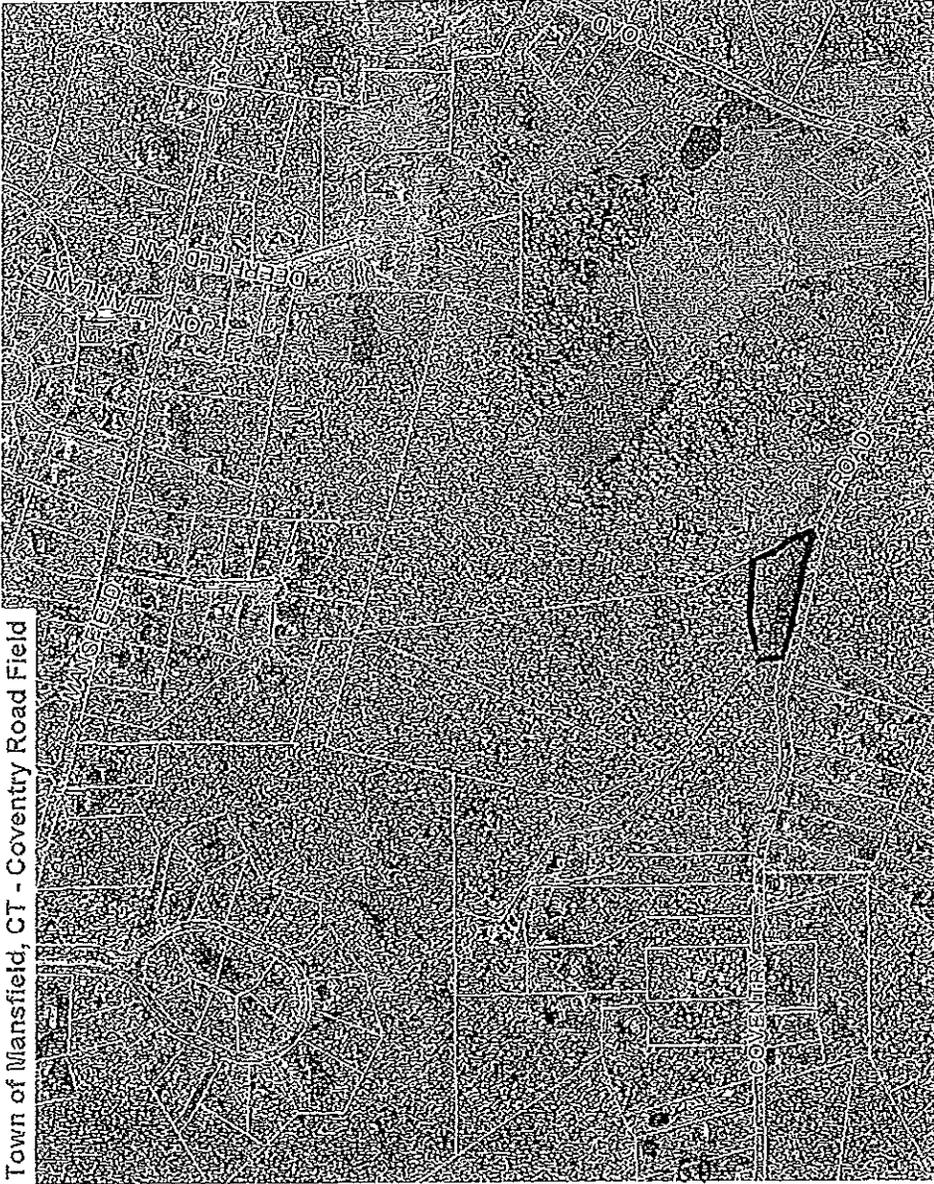
- Zoning
- Conservation/Easement
- Railroad
- Trails
- Parcels
- Sitooms
- water
- wetlands



1 in = 674.3 ft

Printed:
2/25/2013

MainStreetGIS



Attachment A

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Town of Mansfield, CT - Commonfields Agriculture Lease



- M MapGrid
- N towns
- Dimensions
- A Address
- A ParcelID
- A Aroo
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways



1 in = 254.39 ft

Printed:
3/15/2012



MapSource GIS, LLC - www.mapstreetgis.com / info@mapstreetgis.com

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

Attachment A

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on December 11, 2013 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – John H. Shadler for a Variance of Art. X, Sec L.2.a & L.2.a.4 to allow an efficiency unit within a single-family residence that would be larger than permitted and have an occupancy of more than 2 persons at 32 Baxter Rd.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated November 21, 2013.

Sarah Accorsi
Chairman

PAGE
BREAK