

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, February 3, 2014 ▪ 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. January 13, 2014 Special Meeting
4. Zoning Agent's Report
5. Old Business
 - a. Pre-Application Discussion Requests
 - b. Other
6. New Business
 - a. Ballard Institute and Museum of Puppetry – Marquee Sign Request
Memo from Director of Planning and Development
 - b. Modification to Subdivision Approval: 1 Lot, Storrs Center Alliance, VS-11, Wilbur Cross Way,
(File 1246-18)
Memo from Director of Planning and Development
 - c. Green Subdivision – Default on Common Driveway Bond
Memo from Director of Planning and Development
 - d. Request for DEEP Presentation on Contaminated Properties
Memo from Director of Planning and Development
 - e. Extension of Special Permit Approval for Whispering Glen
Memo from Director of Planning and Development
 - f. UConn Innovative Partnership Building Comparative Evaluation
Memo from Director of Planning and Development
 - g. UConn: New Residence Hall and Engineering Building
Memo from Director of Planning and Development
 - h. Other
7. Mansfield Tomorrow | Our Plan ▶ Our Future
8. Reports from Officers and Committees
 - a. Chairman's Report
 - b. Regional Planning Commission
 - c. Regulatory Review Committee
 - d. Subcommittee on Infrastructure
 - e. Planning and Development Director's Report
 - f. Other

9. Communications and Bills

- a. 1-8-14 ZBA Notice of Application Withdrawal
- b. 1-13-14 Joint PZC/Town Council letter Re: MAA E.I.E.
- c. December 2013 CT Water Newsletter "In Your Community"
- d. Winter 2014 CFPZA Newsletter
- e. CFPZA Annual Conference Announcement: 3-13-14
- f. 2/19/14 ZBA Legal Notice
- g. Other

10. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
SPECIAL Meeting
MONDAY, January 13, 2014
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

Chairman Goodwin called the meeting to order at 5:30 p.m. No alternates were seated.

Approval of Minutes

a. December 16, 2013 Regular Meeting

Ryan MOVED, Chandy seconded, to approve the 12-16-13 minutes as written. Plante noted for the record that he listened to the recording. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report

No report submitted.

Old Business

a. Water Supply Project: Review of Proposed Definitive Agreement with Connecticut Water Company

Linda Painter, Director of Planning and Development, provided an overview of her memo distributed with the packet. Member discussion focused on the role and membership of the proposed Advisory Committee. Plante questioned why other communities were represented on the Committee given its role to provide feedback on service connections and main extensions in Mansfield. Goodwin noted that the PZC has statutory timeframes for review of applications; any review by the Advisory Committee must adhere to those time limitations. Ward noted the importance of the qualifications of the membership given the Committee roles identified in the draft Agreement.

Holt MOVED, Ryan seconded, to authorize the Chair to report to the Town Council that the terms contained in the draft Definitive Agreement between Connecticut Water Company and the Town of Mansfield sufficiently address the concerns raised by the Commission in its September 2013 memo provided the PZC is consulted with regard to the terms of the Advisory Committee Memorandum of Understanding, particularly membership. MOTION PASSED with all in favor except Plante who was opposed.

b. Pre-Application Discussion Requests

Painter presented an overview of the information contained in her memo distributed with the packet, highlighting the ways other communities approach pre-application meetings with prospective applicants. Members discussed potential pitfalls of pre-application meetings as well as how these concerns may be addressed. Painter will prepare a draft policy and procedure for the first meeting in February using the Westport and Granby procedures as a guide. The draft will include, among other provisions, time limits on applicant presentations, limits on the number of pre-application meetings that may be held on the same project, criteria for the types of projects that will be eligible for pre-application review, and language identifying this as a pilot program subject to discontinuance at any time.

New Business

a. UConn Main Accumulation Area EIE

Painter provided an overview of the memo provided as part of the packet. Plante questioned whether the current facility was alarmed and if the new facility would have a security system. Lewis expressed concern with the location adjacent to tennis courts.

Holt MOVED, Hall seconded, to authorize the Chair to sign a letter of support issued jointly by the Town Council and Planning and Zoning Commission supporting the relocation of the Main Accumulation Area facility to Parcel G and encouraging the University to fund and implement the relocation as quickly as possible. MOTION PASSED with all in favor except Lewis who was opposed.

b. Appointment of an Acting Zoning Agent

Holt MOVED, Plante seconded, that the Planning and Zoning Commission appoint Gregory J. Padick as a duly authorized Acting Zoning Agent until the Zoning Agent is authorized to return to work. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter advised the Commission that staff has received the first draft chapters of the new POCD from the consultant. Once a review of the draft plan has been completed by staff, it will be circulated to the Mansfield Tomorrow Advisory Group, the Commission and various advisory committees for review. Goodwin requested that the draft be provided to the Commission with adequate time to review (not as part of a Friday packet for a Monday meeting).

Reports from Officers and Committees:

Ward noted that the Regulatory Review Committee will meet at 1:15pm in Conference Room B on January 22, 2014 to continue preparation of draft regulations regarding dogs and kennels for the Commission's review.

Communications and Bills:

None.

Adjournment:

The Chairman declared the meeting adjourned at 6:32 p.m.

Respectfully submitted,

Katherine Holt, Secretary

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: January 30, 2014
Subject: Ballard Institute and Museum of Puppetry: Marquee Sign Request

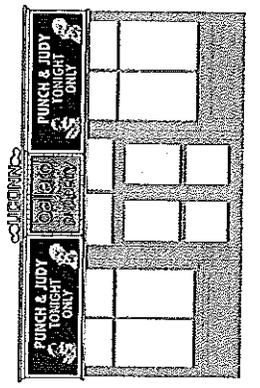
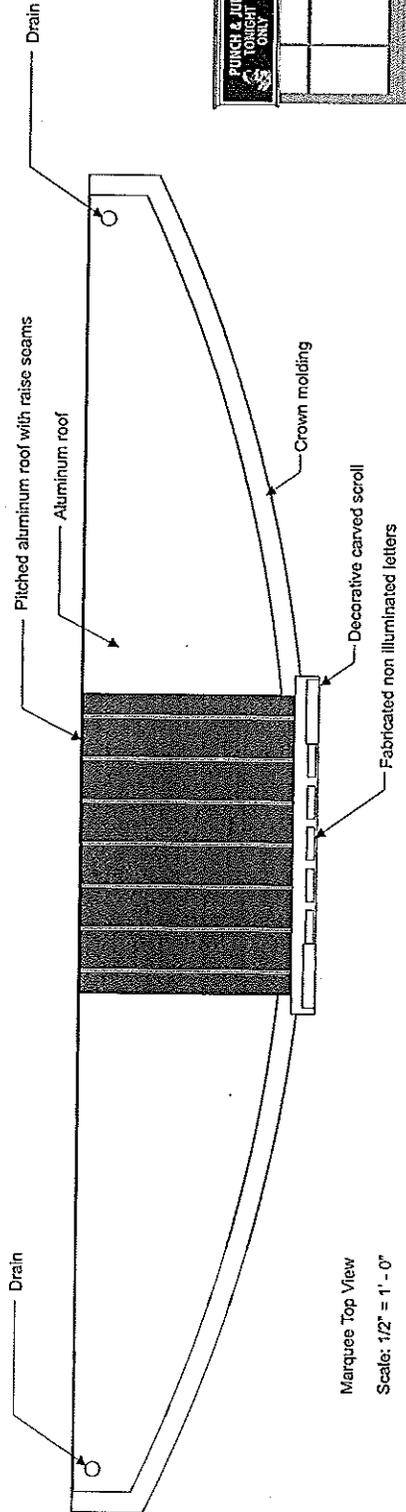
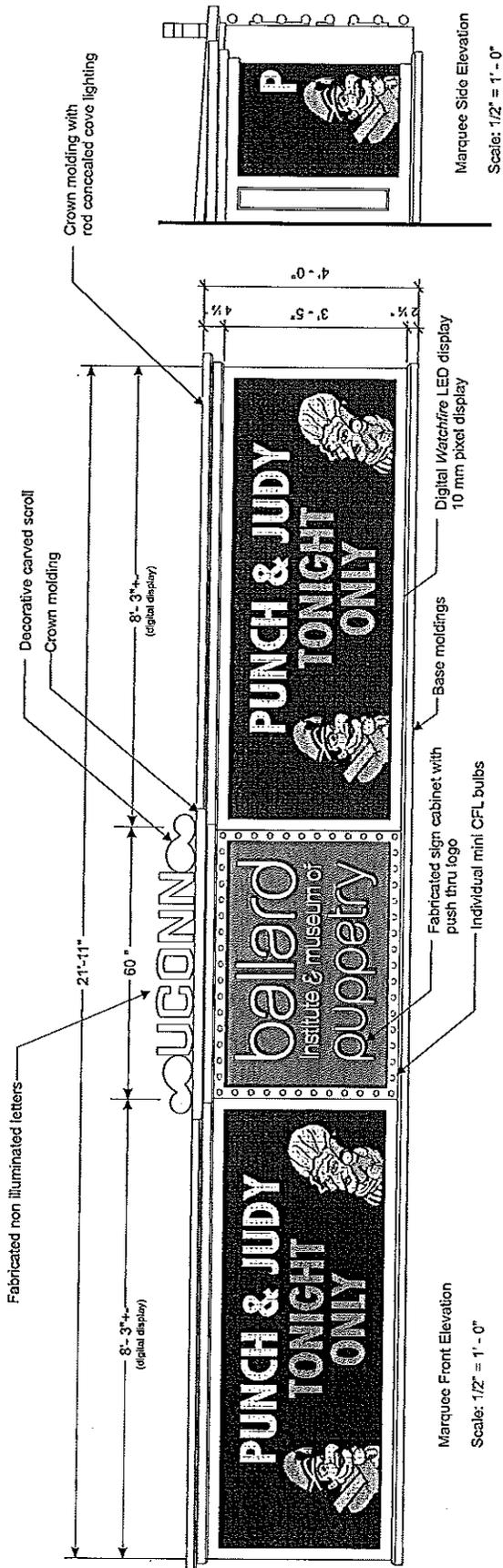
The Ballard Museum and Institute of Puppetry is relocating from the UCONN Depot Campus to Storrs Center. Their new location is adjacent to the UCONN Co-op Bookstore and contains a theater for puppet shows. The attached documents depict the proposed marquee sign design for the theater. Section 3.10 of the Storrs Center Special Design District Design Guidelines contains the standards for signs within the district.

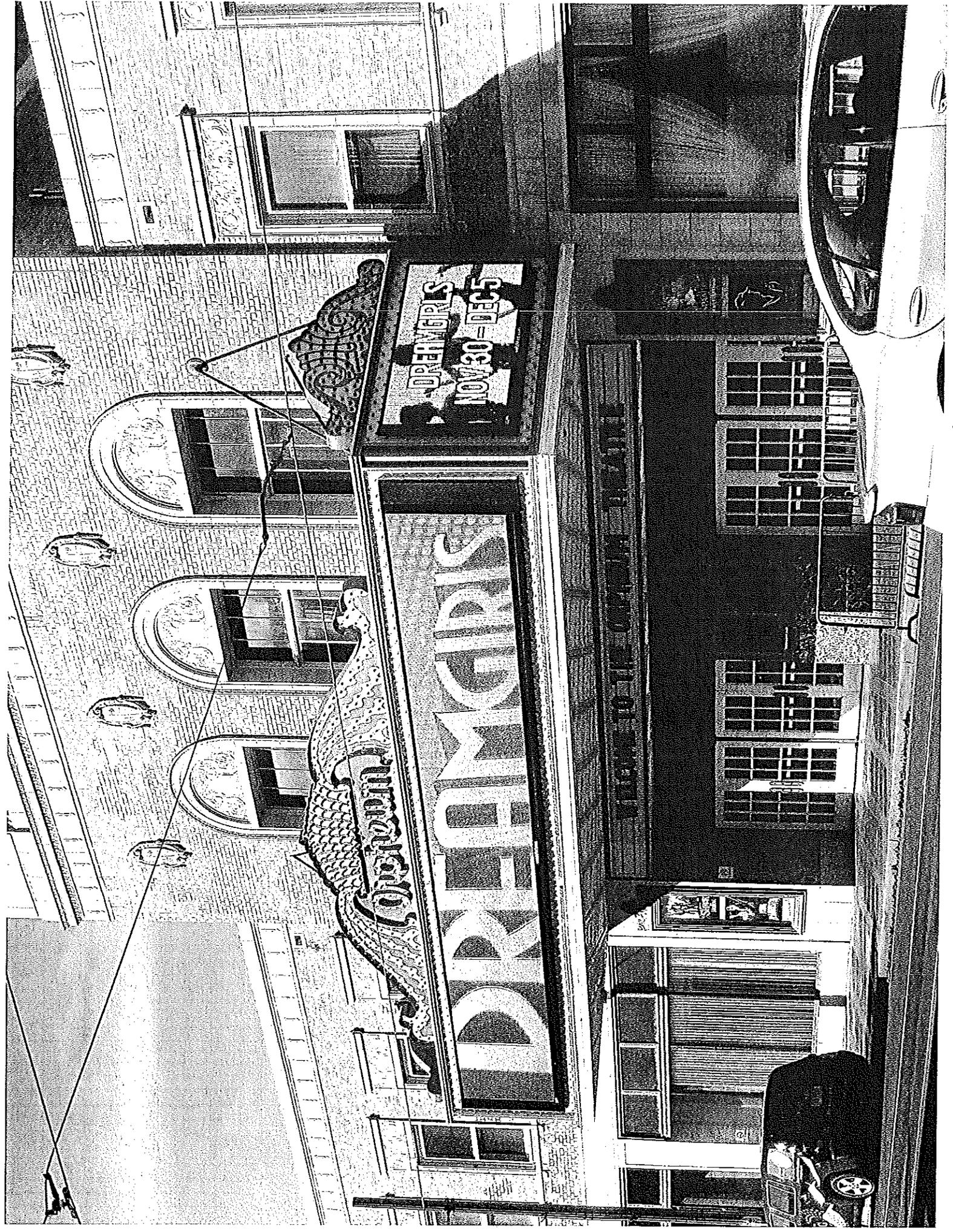
While Section 3.10.5(f) specifically allows for Canopy and Marquee Signs, Section 3.10.2.e prohibits the use of electronic message signs with changing text or graphics generated by electronic components. I believe the intent of this provision was to prevent the proliferation of electronic signs throughout the development, particularly those that change continuously. I don't believe that a theater marquee sign was anticipated or contemplated at that time. This interpretation would be consistent with the prohibition of 'flashing, rotating, moving or blinking signs or optically projected slide signals which are changed periodically' that is listed in the prohibited sign section of the Zoning Regulations (Article X, Section C.3.d).

As the purpose of the marquee sign is to advertise different events at the theater, the Ballard Institute is requesting approval for an electronic marquee in lieu of a more traditional marquee that requires manual changing of event signs (removable letters). Representatives from both the Institute and the sign company will be at the February 3rd meeting to answer questions.

In accordance with Article X, Section S.6.d.2 of the Zoning Regulations, I have the ability to allow some variation or deviation from the design guidelines provided the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations. Additionally, Section 3.10.5(j) authorizes the PZC to approve signs not covered by the Design Guidelines.

Given the uniqueness of this situation, I felt the most appropriate course of action was to bring the request to the Commission for your review.

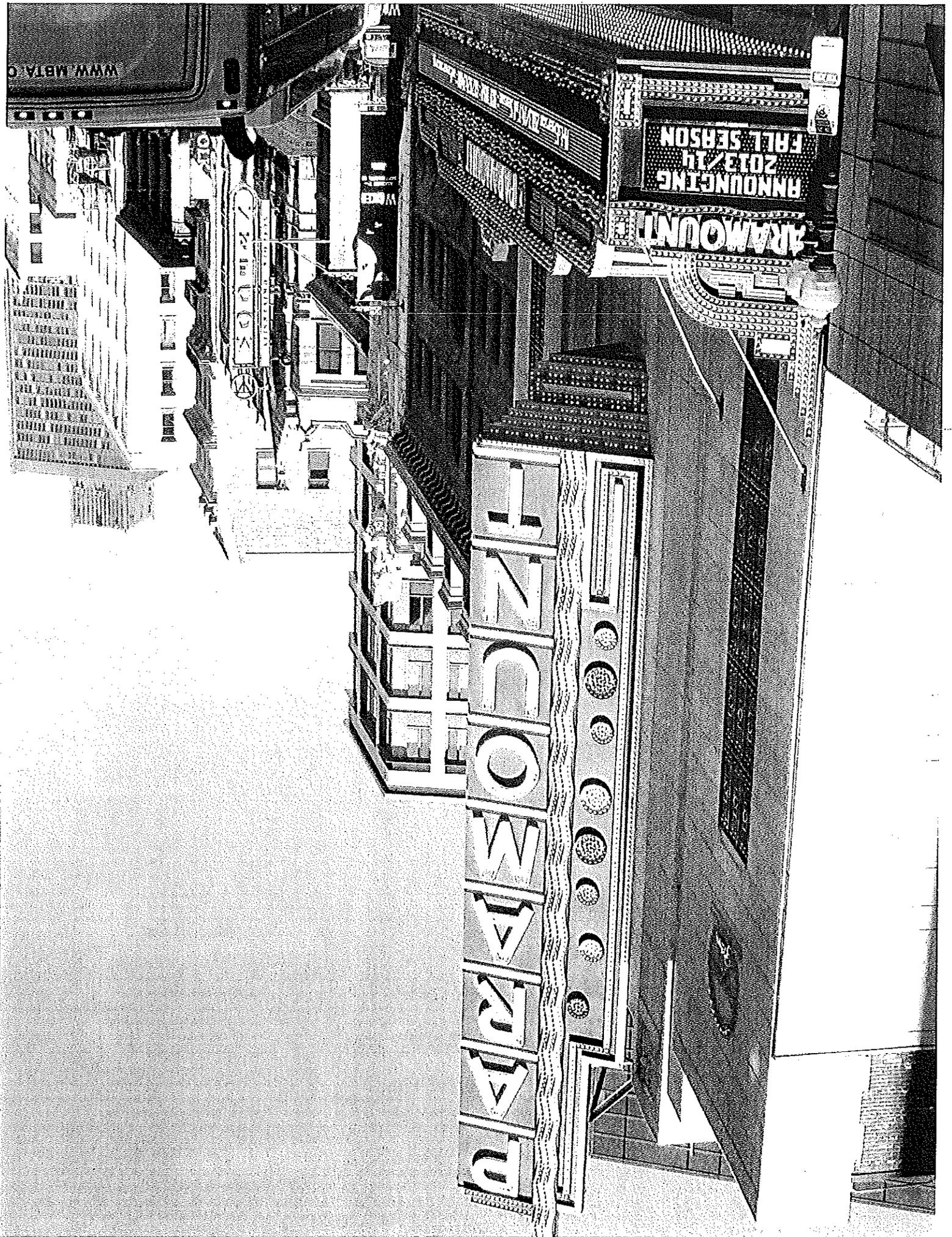




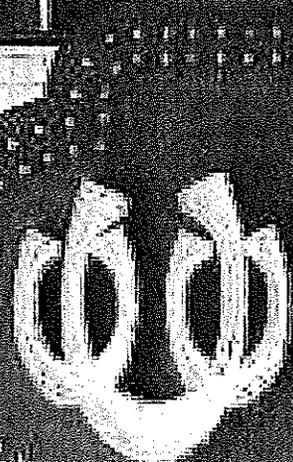
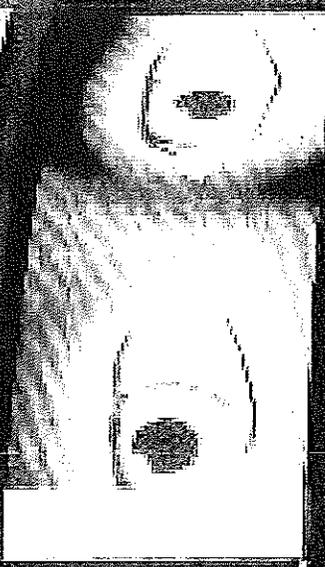
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NOV 30 - DEC 5

DREYFUS

DRAGON

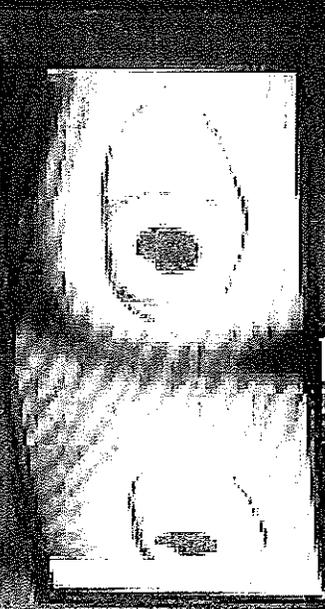


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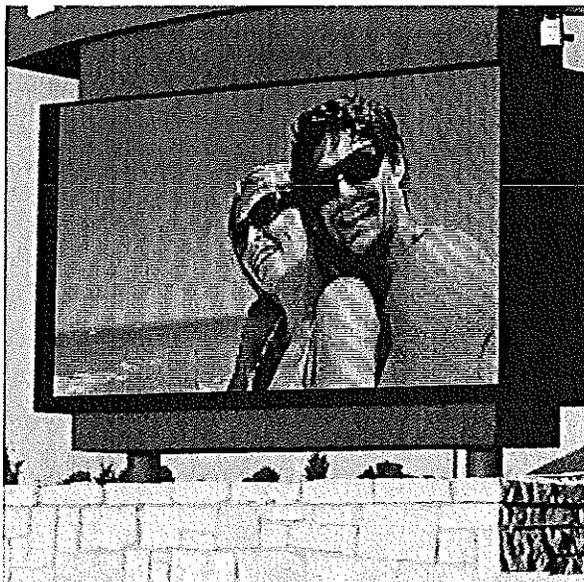
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- We rigorously test our modules for 180 consecutive days of underwater immersion and 60 consecutive days of salt spray. Our cabinets are rated for temperatures ranging from -40°F to 140°F. Our electronics are rated from -40°F to 185°F.
- Extruded aluminum, precision-mitered corners, solid welds and stainless steel fasteners help our cabinets be strong, yet lightweight and stand up to corrosion for years of worry-free performance.
- Energy efficiency is important to us. Average energy use equals about 1/3 of the maximum amperage requirement.
- Our LED signs are UL 48 & CUL 48 listed and UL Energy Efficiency Certified.



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—Burkhart Advertising, South Bend, IN

10mm Sign Features	
Pixel Pitch	10.16mm
Pixel Configuration	True Pixel, SMD 3-in-1
Character Height	2.8" or larger
Module Dimensions (H x W)	12" x 12"
Matrix Configuration	30 x 30 pixels
LED Lifetime (50% brightness)	100,000 hours
Color Capability	73.7 quintillion
Viewing Angle	150° horizontal x +15°/-45° vertical
Video Frame Rate	Up to 60 frames/second
Field-Adjustable Brightness	Up to 6,000 NITS
Power	120 or 240 volt single phase 60Hz
Communications Options	RWF, High Security Radio, broadband wireless & DSL, XVS fiber, FiberCom, phone control

Watchfire manufactures LED signs to fit almost any application. Sign sizes are based on a module size of approximately 12" x 12". For available sign sizes and specs, visit watchfiresigns.com/sizeguide. Contact your Watchfire representative for more information.



Ignite® Graphics Software

Our Ignite Graphics Software comes standard with every Watchfire LED sign. It's an all-in-one graphics software application that makes creating and scheduling messages a snap. An easy-to-use interface brings stunning graphics and video within every person's reach — whether you're tech-savvy or programming your first LED message center.

Highlights

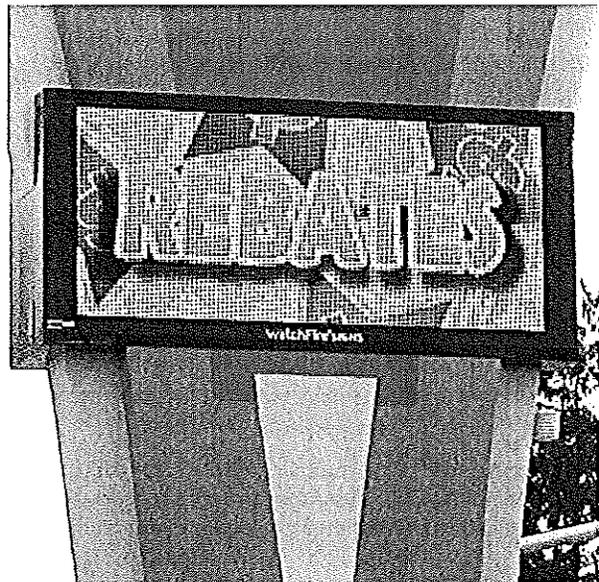
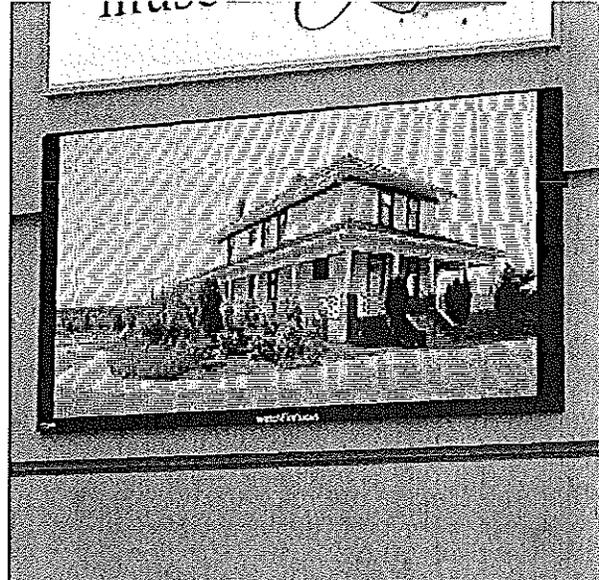
- Edit, schedule and update from a single program.
- Use step-by-step wizards to create and manage content easily.
- Preview graphics before you run them on your sign.
- Import content created using third-party software.
- Enhance your messages with our EasyArt library.
- Take advantage of thorough staff training and post-installation support.

Warranty

Our industry-best 5-year warranty covers all Watchfire manufactured parts and factory labor. It comes standard with every LED sign we sell.



For more information, contact your Watchfire representative.



Step closer to see why 12mm is the right choice

The Watchfire 12mm is engineered to achieve the perfect balance of quality, brightness and energy efficiency to display your messages clearly and reliably and help your business get noticed.

Our 12mm color sign modules now follow the same form factor as our other high-resolution sign models. The universally sized module on our 10mm, 12mm, 16mm and 19mm color signs makes design, upgrade and installation easier.

Fully encapsulated modules provide high durability and weather resistance.

Through-hole LED construction is proven to maximize image clarity and lengthen LED life.

Tight pixel pitch gives your sign superior image quality and high resolution for close-range viewing and slower traffic speeds.

High-efficiency components deliver eye-catching brightness while reducing operating costs to maximize return on investment.

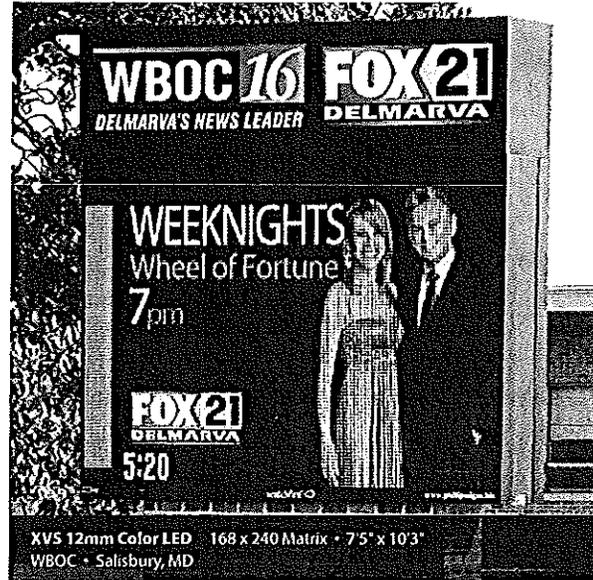
Vivid colors produce true-to-life images on every XVS and W-series sign.

XVS advantage is an available option, providing live video capability, multi-channel data, whole-sign calibration and Automated Sign Diagnostics.

Beveled module edges offer near-seamless installation, even around curves.

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- Watchfire fully encapsulates every LED module in a bed of silicone gel for superior weather resistance.
- We rigorously test our modules for 180 consecutive days of underwater immersion and 60 consecutive days of salt spray. Our cabinets are rated for temperatures ranging from -40°F to 140°F. Our electronics are rated from -40°F to 185°F.
- Extruded aluminum, precision-mitered corners, solid welds and stainless steel fasteners help our cabinets be strong, yet lightweight and stand up to corrosion for years of worry-free performance.
- Energy efficiency is important to us. Average energy use equals about 1/3 of the maximum amperage requirement.
- Our LED signs are UL 48 & CUL 48 listed and UL Energy Efficiency Certified.



“As a market leader in new technology, we wanted a sign that looked as good as our television broadcasts. We couldn't be happier.”

—Mary Borger, WBOC, Salisbury, MD

12mm Sign Features	
Pixel Pitch	12.7mm
Pixel Configuration	True Pixel, 1R, 1G, 1B
Character Height	3.5" or larger
Module Dimensions (H x W)	12" x 12"
Matrix Configuration	24 x 24 pixels
LED Lifetime (50% brightness)	100,000 hours
Color Capability	73.7 quintillion*, 1.15 quintillion
Viewing Angle	140° horizontal x 70° vertical
Video Frame Rate	Up to 60 frames/second*, Up to 30 frames/second
Field-Adjustable Brightness	Up to 10,000 NITS
Power	120 or 240 volt single phase 60Hz
Communications Options	RWF, High Security Radio, broadband wireless & DSL, FiberCom, phone control, XVS fiber*

*Available for XVS.

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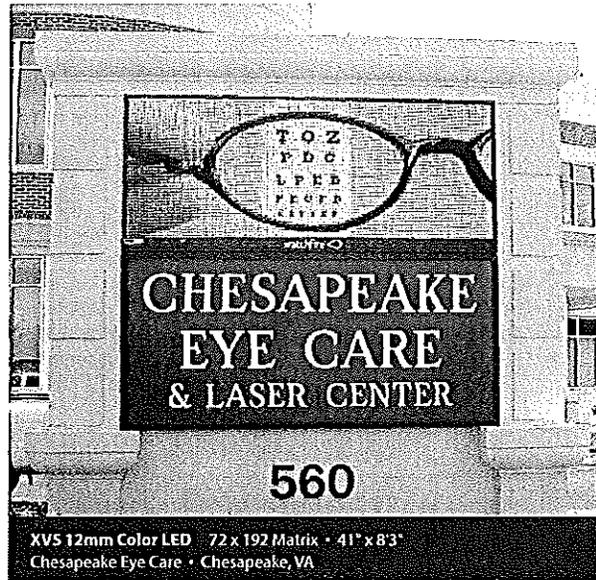
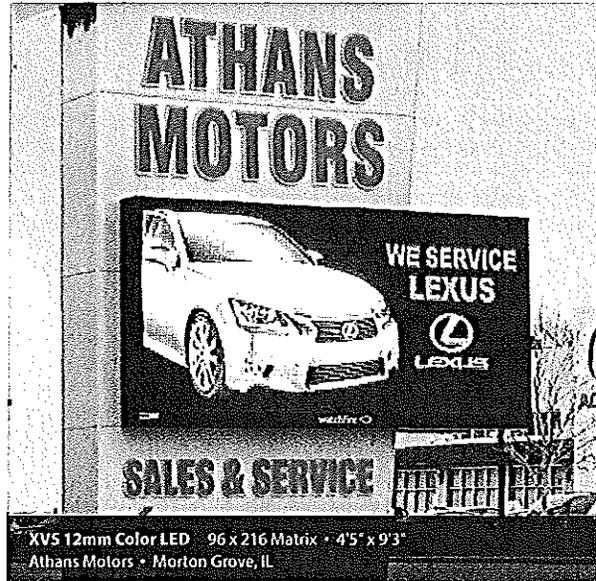
- Edit, schedule and update from a single program.
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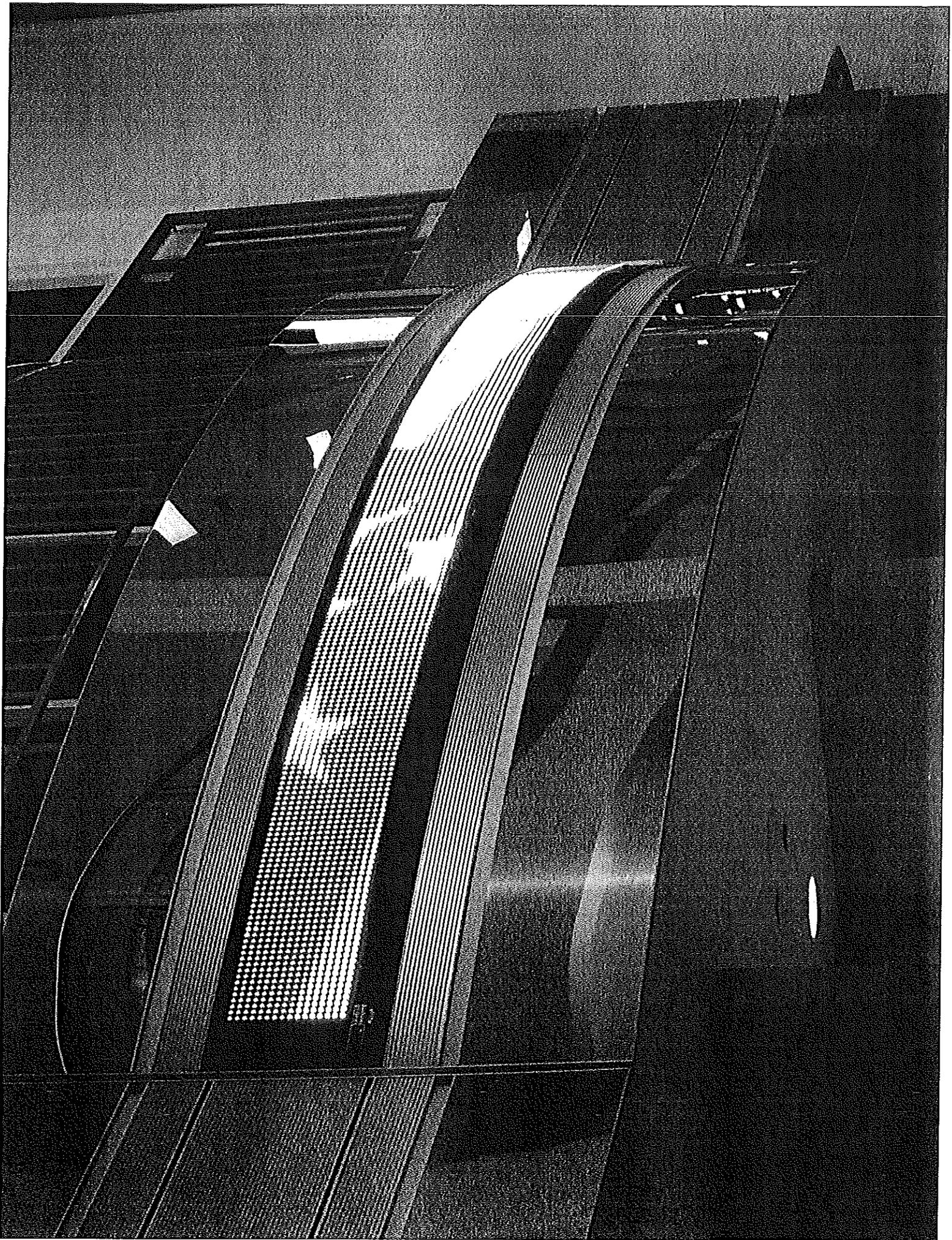
Warranty

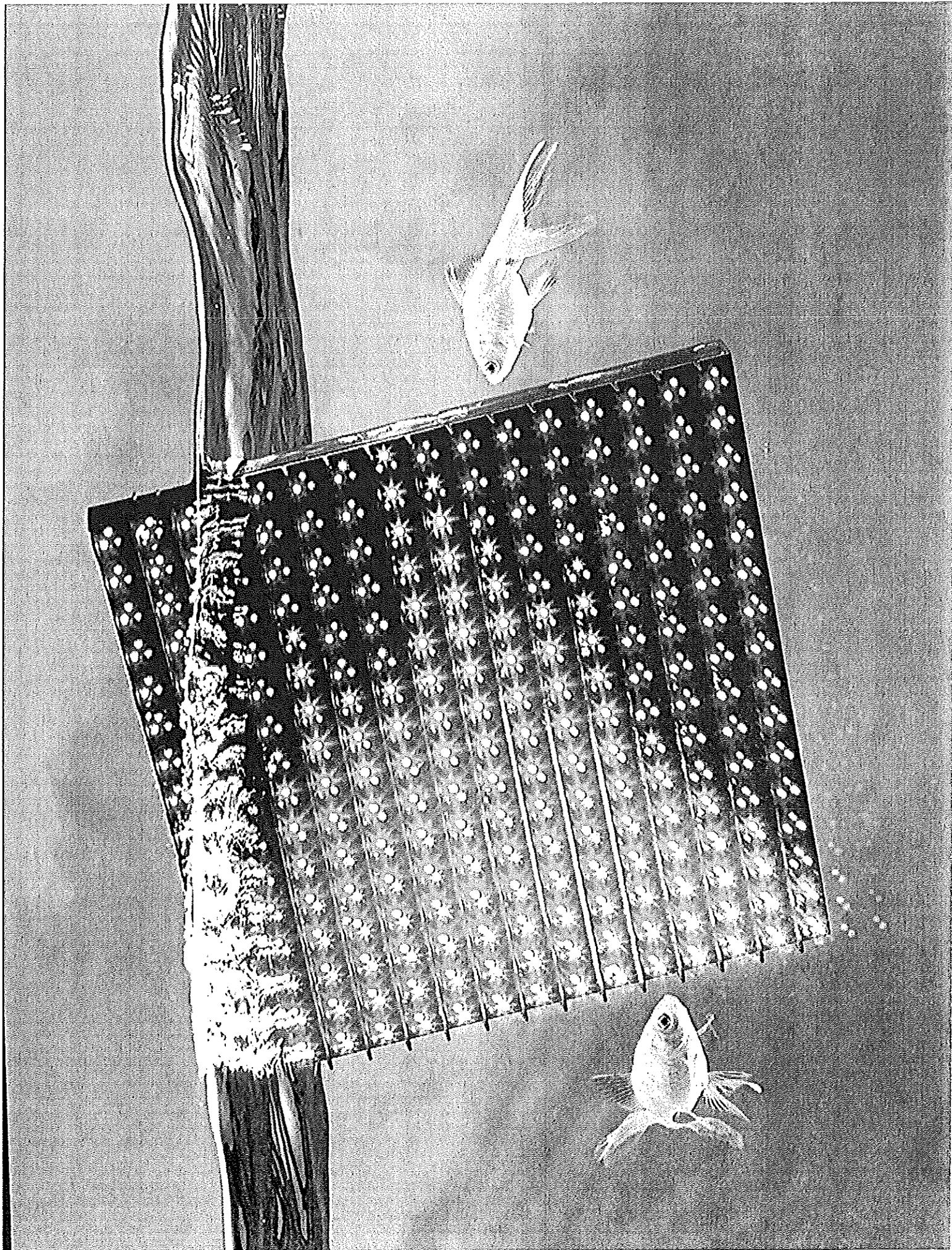
Our industry-best 5-year warranty covers all Watchfire manufactured parts and factory labor. It comes standard with every LED sign we sell.

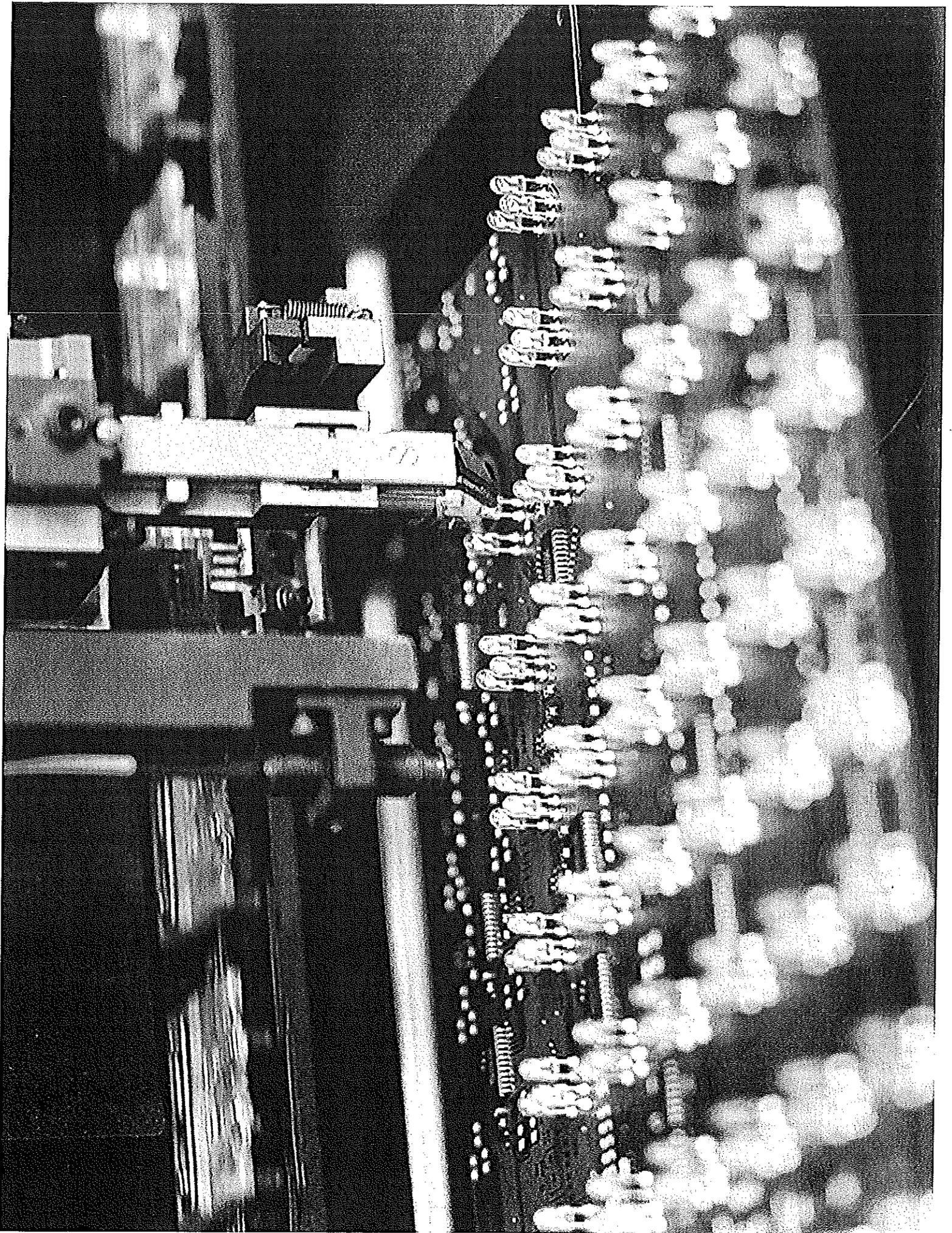


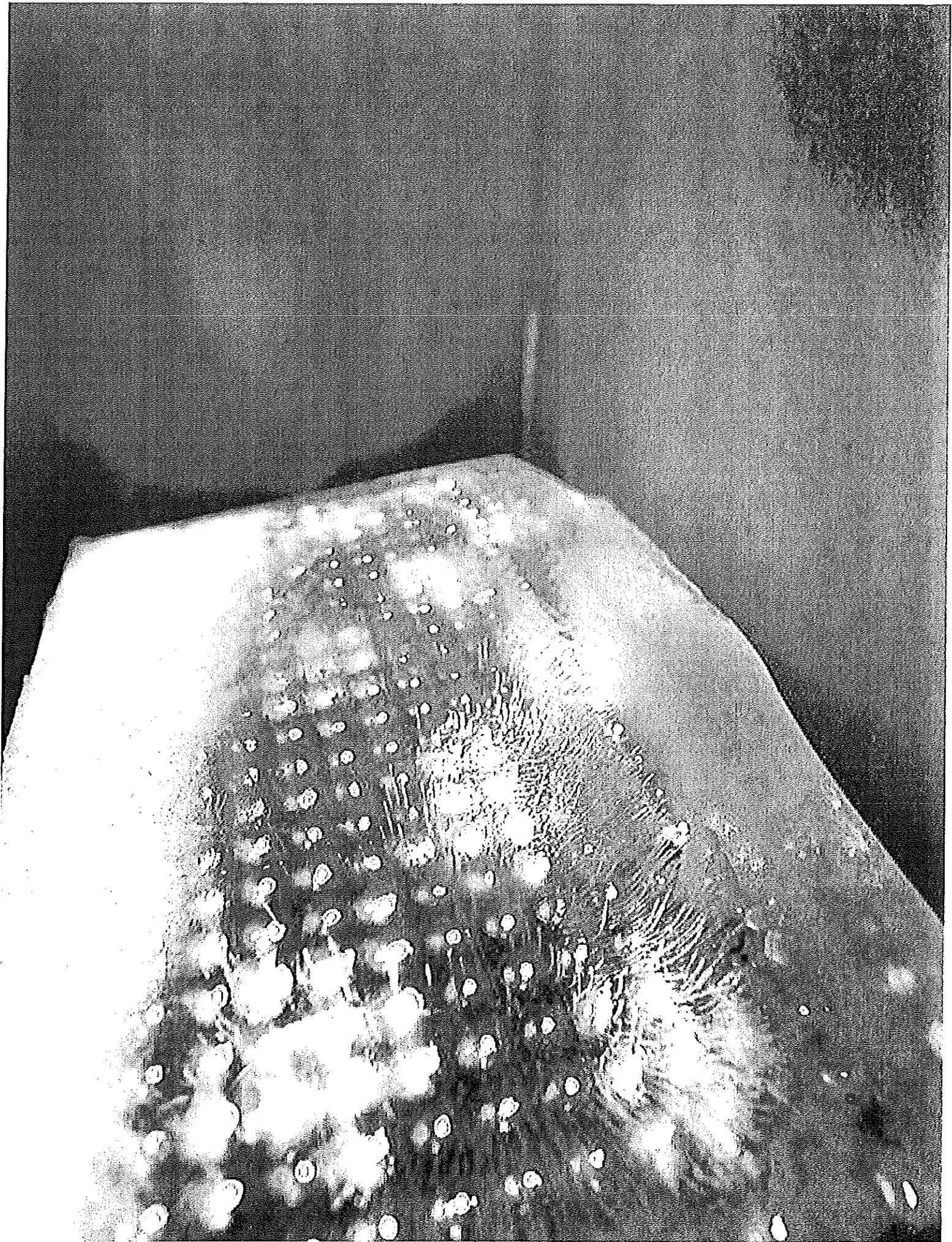
For more information, contact your Watchfire representative.

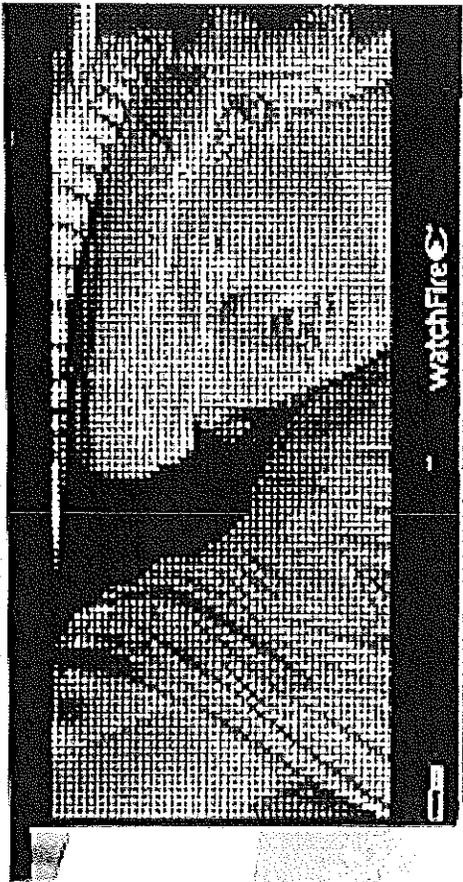












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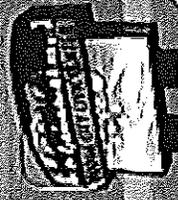
BY TIME-O-MATIC

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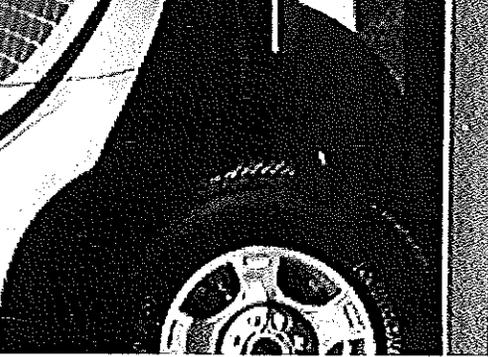
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**TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT**

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: January 30, 2014
Subject: Modification to Storrs Center Subdivision-Phase 2B (PZC File 1246-18)

On December 16, 2013, the PZC approved a one lot subdivision for Phase 2B, also known as the VS-11 building site. One of the conditions of approval required that the monumentation be completed prior to recording of the final maps. Due to weather conditions and a need to record the subdivision for financing purposes, the owner is requesting authorization to provide a cash bond in the amount of \$1,500 in lieu of installing monumentation prior to recording of the subdivision map. The amount of the bond was determined by the Assistant Town Engineer.

The following motion is recommended

_____ MOVES, _____ seconds to amend the approval for the Storrs Center Phase 2B subdivision to allow the owner to provide a financial guarantee in the amount of \$1,500 in lieu of completing monumentation prior to the recording of the subdivision map. A bond agreement approved by the Town Attorney shall be executed prior to the recording of the subdivision map.

Linda M. Painter

From: Howard Kaufman <hkaufman@leylandalliance.com>
Sent: Thursday, January 30, 2014 11:21 AM
To: Linda M. Painter
Subject: Re: VS-11 Subdivision Map (Educational Play Care)

Linda - This is a formal request on behalf of Storrs Center Alliance, LLC for approval of a bond that will secure the installation of the monuments required in connection with the subdivision of our VS-11 parcel in Storrs Center. This parcel is leased to Educational Play Care, which is requesting finalization of the subdivision to facilitate their financing. The bonding will allow us the time to wait for the weather to improve so this work can be done in better conditions. Grant Meitzler has requested a \$1500 bond which is acceptable to us.

Thank you for your assistance.

Howard Kaufman
O - 845-351-2900
C - 914-443-6338

> On Jan 30, 2014, at 10:29 AM, "Linda M. Painter" <PainterLM@mansfieldct.org> wrote:
>
> Please send me an email with your official request for a bond and the reason as discussed. Thanks.
>
>
>
>
> Linda M. Painter, AICP
> Director of Planning and Development
> Town of Mansfield
>
>
> -----Original Message-----
> From: Howard Kaufman [<mailto:hkaufman@leylandalliance.com>]
> Sent: Thursday, January 30, 2014 9:42 AM
> To: Linda M. Painter; Grant Meitzler
> Subject: VS-11 Subdivision Map (Educational Play Care)
>
> Linda - Tom Cody will be sending you a slightly revised map today, addressing your request to make certain wording more legible. Please advise ASAP if the map is acceptable. Educational Play Care is working to close their financing so we want to get the map filed in the next week, if possible. We will get you the Mylar version as soon as you give us the okay.
>
> Grant, we would like to post a bond to secure completion of the monumentation. We should be able to get that work done in the next few weeks but I'd like to provide a check for the bond - please let me know how much the check should be for. If you would like to discuss, just let me know.
>
> I'll be in Storrs tomorrow and can meet if that would be helpful. FYI, I plan to join Lou at his meeting with Linda at 8am, and I'm scheduled to meet with Matt and Cynthia at noon - Linda, will you be joining that meeting?
>
> Thanks,

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 *gmk?*
Date: January 30, 2014
Subject: Green Subdivision (PZC File 1269): Default on Common Driveway Bond

On September 2, 2008, the Commission approved a ten lot subdivision on Wormwood Hill Road for the Green Estate. One of the conditions of approval for the subdivision required the owner to complete or bond the common driveway serving lots 6 and 7 prior to recording of the final maps. The owner opted to bond the construction, and a bond agreement was executed in 2009 requiring completion of the work by 2010. This agreement was amended in 2010 to require completion by May 1, 2012.

Last spring, the Zoning Agent noted that the driveway had not been completed and requested an update from the owner's agent and suggested that the owner submit a request to extend the completion date contained in the bond agreement. On January 8, 2014, the owner's agent notified us that there are no immediate plans to build on either lot and that the developer is defaulting on the bond agreement. The letter authorizes the Town to construct the driveway, or in the event that we elect not to construct the driveway, requests that the funds be returned to the estate. A copy of the letter is attached for your information.

I have asked the Town Attorney for a legal opinion as to whether the Town has the ability under the bond agreement to continue to hold the funds until a house is planned for either of the two lots, at which time the Town would be responsible for constructing the driveway. If that is not within our authority under the bond, I will put together a list of options for the Commission's consideration.

PAGE
BREAK

McGrath & McGrath, LLC

ATTORNEYS AT LAW

John J. McGrath, Jr.
jmcgrath@mcgrathlaw.com

Barabara S. McGrath
bmcgrath@mcgrathlaw.com

41 High Street, P. O. Box 289
Willimantic, CT 06226
(860) 450-1206
Fax: (860) 450-9871

January 8, 2014

Ms. Linda Painter
Town of Mansfield
Director of Planning & Development
4 South Eagleville Road
Mansfield, CT 06268-2599

RE: LOTS 6 & 7 COMMON DRIVEWAY
Newton S. Green Sr. Estate

Dear Ms. Painter,

I recently filed the last deed for this subdivision. All of the lots have been either sold to third parties or are owned by members of the Green family. It is not expected that a home will be built on either lot 6 or 7 immediately.

As a condition of subdivision approval, the estate deposited \$7,500.00 with the Town and signed the enclosed "Bonding Agreement". This letter is to inform the Town that the developer is defaulting on this agreement and in doing so authorizes the Town to use the funds for completion of the common portion of the driveway. In the event that the Town does not elect to construct the driveway area, I suggest that the money be returned to the estate and I will pay the money over to the lot owners so that they can arrange to do the work at a mutually agreeable time.

Thank you for your attention to this matter.

Sincerely,

John J. McGrath, Jr.
JJM/lad

enc

cc: Victor Green
Lu-Ann Brown
Wendy Knight

BONDING AGREEMENT

This Agreement entered into on November 2010, between the Town of Mansfield, by its Planning and Zoning Commission (PZC) and Victor E. Green, Executor of the Estate of Newton S. Green Sr., (Developer).

Recitals:

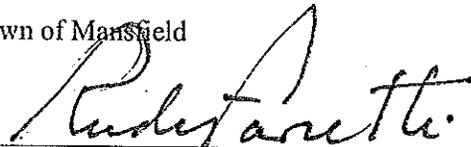
- A. On September 2, 2008, the PZC approved with conditions a ten-lot subdivision. Condition number 5 of said approval required common driveway work for lots 6 and 7 to be completed or bonded prior to the signing of final maps for filing on the Land Records.
- B. The Developer submitted a cost estimate of \$7,500 for common driveway work and staff determined that this bond amount was adequate to ensure completion of developer required subdivision work.
- C. On June 18, 2009, the Developer posted a cash bond in the amount of \$7,500 to ensure that the construction of the common driveway and associated drainage and sediment and erosion work are implemented as per approved plans.
- D. In November 2010, the Developer requested an extension of the completion period due to the fact that the Probate Court process for distributing lots had not yet been completed. As per bond agreement provisions, the PZC Chairman has agreed to an extension of the completion period.

The Parties agree:

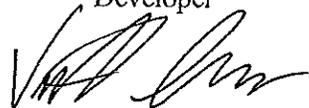
1. The previously submitted cash bond and accumulated interest shall be retained by the Finance Department for the purposes herein set forth.
2. Upon fulfillment of other regulatory requirements, the Zoning Agent is authorized to issue Zoning Permits for construction on the subject lots.
3. The Developer shall complete, to the satisfaction of the PZC and in accordance with the conditions of approval, all remaining common driveway work and associated drainage, sediment and erosion control work prior to the issuance of any Certificate of Compliance on the subject lots or May 1, 2012 (unless additional time is granted by the PZC Chairman with staff assistance). A written certification from the Developer's engineer shall be submitted to substantiate that the common driveway and associated improvements and monumentation work has been completed according to the approved plan.
4. The Developer shall take immediate action to resolve any environmental damage or erosion or sediment control problems associated with the subject site work.
5. In the event the Developer fails to complete the required driveway and drainage and sediment and erosion control work satisfactorily by May 1, 2012 (unless the deadline is revised pursuant to item 3 above) or in the event any environmental damage or sediment and erosion control problems are not remedied within forty-eight (48) hours of notice to the Developer or his agent onsite, the Town shall have the right, without interference from the Developer, to retain the services of a contractor to complete the required subdivision work. In such event, the cost thereof and related bonding agreement expenses shall be paid from the cash bond delivered to the PZC pursuant to paragraph 1. Said process shall be accomplished in a summary manner without further notice to the Developer.

6. When said work is completed to the satisfaction of the PZC, whether pursuant to paragraph 3 or 5 above, the Finance Director shall forthwith deliver to the Developer any funds not utilized pursuant to this agreement.
7. The subject cash bond shall earn simple interest at a rate equal to one-half percent less than the average rate of return on the State Treasurer's Investment Fund (STIF).

Town of Mansfield

by 
Rudy J. Favretti, Chairman
Planning & Zoning Commission

Developer

by 
Victor E. Green
Executor of the Estate of Newton S. Green Sr.

by 
Cheryl A. Trahan
Mansfield Comptroller/Treasurer

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: January 30, 2014
Subject: Request for DEEP Presentation to Commission on Contaminated Properties

Alison Hilding has requested that the Commission invite Ray Frigon with the Department of Energy and Environmental Protection be invited to make a presentation on contaminated properties in Mansfield. At the request of the Chair, I have placed this request on the agenda for Commission discussion. Attached is the original email request as well as a follow up email with additional information from Ms. Hilding.

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Linda M. Painter

From: Jessie Shea
Sent: Wednesday, January 15, 2014 2:31 PM
To: Linda M. Painter
Subject: FW: item for PZC agenda

From: Alison Hilding [mailto:aahilding@gmail.com]
Sent: Wednesday, January 15, 2014 1:28 PM
To: PlanZoneDept
Subject: item for PZC agenda

Dear Mansfield PZC Chair Goodwin,

I am writing to ask if you would please add to your next PZC agenda the possibility of having Ray Frigon of DEEP make a presentation on contaminated areas in Mansfield in light of the upcoming revision of the Mansfield Plan of Conservation and Development. Mr. Frigon has indicated a willingness to make an informative presentation to the Mansfield PZC. He needs an invitation to the Commission in order to do so. I think the information Mr. Frigon could provide is important to consider when revising the Plan of Conservation and Development. I spoke with Mr. Frigon today. He can be reached at: 860 424 3797.

Thank you for your consideration.

I note for the record that I am a member of the CT Council on Environmental Quality. I am making this communication as a private citizen and do not represent the Council at this time.

Sincerely,

Alison Hilding

Linda M. Painter

From: Alison Hilding <aahilding@gmail.com>
Sent: Thursday, January 16, 2014 9:35 AM
To: Linda M. Painter
Subject: Re: PZC Agenda Request

Linda,

Thank you. My opinion was largely formed after talking with Ray, though the topic has been of concern to me for a while. It is a subject that to my mind should be a part of any comprehensive and meaningful plan of conservation and development. The aspect of public health and the environment should be considered in this process. Will call shortly.

All the best,

Alison

On Thu, Jan 16, 2014 at 9:31 AM, Linda M. Painter <PainterLM@mansfieldct.org> wrote:

Alison-

I forwarded your request to JoAnn yesterday and she has asked me to put your request on the next agenda (February 3rd) for discussion by the Commission. It would help for me to have some additional information for the Commission, as well as for myself since your email refers to the POCD update. We are currently in the process of getting a draft plan ready for review by the Mansfield Tomorrow Advisory Group, PZC and town advisory committees in the next month. I plan on contacting Ray at DEEP, but it would be helpful to have your perspective as well.

Linda

Linda M. Painter, AICP

Director of Planning and Development

Town of Mansfield

From: Alison Hilding [<mailto:aahilding@gmail.com>]
Sent: Thursday, January 16, 2014 9:23 AM

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: January 30, 2014
Re: Request for Special Permit Extension, Whispering Glen, File #1284-2

The Commission has received a 1/28/14 request from Pat Lafayette, Project Engineer for Lakeway Farms L.P., (Whispering Glen File #1284-2), asking for a renewal of the PZC's 2/19/13 special permit approval.

There have not been any changes to the regulations or site conditions since the Commission's 2/19/13 approval that would alter the conditions under which the special permit was granted. Staff has been working with the applicant over the past several months to refine the design for the units along Meadowbrook Lane pursuant to the Commission's conditions of approval. This reviewer recommends that the PZC approve a one-year extension, until February 19, 2015, of the Special Permit granted to Lakeway Farms L.P. (Whispering Glen File #1284-2), for the construction of a 50-unit apartment complex on Meadowbrook Lane.



Development Solutions, L.L.C.

728863

33 East Town Street, Norwich, Connecticut 06360
Fax: (860) 204-0652 • Phone: (860) 204-0248
dev.soln@yahoo.com

TO: Linda Painter
Director of Planning

January 28, 2014

FROM: Pat Lafayette
Project Engineer

A handwritten signature in black ink, appearing to be 'Pat Lafayette', written over the printed name.

RE: Whispering Glen Apartments
73 Meadowbrook Lane

My client would like to request of the Commission a one (1) year extension of his special permit approval which is due to expire 2/19/14. Working out details of the architectural composition of the units along Meadowbrook has taken longer than expected but appears to be nearing an acceptable end product.

Thank you for your consideration in this matter.

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: January 30, 2014
Subject: UCONN Innovative Partnership Building (Comparative Evaluation)

In 2001, the Office of Policy and Management approved the Environmental Impact Evaluation (EIE) for the North Campus Master Plan. One of the conditions of approval required the University to prepare a report comparing the impacts of any proposed buildings to the impacts identified in the EIE and provide the public with a fourteen day public comment period.

On January 21st, UCONN published the Comparative Evaluation for the first building at the Technology Park: the Innovative Partnership Building (IPB). At the request of the Town Manager, I reviewed the report and prepared a series of recommended comments for consideration by the Council and PZC. These comments are contained in the attached memo from Matt Hart to the Town Council.

On January 27th, the Council approved the suggested comments and also requested that the Traffic Authority review the project to determine if any additional comments regarding road improvements were warranted given the changes in conditions since the preparation of the 2001 Master Plan. At their January 28th meeting, the Traffic Authority requested that I review the 2011 North Hillside Road Environmental Impact Statement (EIS) to determine if additional measures or analysis on the part of UCONN is needed, especially in light of Storrs Center and the potential increased traffic volume. Any recommendations resulting from this analysis were to be provided to the Commission for your consideration.

Pursuant to the Traffic Authority's request, I am in the process of reviewing the North Hillside Road EIS with the assistance of the Assistant Town Engineer and will provide an updated memo for you at the meeting on February 3rd.

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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; Linda Painter, Director of Planning and Development; Planning and Zoning Commission
Date: January 27, 2014
Re: UCONN Innovative Partnership Building Comparative Evaluation

Subject Matter/Background

The University of Connecticut is proposing to build a ±112,000 square foot Innovative Partnership Building (IPB) on Parcel C in the UCONN Technology Park. The building will be located to the north and west of the existing terminus of North Hillside Road and will contain research and development uses including laboratories, tenant space, office and administration space, and amenities for building occupants. Parking to support the building will include between 215 and 250 spaces, including overflow turf parking.

In accordance with the Connecticut Environmental Policy Act (CEPA), in 2001 UCONN completed an Environmental Impact Evaluation (EIE) for the new Technology Park. The analysis of potential environmental impacts was updated in 2011 as part of the Final Environmental Impact Statement for the North Hillside Road extension. As part of the Connecticut Office of Policy and Management's (OPM) approval of the 2001 EIE, the University was required to prepare comparative evaluation reports for specific developments within the technology park. These reports must be made available for public review and comment for a period of 14 days. All comments received during the review period must be forwarded to OPM along with the Comparative Evaluation report.

Comparison of Impacts

On January 21, 2014, the University of Connecticut released a Comparative Evaluation for the new Innovative Partnership Building. A full copy of the evaluation can be viewed at http://www.envpolicy.uconn.edu/IPB_CE_Final_011714.pdf. Table 1 of the Comparative Evaluation report summarizes how the impacts of the proposed construction compare with the impacts identified in both the 2001 EIE and 2011. A copy of the table is attached to this memo for your information, along with graphic exhibits depicting the location and design of the project.

With the exception of potable water use, all impacts are identified as either less than or equivalent to the impacts identified in both the 2001 and 2011 analyses. For potable water use, the summary notes that projected actual water need for the building (51,500 GPD) is significantly higher than what was originally estimated in 2001 for this parcel (17,300 GPD). Based on updated information, the tech park at build-out is now projected to need 423,500 GPD as compared to the 89,600 GPD identified in 2001. On a percentage basis, the revised projections reflect Parcel C using approximately 12.1% of total water demand for the tech park, as compared to 19.3% estimated in 2001.

While the increase in projected water demand is significant given the concerns raised with regard to impacts on the Fenton River as part of the original tech park EIE process, much has changed since 2001 with regard to water use and availability. The report notes that the projected water demand for this building can be accommodated even if the Fenton River wells are unavailable due to low stream flow conditions. Limitations on the use of the Fenton River wells were established as part of a Fenton River study. Completion of this study was the only other condition OPM placed on approval of the EIE.

The availability of water for this project is primarily due to the increase in potable water capacity made possible through the UCONN reclaimed water facility that became operational in 2013. This facility recycles wastewater for use at the UCONN central utility plant, which had been the largest water user in the system. Additionally, the new interconnection with the Connecticut Water Company system will further supplement available water supplies when it comes on-line in the next two to three years.

Consistency with Previous Town Comments

In addition to the concerns regarding water usage noted above, the Town issued comments in response to the 2001 EIE that addressed a variety of topics, including communication with the Town on proposed projects, stormwater management system design and wildlife impacts. The Town also issued comments in response to the 2011 Final EIS for North Hillside Road. (Copies of both sets of comments are attached for the Council's reference.) As noted previously, OPM only attached two conditions to the approval of the EIE related to preparation of comparative evaluations and completion of a Fenton River study; therefore, all other comments issued by the town in 2001 remain advisory in nature.

Based on previous comments issued by the Town, staff has reviewed the Comparative Evaluation Report and identified the following items for inclusion in formal comments to the University:

- *Project Communication/Timeframe for Review.* While the University is only required to provide a 14 day public review period for proposed projects within the technology park, the Town urges the University to

develop a framework for more open communication and discussion of projects apart from that mandatory requirement.

- *Stormwater/Drainage.* The Town appreciates the inclusion of Low Impact Development (LID) techniques such as permeable pavement and rain gardens into the stormwater management plan for the subject site. Use of porous pavements should also be considered for pedestrian plazas in addition to the parking areas.

Additionally, there was no mention of how the proposed stormwater system for this site integrates with the comprehensive stormwater management plan that was to be prepared for the entire development pursuant to the 2001 EIE. Due to potential impacts on downstream property owners as well as the Town's roadway and drainage systems, the Town would like additional information and details on both the stormwater management system for this site as well as the tech park as a whole. These details should also address potential impacts of stormwater drainage on the landfill leachate plume and long-term maintenance responsibilities.

- *Access/Traffic Management.* The Town reiterates its request that improvements to the South Eagleville Road/Separatist Road intersection be made a priority due to existing traffic concerns. While this intersection is not directly impacted by the IPB building construction, it was projected to operate at an LOS F for both the 2010 and 2030 no-build conditions analyzed as part of the North Hillside Road EIS. As such, it is imperative that these improvements be expedited for installation as soon as possible.
- *Surface Parking.* The report notes that the amount of proposed parking on the subject site has been significantly reduced from what was proposed in 2001. However, there are inconsistencies between the number of parking spaces noted in the narrative section (215) and the number shown on Figure 5 (250). This discrepancy needs to be remedied. Portions of the northern and southern parking lot also appear to extend beyond the approved development envelope. These areas should be redesigned to eliminate the encroachments.

Additionally, both of the proposed parking lots are located adjacent to North Hillside Road. Significant landscaping and screening of these parking lots is needed to ensure that parking lots do not become the defining gateway feature along North Hillside Road. This screening should include planted berms and terracing of parking areas as identified in the 2012 Master Plan to reduce visibility of surface parking areas.

With regard to proposed turf overflow parking areas, detailed designs need to include wheel stops to prevent vehicles from straying from these

areas, particularly along the development envelope boundary. Additionally, plans should be put in place to monitor these areas for oil and other vehicular fluid leaks and immediate corrective action to prevent these fluids from infiltrating groundwater or washing off into nearby wetlands.

- *Wetland/Habitat Impacts.* It is our understanding that no additional wetland permits will be required for construction of this project provided the building and site design is consistent with the wetland impacts identified as part of the North Hillside Road construction. While no additional permits are necessary, measures should be taken to provide the maximum protection possible to the adjacent wetland areas and nearby vernal pools including timing of construction, strict clearing limitations, designated laydown areas and vigilant monitoring of erosion and sedimentation controls.

Figure 3 shows a proposed gravel path leading into the forest; however, it is unclear as to whether the path is connecting into an existing trail. If it is connecting to an existing trail, it appears that the trail will be impacted by the southern parking lot, in which case the existing trail should be clearly rerouted. Furthermore, materials used for new trail construction should be chosen based on projected trail use and volumes, with a goal of minimizing impacts to the environment. The Town's Natural Resources and Sustainability Coordinator can provide assistance in choosing the proper materials.

- *Stone Walls.* Exhibit 5 indicates that significant portions of existing stone walls will be impacted by the road, parking lot and building construction. Stone walls should be preserved wherever possible as they are a distinctive cultural feature of this area. While the note indicates that stones will be stockpiled on site for reuse, specific uses for those stones should be indicated on the plans, with priorities given to repair and extension of remaining stone walls. Another option would be to construct a stone wall along the North Hillside Road frontage to reinforce the history of the area.

Recommendation

The PZC will review the Comparative Evaluation at its next regular meeting on February 3, 2014. Under normal procedure, the PZC would review the proposed project and submit recommendations to the Council for inclusion in a joint letter to the University. However, the PZC's February 3rd meeting will occur towards the end of the 14-day comment period for the Comparative Evaluation.

Therefore, staff recommends that the Mayor be authorized to co-endorse a letter with the Chair of the Planning and Zoning Commission that addresses the above comments as well as any other comments identified by the PZC.

If the Council concurs with this recommendation, the following motion is in order:

 moves, seconds to authorize the Mayor to co-endorse a letter to the University regarding the Innovative Partnership Building Comparative Evaluation. The letter shall include the comments identified in the Town Manager's Memo dated January 27, 2014 and any additional comments suggested by the Planning and Zoning Commission.

Attachments

- 1) IPB Comparative Evaluation-Table 1
- 2) IPB Comparative Evaluation – Figures 1-5
- 3) April 10, 2001 Comments on North Campus Master Plan EIE
- 4) January 23, 2012 Comments on North Hillside Road
- 5) August 13, 2001 OPM Memo

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Table 1
Summary Comparison of Potential Environmental Impacts
North Campus Master Plan EIE Parcel C and Proposed IPB

Resource Area	North Campus Master Plan EIE	Proposed IPB Project	Comparison of Impact	Comments
Natural Environment Geology, Soils & Farmland	No impacts to prime farmland	No impacts to prime farmland; excavation not anticipated to reach bedrock. Building design integrates surrounding topography thereby minimizing cuts and fills and overall site disturbance	Equivalent	Impacts would be equivalent to those outlined in the 2001 EIE.
Hydrology & Groundwater	With stormwater management plan and BMPs, no significant impacts to water quality	With stormwater management plan and BMPs, no significant impacts to water quality; Low Impact Development (LID) measures to be included in the design	Less	The project is now required to comply with more stringent erosion and sedimentation controls (CTDEEP 2002) and stormwater management guidelines (CT DEEP 2004) that were not in existence at the time of the 2001 EIE. Also, incorporation of a green roof, rain gardens, and other LID measures, coupled with less parking requirements, will reduce the impervious footprint.
Floodplains	No direct impacts to the 100-year or 500-year floodplain	No direct impacts to the 100-year or 500-year floodplain	Equivalent	The project site does not lie within the 100-year or 500-year floodplain. Impacts would be equivalent to those outlined in the 2001 EIE.

Resource Area	North Campus Master Plan EIR	Proposed IPB Project	Comparison of Impact	Comments
Wetlands	Wetlands located on the northern and western periphery of the site, but no other wetlands were delineated on the parcel.	Would impact 0.22 acres of wetlands	Equivalent to the 2011 EIS	The 1992 wetland survey by CTDOT did not delineate wetlands on the project site. However, wetlands were delineated on Parcel C in 2008 and impacts from the proposed concept development were evaluated in the 2011 EIS and found to be 0.22 acres. Permitting was pursued and a wetland mitigation area has been identified. Thus, wetland impacts are unchanged and mitigation has already been planned to offset the impact.
Vegetation & Wildlife	Potential reduction in forest dwelling species; listed species that use fields during migration would not be impacted by loss of forest	Potential reduction in forest dwelling species; some disturbance within the 750-foot critical habitat buffer defined by Calhoun & Klemens (2002) with respect to vernal pools but the project meets specified vernal pool habitat management and conservation objectives.	Less than the 2001 EIE and equivalent to the 2011 FEIS	The project footprint has been designed to preserve greater than 75% of the 750-foot critical upland habitat surrounding nearby vernal pools and as such meets the conservation and habitat management guidelines for vernal pools as specified by Calhoun & Klemens (2002). Due to the location of several vernal pools near Parcel C, it is impossible to completely avoid impacting the 750-foot critical habitat buffer but the project has been located strategically on the parcel and has been designed to reduce this impact to the greatest extent possible. Refer to the CT DEEP NDDDB correspondence outlined in Section 5.0, for Appendix B, as well as the mitigation outlined in Section 5.0, for precautions to be taken during construction to protect bird species, amphibians and wood turtles so as to minimize project impacts to the greatest extent practicable.
Cultural Resources	No impacts to historic resources	No impacts to historic resources	Equivalent	National Register GIS does not identify any above ground resources in the vicinity of the parcel. In addition, the 2011 EIS does not identify any above-ground historic resources in proximity to the site. Impacts would be equivalent to those outlined in the 2001 EIE.
Archaeological Resources	Moderate to high prehistoric potential on north side of parcel; recommend survey	Phase 1B conducted; no additional survey required	Less	2012 Phase 1B Archaeological Survey did not identify any significant prehistoric or historic archaeological resources on the site. Impacts would be less than those identified in the 2001 EIE.

Resource Area	North Campus Waste Plan/EIS	Proposed IPB Project	Comparison of Impact	Comments
Public Utilities	<p>No utility impacts; sufficient water supply; ability of sanitary sewer system to meet demands of full build-out unclear. Daily water use based on a planning metric of 0.1 gallons per day (gpd) per square foot of building. Thus the 173,000 SF building was estimated to use 17,300 gallons per day (gpd). This water use estimate includes use of reclaimed water for heating and cooling.</p>	<p>No utility impacts; the IPB is now 112,000 SF – or 61,000 SF less than that proposed in 2001. Despite being less in overall area, the building is projected to use 28,000 gpd of potable water and 23,500 gpd of reclaimed water (serving the cooling towers).</p>	<p>Equivalent for all utilities except for water use, which is greater than reported in the 2001 EIE and 2011 EIS for the IPB building. Refer to the explanation provided in the column to the right.</p>	<p>Utilities, including electricity, telecommunications, steam, gas, water, reclaimed water, and sewer, are accessible to the project site. With respect to overall water demand (both potable and reclaimed water), the 2001 EIE and 2011 EIS predicted a total average water demand for the North Campus Technology Park of 89,600 gpd. The 173,000 SF building planned for the subject parcel (Parcel C) in the 2001 EIE was estimated to require 17,300 gpd of the total 89,600 gpd, or 19.3% of the total water demand predicted for the Technology Park in 2001. The present total water demand for the North Campus Technology Park is now forecast to be higher. The new water demand is predicted to be 423,500 gpd. Thus, the 51,500 gpd demand for the IPB (which includes both potable and reclaimed water) is now only 12.1% of the total water demand predicted for the Technology Park. Despite the increase in predicted water demand for the IPB, the UCONN water system can meet the IPB's expected water use even in the event that the Fenton wellfield is unavailable. This is primarily due to the UCONN reclaimed water utility which, starting in 2013, recycles the wastewater from the UCONN wastewater treatment plant and returns the water to the UCONN Central Utility Plant for non-potable re-use. The utility plant had been the highest consumer of potable water on the UCONN system. Further, to address the water demands of the entire North Campus as well as other additional demands, UCONN will have successfully supplemented its public water supply as described elsewhere in this comparative evaluation through a new interconnection with another water supply utility.</p> <p>Lastly, UCONN's WPCF has adequate capacity to treat wastewater from the IPB. THE WPCF has a design capacity of 3.0 mgd. Average daily flows at the WPCF currently range between 0.81 mgd and 1.32 mgd.</p>

UNIVERSITY OF CONNECTICUT

IPB COMPARATIVE EVALUATION

Resource Area	North Campus Master Plan/EIE	Proposed IPB Project	Comparison of Impact	Comments
Socio-Economic Resources Land Use	Consistent with existing uses at UCONN campus	Consistent with existing uses at UCONN campus	Equivalent	Would convert woodlands to Research and Development use, but new development would be consistent with existing land uses at the UCONN campus. Impacts would be equivalent to those outlined in the 2001 EIE.
Neighborhood	Job creation, primarily high wage; new tax revenues or state grants in lieu of taxes	Creation of approximately 179 jobs, primarily high wage; potential increase in housing demand; new tax revenues or state grants in lieu of taxes; EJ community impact not anticipated	Equivalent	Overall beneficial impacts to neighborhoods. Impacts would be equivalent to those outlined in the 2001 EIE.
Aesthetics	Vegetated buffers would minimize impacts	Vegetated buffers would minimize impacts	Equivalent	Impacts would be equivalent to those outlined in the 2001 EIE.
Area, Municipal, State & Federal Concerns	Consistent with Town of Mansfield Plan of Development, and CT Conservation and Development Policies	Consistent with Town of Mansfield Plan of Conservation and Development; Conservation and Development Policies; The Plan for CT; and Windham Region Land Use Plan 2010	Equivalent	Would be located within an area designated as a development area within municipal and state planning documents; would concentrate development where existing utility infrastructure exists; the parcel was defined to avoid sensitive habitats to the greatest extent possible. Overall, impacts equivalent to those outlined in the 2001 EIE.

Resource Area	North Campus Master Plan/EIE	Proposed IPB Project	Comparison of Impact	Comments
Zoning	Not subject to zoning in the Town of Mansfield	Not subject to zoning in the Town of Mansfield	Equivalent	Because land is owned by the University, development on the parcel is not subject to zoning. Impacts would be equivalent to those outlined in the 2001 EIE.
Energy	Will consider environmentally friendly technologies for energy efficiency	Building LEED Silver; employing environmentally friendly technologies for energy efficiency	Equivalent or less	The facility will be developed following the University's Sustainable Design & Construction Policy and thus will meet the requirements for LEED Silver.
Transportation Traffic and Parking	With mitigation, all but one intersection will operate at acceptable level of service (LOS)	The overall intersection LOS in the project study area would remain unchanged and all intersections would experience a LOS C or better; operations would mostly remain the same and in those cases where the LOS would degrade, it would not do so beyond LOS D. Because the IPB is only part of the proposed North Campus Master Plan, its impact on the existing network is small. Extension of North Hillside is not required for a functional road network.	Equivalent or less	A traffic study conducted by BETA Group, Inc. for the IPB for the purposes of securing a Major Traffic Generator Administrative Decision from the State Traffic Administration demonstrates that the proposed IPB would have minimal impact on traffic operations in the project area. While the proposed action can be accommodated without full implementation of actions in the Master Plan EIE, the IPB project can be developed as an initial stage of the overall North Campus Plan without major mitigation measures.

Resource Area	North Campus Master Plan/EIE	Proposed IPB Project	Comparison of Impact	Comments
Physical Environment				
Solid Waste & Recycling	Increase in municipal solid waste	Increase in municipal solid waste	Equivalent or less	Impacts could be less due to the fact that the building is smaller than that proposed in the 2001 EIE.
Toxic Waste	University's system of managed waste would be extended to new facilities	Toxic and/or hazardous wastes would be disposed of in accordance with State and federal regulations	Equivalent or less	Impacts could be less due to the fact that the building is smaller than that proposed in the 2001 EIE.
Air Quality	Impacts at peak travel times	Air quality impacts not anticipated to be significant.	Equivalent or less	Air quality impacts are not anticipated to be significant and would be less than that outlined in the 2001 EIE, including during peak times. This is due to a reduction in the size of building; a reduced parking capacity and corresponding reduction in vehicle trips; and cleaner burning engines since 2001.
Noise	Noise typical of commercial developments and due to traffic	Noise typical of commercial developments and due to traffic	Equivalent or less	In addition to traffic noise, potential noise sources include power transformers, HVAC units, and elevator banks. However, the equipment will be located inside the buildings and thus won't significantly impact ambient noise. Impacts could be less than those outlined in the 2001 EIE due to the reduction in the size of the building and thus the reduction of cars on the roads.
Cumulative Impacts				
Public Utilities	Not evaluated	Additional demand for utilities and services with the continued development of the North Campus	Equivalent or less	With the exception of water, the demand for utilities and services associated with the IPB may be less than that evaluated in the 2001 EIE due to the reduction in the size of the building. Therefore, cumulative impacts to most utilities could be diminished. With respect to water, the UCONN water

Resource Area	North Campus Master Plan/EIE	Proposed IPB Project	Comparison of Impacts	Comments
				<p>system can meet the IPB's expected water use even in the event that the Fenton wellfield is unavailable because the UCONN reclaimed water utility has allowed the UCONN Central Utility Plant, which had been the system's largest consumer of potable water, to come off the potable water system. Further, to address the water demands of the entire North Campus as well as other additional demands, UCONN will have successfully increased their public water supply as described elsewhere in this comparative evaluation through a new interconnection with another water supply utility. A CEPA EIE and ROD for Potential Sources of Water Supply was completed in July 2013. The preferred alternative involves an interconnection with the Connecticut Water Company (CWC). A contract agreement between UCONN and CWC is in place as of December 2013 and permitting for the project is expected to be completed by mid-2015. Thus, cumulative impacts associated with expanding the campus water supply to meet demands attributed to future development have already been identified in an approved EIE and ROD.</p>
Traffic and Parking	Not evaluated	Additional traffic and parking demand with continued development of the North Campus	Equivalent or less	<p>The proposed IPB may generate less traffic than that evaluated in the 2001 EIE due to the reduction in the size of the building and the reduction of parking. Therefore, cumulative impacts to transportation systems may be diminished.</p>
Hydrology	Not evaluated	Impacts to hydrology and water quality due to increase in impervious surfaces and stormwater pollutants	Equivalent or less	<p>Impervious surfaces would be less than planned for within the 2001 EIE. The corresponding water quality impacts may also be less, due in part to low-impact development measures and more stringent erosion and sedimentation control and stormwater management requirements. Therefore, cumulative impacts to hydrology and water quality may be diminished.</p>

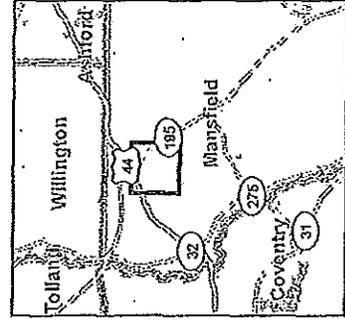
Innovative Partnership Building,
University of Connecticut,
Storrs, CT

SOM, February 2013



Figure 2

JP Building
Conceptual Rendering



SOM, November, 2013

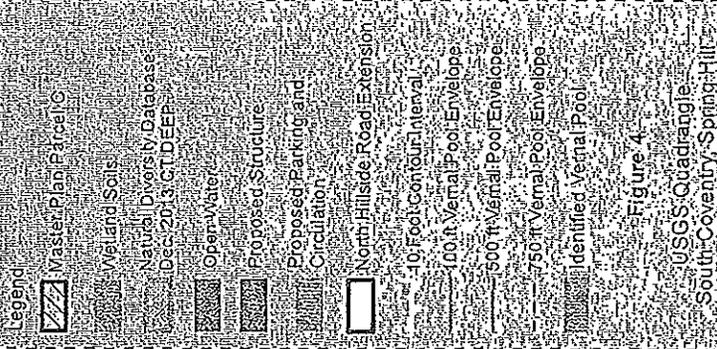
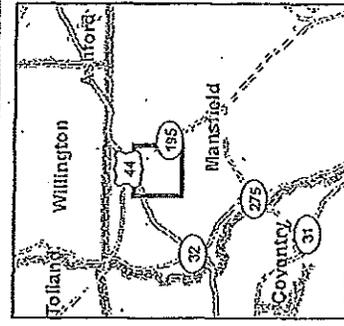


Figure 4



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TOWN OF MANSFIELD

APR 11 2001

Architectural &
Engineering Services
University of Connecticut

AUDREY F. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
STORRS, CONNECTICUT 06268-2598

April 10, 2001

Mr. Larry Schilling, University Architect
Architectural and Engineering Services
University of Connecticut
31 LeDoyt Rd., U-Box 3038
Storrs, CT 06269-3038

Post-It* Fax Note	7871	Date	4/10/01	# of pages	7
To	L. Schilling	From	G. Padgett		
Co./Dept.		Co.	Storrs		
Phone #		Phone #			
Fax #		Fax #	486-3255		

Re: February, 2001 Draft Environmental Impact
University of Connecticut North Campus

Dear Mr. Schilling:

Mansfield's Planning and Zoning Commission and Town Council, with the assistance of the Town's Conservation Commission and staff, have reviewed the above referenced Environmental Impact Evaluation (EIE). The following comments should be addressed in accordance with Connecticut Environmental Policy Act (CEPA) processes and, where applicable in the design, permit, construction and maintenance elements of project development:

1. The North Campus Master Plan is considered to be generally consistent with local, regional and State land use plans, and it is noteworthy that, in association with the former Connecticut Technology Park project on this site, Mansfield's Planning and Zoning Commission and Inland Wetland Agency approved a roadway link to Route 44, a hotel/conference center and three office/research buildings. However, the magnitude of the project will have significant impacts for the Town. It is recognized that there is value in comprehensively analyzing the cumulative impacts for the entire North Campus area, but it is very difficult to fully assess potential impacts without more specific project details. The uncertainty about development timing and infrastructure phasing further complicates the review. Accordingly, it is recommended that Town officials and residents be given future opportunities to comment on various elements of development, including specific stormwater management plans; individual project designs, particularly with respect to neighborhood impacts, visual impacts, infrastructure needs, preservation of historic structures, and erosion and sediment control; and the phasing of roadway and intersection improvements. In acting on this EIE, the Office of Policy and Management should incorporate specific approval conditions that include a subsequent development-by-development review, with opportunities for public comment, in order to verify that commitments and mitigation measures cited in the approved EIE are incorporated into final plans.
2. Development of the North Campus Master Plan will have significant direct and indirect impacts for the Town of Mansfield. In addition to the traffic and environmental impacts, the project will result in infrastructure as well as municipal and educational service costs. It is recognized that the project is projected to contribute direct tax payments or State grants in lieu of taxes. It is essential that these contributions are adequate to address Town costs and, as each project site is developed, offsite infrastructure costs should be incorporated into the project.

3. The water supply data utilizes registered wellfield capacities which have been questioned in the past, and projected margins of safety are not significant. It is anticipated that more information on water supply issues will be available upon the completion of the Town's Water Study, finalization of UConn's level A aquifer studies and approval of UConn's pending Water Supply Plan Update. Water supply problems are not anticipated for initial projects in the North Campus area, but there may be increasing uncertainties as this area and other portions of the UConn campus are developed. The EIE should clarify the role the State Dep't. of Health will have in reviewing future projects and the Office of Policy and Management should incorporate a specific approval condition that ensures that water supply issues can be revisited once additional information becomes available.
4. The EIE emphasizes that a comprehensive stormwater management plan will be prepared for the entire North Campus and that peak runoff will be limited to pre-development levels. The report also notes that, working with DEP, vegetated swales and other non-structural measures will be implemented and that structural measures, including catch basins with deep sumps and hoods, gross particle separators and/or detention/retention basins, and possibly cyclonic gross particle separators, will be implemented and "maintained to insure continued effectiveness." These drainage elements are a significant component of the project and inappropriate design, implementation and maintenance could have significant impacts for downstream property-owners and on the Town of Mansfield's roadway and drainage systems. As previously emphasized, it is essential that the Town be given future opportunities to review and comment upon specific storm water management designs, and all mitigation measures and long-term maintenance responsibilities must be documented in construction plans and contractual documents.
5. The EIE notes that the UConn landfill area is designated for surface parking and that an impervious cover may reduce leachate movements. Potential impacts on landfill leachate movements also must be considered with respect to site drainage and the stormwater management system design. This issue has not been addressed in the EIE.
6. The submitted traffic impact analysis does not adequately address potential impacts on Town and State roads and it does not adequately address the timing of traffic mitigation measures, including the extension of North Hillside Road. The EIE should emphasize the need to incorporate specific roadway and intersection improvements, as well as public transit access, walkways and bicycle paths, into specific project designs. The attached report from Mansfield's Assistant Town Engineer provides more details on traffic safety issues that need to be addressed.
7. The North Campus Master Plan includes areas of preserved prime farmland, areas where prime farmland will be developed and a proposal to replace on an acre-by-acres basis, in an offsite location, farmland which is lost due to development. A recent study by E. Pagoulatos, head of UConn's Agricultural and Resource Economics Department, underscores the high value of farmland, and a concerted effort must be made to prevent any loss of prime farmland, which is considered a unique and irreplaceable resource. The proposed offsite creation of new farmland to replace lost farmland on North Campus has not been documented in any detail and cannot be supported as an appropriate mitigation measure. The EIE should be revised to incorporate all identified prime farmland into depicted preservation areas.
8. The Rosebrooks House and barn, which are situated along Route 195 on parcel f, are listed on the State Register of Historic Places and are older than represented in the EIE. Public Hearing testimony from R. Smith, Mansfield's Town Historian, and others, reported that the Rosebrooks house was built in the 1700's and that the barn was built in 1875. The Rosebrooks house and barn have historic significance and should be preserved on site, not potentially 'displaced,' as indicated in the EIE.

9. The plan notes the importance of buffering new development from neighboring properties, but appears to inappropriately rely on a planned 30-foot-wide vegetated buffer to address potential neighborhood impacts. In many locations, such as parcel a, which is adjacent to the Rolling Hills mobile home park, the proposed 30-foot buffer likely will not be adequate to address potential visual, noise and lighting impacts. As previously emphasized, there needs to be a process to analyze neighborhood impacts on a project-by-project basis. Additionally, in developing individual site plans, all lighting should be the minimum necessary to address safety and security needs and help minimize light spill and the illumination of night skies.
10. The North Campus Master Plan indicates that convenience retail uses are appropriate on parcel g. This area is in close proximity to Town-designated commercial areas at Four Corners and King Hill Road, and the maximum planned buildout of 10,000 sq. ft. of commercial space could undermine efforts to revitalize and strengthen these areas. Parcel g has a potential buildout of 60,000 square feet, which could increase the commercial square footage beyond what is represented in the EIE. The EIE should more thoroughly address this commercial competition issue and, if a limited amount of accessory commercial use is deemed appropriate, emphasis should be placed on support/convenience commercial uses that are complementary to the Four Corners and King Hill Road areas.
11. Parcel h, which is designated for student housing and associated accessory uses including parking and recreation, abuts the Storrs Burial Ground, and setback and buffering issues have not been addressed in the EIE.
12. The EIE specifies that, since the North Campus development will take place on University land, the projects are not under municipal zoning authority. While it is anticipated that the proposed developments will be directly linked to UConn's educational function and would be exempt from municipal jurisdiction, neither the State Statutes nor CT case law address this jurisdictional issue, and future uses may be subject to municipal regulation. The EIE and Record of Decision should acknowledge this jurisdictional issue and potential land use regulation by the Town of Mansfield.
13. The EIE lists various State permits that need to be obtained, but does not comment on the timing of these permits. It should be clarified whether identified State permits need to be obtained on a site-by-site, development-by-development basis or on a more generic entire project area basis.
14. The EIE recognizes there is evidence of the existence of three protected avian species within the areas of proposed development. Other potential wildlife corridors should also be investigated. This is recommended because a visual inspection by an archaeological consultant for a 1994 EIE raised concerns (p. 3-49). The EIE should not be considered final until after field investigations have been completed by professional biologists and archaeologists. To minimize impacts on agricultural land as well as wildlife habitats, a more specific sequence for developing designated technology/research parcels should be required. Based on existing information, it appears that parcel e should be the first parcel to be developed, followed by c and d. Lower-impact uses should be considered for parcels a and j.
15. There appears to be an inconsistency between the North Campus Plan recommendation for parcel b, which recommends technology and research as the primary use, and the chart on page 1-9, which indicates the primary use as remote parking with a secondary use as recreation. This should be clarified.

16. Pages 3-55 through 3-61 provide data about Mansfield's population, employment, income characteristics and educational characteristics. While this information is not critical to the environmental impact evaluation, it does contain inaccurate or outdated population totals, and the EIE does not adequately explain how the reported demographic information is affected by the University's presence in town. This should be clarified and appropriately updated.

17. Figure 7 indicates that portions of parcel a are within the area of influence for the Rolling Hills mobile home park's supply well, but does not address this issue in the impact analysis.

Thank you for the opportunity to comment. We anticipate continued cooperation regarding this project area and other issues of mutual interest. Town officials are available to discuss any of the issues identified in this letter. We respectfully request a copy of the University's written responses. If you have any questions regarding this letter, please contact Mansfield's Town Planner, Gregory J. Padick, at 429-3329.

Very truly yours,

Audrey H. Barberet
Audrey H. Barberet, Chairman
Mansfield Planning & Zoning Commission

Elizabeth C. Petersen
Elizabeth C. Petersen
Mayor of Mansfield

encl.

cc: J. Petersen, Chancellor, Univ. CT
T. Callahan, Vice-Pres., Univ. CT
K. Fox, Co-Chair, Univ. Master Plan Comm.
R. Schwab, Co-Chair, Univ. Master Plan Comm.
J. Smith, State Off. Policy & Mgm't.
B. Buddington, Dir., Windham Region Council of Gov'ts.
Mansfield Conservation Commission

Memorandum:

April 4, 2001

To: Traffic Authority
From: Grant Meitzler, Assistant Town Engineer
Re: UConn North Campus Master Plan - Traffic Impact Study
dated February 19, 2001

There are one or two inconsistencies in the report but by and large it seems to be digested from a more detailed report having more information which would be of interest, especially with regard to specific intersection analyses and movement breakdowns for specific movements. I think this report treats off campus impacts lightly.

1. Table 3 indicates 49% traffic increase on Hunting Lodge Road. Page 19, last line next to last paragraph indicates a reduction in traffic on Hunting Lodge Road.

This needs explanation.

2. North Eagleville Rd & Route 32 intersection does not seem to be addressed. This is presently a poor intersection carrying considerable UConn traffic.
3. North Eagleville Rd & Bone Mill Rd intersection has long been a problem location and will likely be increasingly so with the growing Depot Campus operation. This is also true for the Birch Road & Hunting Lodge Road intersection but this has not yet been a serious problem location.
4. The Separatist Road section between Route 275 and Stadium Road is mentioned as having increase in traffic but is not mentioned otherwise. The road is narrow, has horizontal and vertical curves that restrict sight distance and is likely to suffer from this increase. This intersection is noted as reaching level of service F which is not acceptable operation.
5. A reduction in provided parking from 4800 to 3600 is indicated without an accompanying reduction in building area.

Page 3:

6. As in past reports - Routes 89 and 289 had their Route numbers changed many, many years ago. These are now Routes 195 and Route 89 - which does not lead to Route 6.
7. Route 195 is only 40 to 44 feet wide through the campus and possibly between Route 44 and Route 32. Most of it is two 12' lanes and shoulders varying from 1' to 3'.
8. There is also an active pedestrian light on Route 195 in front of the dormitories near Gurleyville Road.

Page 4:

9. Route 275 speed limit is 30 and 35 mph, not 40 mph.
10. Route 275 is only 30' wide between Separatist Road and Route 195.
11. Separatist Road runs from Route 275 to North Eagleville Road. State route 430 ends at Hunting Lodge Road.

Page 5:

12. Speed humps have been installed on Eastwood and Westwood Roads.

Page 6:

13. Mansfield Road doesn't operate effectively as a two lane exit from campus because it has only one approach lane away from the intersection, after a few cars make the permitted right turn others are blocked from doing so. Widening to two lanes will make this true.

Page 7:

14. The comment regarding long queues northbound on Route 195 at Gurleyville Rd may be less now with recent light control repairs. This bears watching.

Page 8:

15. The table 2 figures are averages only, and don't present specific movement levels of service.
16. Table 2 doesn't include the North Eagleville & Route 32 intersection.

Page 12:

17. Increases on Cedar Swamp Rd and Baxter Rd are noted. Speed humps we have approved should go in on these roads.

Page 13:

18. Hunting Lodge Rd is shown as having a 49% increase reaching 676 vehicles per hour in 2010. Present traffic has been higher than this. Does this include the completed Hillside

Extension ?

19. 47% increase in traffic on Separatist Rd at route 275 should be dealt with.

Page 14:

20. Eastwood-Westwood Roads show 50 and 55% increase in traffic.

Page 15:

21. Analyses should be included with movement breakdowns.

Page 20.

22. The separate right turn lane on Hillside southbound at Stadium Road may encourage traffic on Separatist Road.
23. Regarding upgrade and optimization of signalization - this monitoring should include a commitment to main unsignalized intersection monitoring as well.
24. I think it worthwhile to spell out the improvement process in some detail to achieve mutual understanding of the upcoming processes.

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

January 23, 2012

Transmitted via Email

Ms. Amy Jackson-Grove
Division Administrator-FHWA,
628-2 Hebron Avenue, Suite 303
Glastonbury, CT 06033
Email: Amy.Jackson-Grove@dot.gov

Mr. Richard A. Miller
Director of Environmental Policy
University of Connecticut
31 LeDoyt Road U-3055
Storrs, CT 06269-3055
Email: rich.miller@uconn.edu

Re: Final Environmental Impact Study (FEIS) for North Hillside Road

Dear Ms. Jackson-Grove and Mr. Miller:

Thank you for providing the opportunity to comment on the Final Environmental Impact Study for North Hillside Road. As was noted in the Town's comments on the 2008 Draft EIS (DEIS), the Town Council and Planning and Zoning Commission agreed with the conclusion of the DEIS that the North Hillside Road Extension project and associated development of UConn's North Campus could be implemented without significant environmental impact. The only request made as part of our DEIS comments was that Mansfield residents and representatives be given adequate notice and opportunity to review and comment on construction plans prior to their approval and implementation.

The FEIS maintains the preferred roadway alignment identified in the DEIS and incorporates several new mitigation measures to further reduce the environmental impact of the project, including:

- o Significant measures to protect wetlands along the roadway alignment through the construction of two bridges where previously culverts had been proposed.

- Further reduction in wetland impacts through changes to the preferred North Campus Development by replacing development Parcel A with a ±76 acre conservation easement and reallocating development previously proposed for Parcel A to Parcel B.
- Incorporation of additional measures to further mitigate impacts on wetlands and water quality, including:
 - Use of Low Impact Development (LID) techniques as part of the overall stormwater management plan for the roadway construction and the development of the North Campus
 - Measures to reduce impacts of deicing and anti-icing activities
 - Measures to mitigate impacts of lighting on night skies and nocturnal habitats
 - Implementation of a monitoring program to control invasive species
 - Timing of construction to maximum extent possible to minimize impacts on impacts to amphibian habitats.
- Acknowledgement of impacts on Greenhouse Gas Emissions (GHG) and measures to mitigate those impacts.
- Acknowledgement of the potential secondary and cumulative impacts that may occur to various environmental resources in Mansfield and the region through the development of housing and other services to support the anticipated growth in employment resulting from the development of North Campus.

Based on the above summary, staff has found the FEIS to be consistent with the comments provided by the Town Council and Planning and Zoning Commission in 2008. Additionally, we provide the following comments for your consideration:

- While the response to our 2008 comments included in Appendix N indicated that opportunities for review and comment on construction plans would be provided during subsequent stages of the design and permitting process, we would like to take this opportunity to reiterate that request for the record.
- To ensure that the change from culverts to bridges as referenced above meets the desired goals of reducing wetland impacts and protecting wildlife habitat connectivity, specific measures should be put in place during construction such as restricted laydown areas and location of 'no equipment' areas, etc. to minimize impacts on those areas during construction.
- While no significant changes were made to the assessment of traffic impacts and mitigation measures, it is important to note that the intersection of South Eagleville Road and Separatist Road/Sycamore Drive has been of ongoing concern to the Town due to the number of accidents at the intersection and resident complaints. The FEIS recognizes that the Separatist Road approach will operate at a LOS F during PM Peak hours under both the 2010 and 2030 No Build Conditions. As such, we respectfully request that signalization of this intersection be made a priority and installed prior to full build-out of the North Campus area.
- As with any document of this magnitude and duration, there are projects referenced whose status has changed since the drafting of the document, including:
 - Water Reclamation Facility. This project is referred to in various places as being under consideration or design. These references should be updated to reflect current construction status and anticipated completion date. (Pages ES-12, 95)

- Storrs Center. References should be updated to reflect that the project is under construction.
- University Water Supply Plan. References should reflect completion date of May 2011 instead of 'anticipated completion date.' (Page 98)
- It appears that the reference at the bottom of page 30 to 'Alternative 2B' should be revised to 'Alternative 2C' to correctly reflect the new number for the plan being described in the following parcel descriptions.

In closing, we look forward to your continued cooperation regarding the review and implementation of construction plans for the North Hillside Road extension and the associated development of UConn's north campus. If you have any questions regarding the comments included in this letter, please contact Linda Painter, Director of Planning and Development.

Sincerely,



Matthew W. Hart
Town Manager

Enclosure: February 10, 2009 Letter from Town Council and PZC

C: Town Council
Planning and Zoning Commission
Conservation Commission
Linda Painter, Director of Planning and Development
Lon Hultgren, Director of Public Works



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

TO: Larry Schilling, University Architect
University of Connecticut, Storrs

FROM: Pam Law, Deputy Secretary
Office of Policy and Management

A handwritten signature in black ink, appearing to read "Pam Law", written over the typed name in the "FROM:" field.

DATE: August 13, 2001

SUBJECT: EIE for the North Campus Master Plan, UConn

Based on a review of the subject environmental impact evaluation and related documentation conducted pursuant to C.G.S. 22a-1e, I am herewith advising you of my finding that this evaluation satisfies the requirements of the Connecticut Environmental Policy Act.

In the future, site-specific projects proposed for development within UConn's North Campus Master Plan area will be reviewed by OPM to ensure that impacts are substantially equivalent to or less than those identified for that site in the Master Plan EIE. If impacts are greater than identified in the Master Plan an environmental review pursuant to CEPA must be conducted.

In your letter dated July 19, 2001, UConn has agreed to draft and make available for a 14-day public review period a site-specific project comparison evaluation. Upon completion of the public review, UConn shall send the comparative evaluation, along with any comments received thereon, to OPM for a timely review.

The comparative project evaluation shall contain sufficient detail that OPM can evaluate consistency of specific projects with the approved North Campus Master Plan EIE.

Further, a study is required to determine the long-term impacts of the University's withdrawal of water from the Fenton River. In the next phase of the North Campus expansion an evaluation of the use of the Fenton River should be undertaken in consultation with the Department of Environmental Protection in order to minimize potential impacts to the Fenton River from future expansions.

cc: John Bacewicz, OPM

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

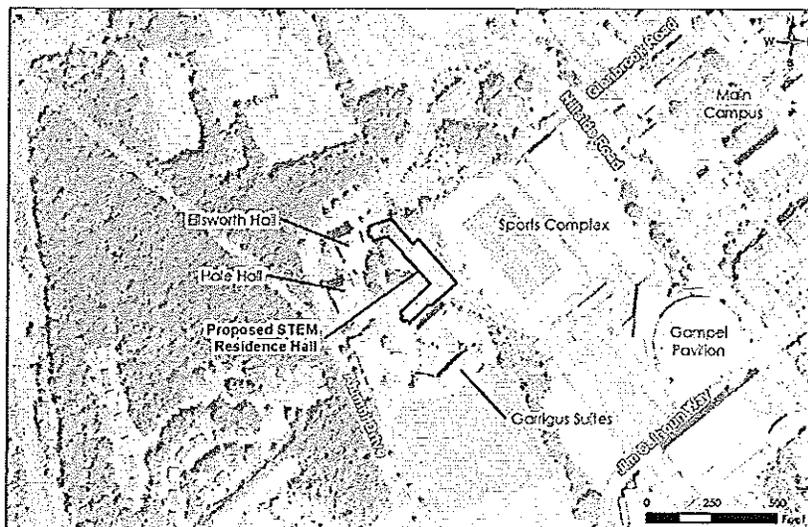
Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development. *[Signature]*
Date: January 30, 2014
Subject: University of Connecticut: New Residence Hall and Engineering Building

The University of Connecticut has scheduled public scoping meetings for the evening of Wednesday, February 5, 2014 on proposals for two new buildings at the university. The first meeting will start at 7:00 p.m., and the second at 7:30 or immediately following conclusion of the first meeting, whichever is later. The purpose of the scoping meetings is to determine whether full Environmental Impact Evaluations (EIE) are needed for either building. Comments must be submitted to the university by February 20th.

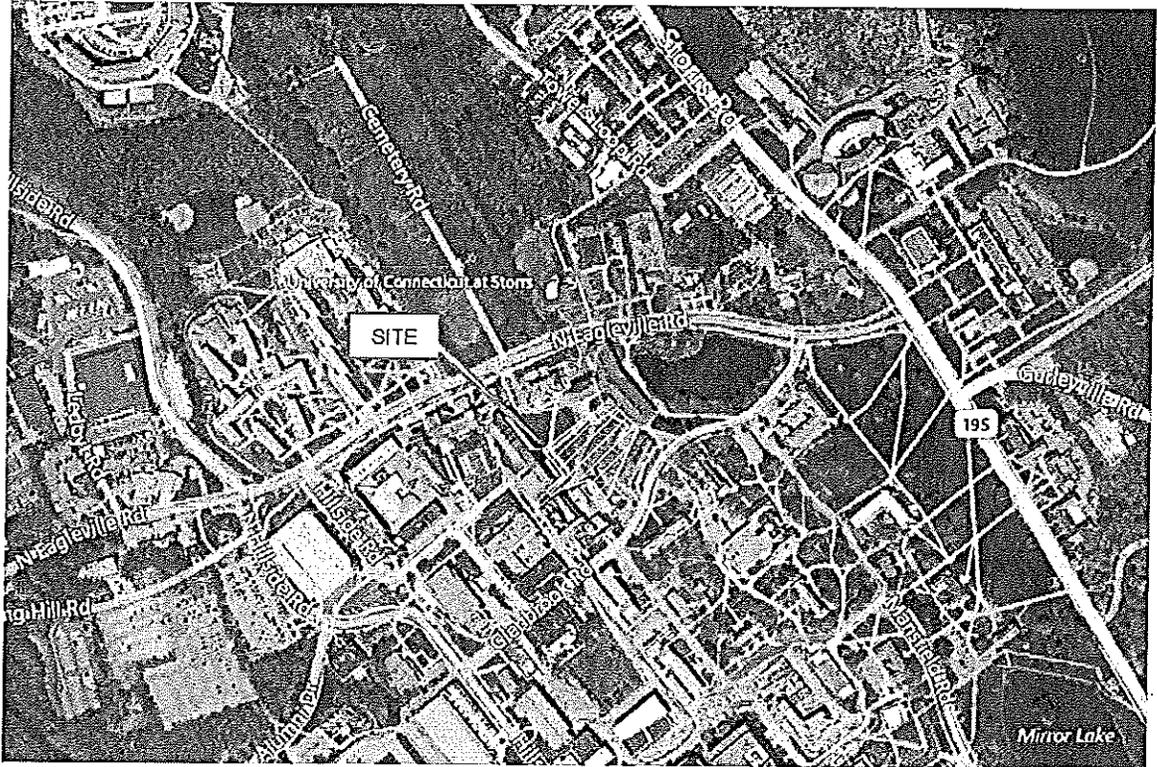
I expect that the Commission will be asked by the Council to submit joint comments on the proposed development. Due to the timing of the public scoping meetings and the regular schedule of Council and Commission meetings, the Council will be taking up this issue at their February 10th meeting. I would like to start discussion at the February 3rd meeting to determine initial concerns/issues based on the information currently available. The discussion can be continued to the February 18th meeting to allow for additional discussion once additional information is made available at the public scoping meeting.

The following is a brief description of the two projects along with location maps. More detailed project descriptions are attached as part of the scoping notice. Both projects are located within the Eagleville Brook watershed.

- **850 Bed STEM Residence Hall.** The new residence hall would be 8 to 9 stories in height and is proposed to be located next to the Hilltop Residence Halls on Alumni Drive. A more detailed project description is attached as part of the scoping notice.



- **Engineering and Science Building.** A new 5-story, 108,000 square foot building is proposed off of Glenbrook Road, between the Chemistry Building and Psychology/Biology Building. The old central warehouse will be demolished to accommodate this new construction. A more detailed project description is attached as part of the scoping notice.



4. Notice of Scoping for STEM Residence Hall

Municipality where proposed project might be located: Mansfield

Address of Possible Project Location: Alumni Drive on the University of Connecticut Storrs Campus, Mansfield, Connecticut

Project Description: UConn proposes to construct a Science Technology Engineering and Math (STEM) Residence Hall next to the Hilltop Residence Halls (Hale and Ellsworth) on Alumni Drive. The proposed residence hall consists of up to 850 beds in an 8 or 9-story building or buildings totaling up to 265,000 gross square feet. The STEM Residence Hall would provide housing for first-year students and is part of the capital project initiatives in support of Next Generation Connecticut, a program intended to significantly expand educational opportunities, research, and innovation in the STEM disciplines at UConn over the next decade.

Construction of the STEM Residence Hall on the proposed location on Alumni Drive will require demolition and relocation of athletic facilities related to discus and javelin throw fields. The site is located within the Eagleville Brook watershed and planning for the residence hall will incorporate consideration of the TMDL and watershed management plan for Eagleville Brook. The new residence hall is anticipated to tie into central utilities for electricity and to use liquefied petroleum gas-fired emergency generators. At least initially, the STEM Residence Hall will be locally heated and cooled. The building construction will incorporate best practices of sustainability with a minimum goal of Leadership in Energy & Environmental Design (LEED) Silver.

Project Map: [Click here to view a map of the project area.](#)

Written comments: from the public are welcomed and will be accepted until the close of business on: **February 20, 2014**

There will be a Public Scoping Meeting for this project at:

Date: February 5, 2014

Time: 7:00 PM

Place: Room 146, UConn Bishop Center; One Bishop Circle; Storrs, CT 06269

Written comments should be sent to:

Name: Jason Colte

Agency: UConn - Office of Environmental Policy

Address: 31 LeDoyt Road, U-3055; Storrs, CT 06269

Fax: 860-486-5477

E-Mail: jason.colte@uconn.edu

If you have questions about the Public Scoping Meeting, or other questions about the scoping for this project, please contact Mr. Colte as directed above.

5. Notice of Scoping for New Engineering and Science Building at the University of Connecticut

Municipality where project is proposed: Mansfield

Address of Possible Project Location: Glenbrook Rd. at University of Connecticut, Storrs Campus

Project Description: The University of Connecticut is seeking to build a New Engineering & Science Building off Glenbrook Road at the Storrs Campus. This five-story, 108,000 GSF building is proposed to be located between the Chemistry Building and the Psychology/Biology Building, partially within the footprint of the old Central Warehouse, which will be demolished. The new building will be a 5-story, 108,000 gross square foot (GSF) structure with a full basement and penthouse. The New Engineering & Science Building will serve the university staff and students, offering new laboratories and offices, classrooms, and meeting rooms. The site is located within the Eagleville Brook watershed and consideration will be given to the TMDL and watershed management plan for Eagleville Brook. The New Engineering & Science Building is anticipated to tie into central utilities for all electrical, heating, and cooling needs. New construction associated with this project will incorporate best practices of sustainability with a minimum goal of LEED Silver.

Project Map: [Click here to view a map of the project area.](#)

Written comments: from the public are welcomed and will be accepted until the close of business on: **February 20, 2014**

There will be a Public Scoping Meeting for this project at:

Date: February 5, 2014

Time: 7:30 PM, or immediately upon the close of the STEM Residence Hall scoping meeting, whichever is later.

Place: Room 146, UConn Bishop Center; One Bishop Circle; Storrs, CT 06269

Written comments should be sent to:

Name: Jason Colte

Agency: UConn - Office of Environmental Policy

Address: 31 LeDoyt Road, U-3055; Storrs, CT 06269

Fax: 860-486-5477

E-Mail: jason.colte@uconn.edu

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On January 8, 2014 the Mansfield Zoning Board of Appeals took the following action:

Accepted the withdrawal of the application of 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, without prejudice.

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

Dated January 9, 2014

Sarah Accorsi
Chairman

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TOWN OF MANSFIELD



Elizabeth Paterson, Mayor

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

January 13, 2013

Mr. Jason Coite
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: Main Accumulation Area Environmental Impact Evaluation (EIE)

Dear Mr. Coite:

Thank you for the opportunity to review and comment on the Environmental Impact Evaluation (EIE) for the relocation of the Main Accumulation Area (MAA). As you know, the current facility is located in close proximity to the Level A Aquifer Protection Area for the University's Fenton River wellfields and is within the watershed for the Willimantic Reservoir, which is the source of the public drinking water supplied by Windham Water Works to Windham and southern Mansfield. The potential for contamination of this critical natural resource has been a significant cause of concern for town residents and agencies for many years.

The efforts of the MAA Advisory Group, university staff and consultants have resulted in a clearly superior location for the MAA that minimizes the potential environmental and public safety impacts of the facility. As such, the Town strongly supports relocation of the facility to Parcel G of the new Technology Park as recommended in the November 19, 2013 EIE. We are hopeful that the successful completion of this EIE will lead to the relocation of the facility within the next one to two years, particularly given past efforts that have resulted in no action. To this end, we encourage the University to dedicate the necessary financial resources to ensure the implementation of the EIE preferred alternative.

Thank you for providing us with the opportunity to participate throughout this process. If there is any way that we can be of assistance in the implementation of this project, please contact Matthew Hart, Town Manager.

Sincerely,

Elizabeth Paterson
Mayor

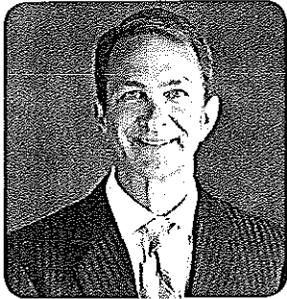
JoAnn Goodwin
Chair, Mansfield Planning and Zoning Commission

Cc: Town Council
Planning and Zoning Commission
Conservation Commission
President Herbst
Michael Kirk, Deputy Chief of Staff
Richard Miller, Director of Environmental Policy

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Investing in the Future

As we come to the close of another year, I am proud of our employees and honored that Connecticut Water is able to provide life sustaining water to the customers and communities we serve.



At Connecticut Water, we recognize it is our responsibility to make investments in our water system to ensure it meets the needs of our customers and communities, now and in the future. To that end, our Board of Directors has approved a \$37.8 million capital budget for 2014. About

\$15 million will be invested in WICA projects to replace aging infrastructure, comparable to our spending over the past few years.

Since the inception of the WICA program in 2007, Connecticut Water has replaced about 4 percent of its pipes, or 62 miles, through \$57.1 million in WICA investments. Successful completion of WICA jobs in particular requires close communication between town leaders and Connecticut Water and we greatly appreciate your cooperation in that area.

I am pleased to share that our recently completed Public Opinion Leader survey showed that more than 97 percent of town leaders surveyed, who had contact with their local Connecticut Water management team, found that contact to be very helpful. Further, satisfaction with Connecticut Water continues to increase – exceeding 90 percent. Please know that our local leaders are available and eager to work with you on matters in your community.

Also in this issue:

The upgrade of our Ruth Drive pump station in Plainfield is a prime example of replacing aging infrastructure in a way that improves reliability, reduces power consumption, and associated greenhouse emissions, while utilizing energy efficiency funding to lower the project cost.

You'll also find photos from many community events that our employees have participated in across Connecticut over the past few months.

If you have thoughts on how we can better serve you and your community, please let us know. You can call a member of the management team at your local Connecticut Water office, or call me at 1-800-286-5700 or send an e-mail to info@ctwater.com.

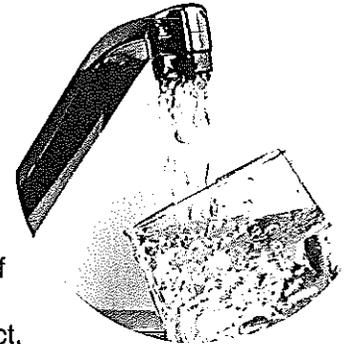
Thank you.

Regards,

Eric W. Thornburg
President and CEO

Providing Water for UConn and Mansfield

Connecticut Water continues to work with the University of Connecticut and the Town of Mansfield on the detailed plans to provide for the area's long term water needs. Connecticut Water was chosen after an extensive review as the most cost effective, fastest option that could deliver a reliable supply of water to the area with the least environmental impact.



Details are being worked out on the schedule and responsibilities for design, permitting, and construction of the pipeline to serve the University and Mansfield, including the Four Corners. In addition, the parties are coordinating on rates, operational considerations and customer service aspects of the system which will be integrated with the UConn water system.

To provide an opportunity for local input, communication and collaboration relating to the water system, and coordination of local planning, a Water System Advisory Group with key stakeholders will be established.

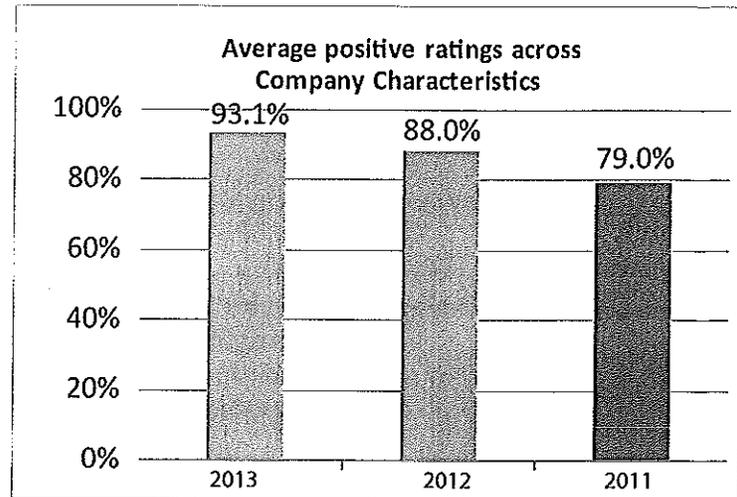
The water supply needs of UConn and Mansfield, which are estimated over the next 50 years to peak at 2.2 million gallons of water per day (mgd), will come from our Shenipsit Lake Reservoir. The reservoir has a capacity of 5 billion gallons of water, a registered diversion of 15 mgd and an approved safe yield of 10 mgd. These water supply reserves far exceed the company's average daily reservoir withdrawal of 4 mgd and allow us to meet the water supply needs of our current customers, UConn, and Mansfield while fully complying with the State's recently enacted streamflow regulations. We already had plans to make improvements at our Rockville Water Treatment Plant to serve our customers in our Northern Western System which will provide additional assurance regarding the available supplies.

The cost of the pipeline project will be included in the company's regular capital budget and is expected to be supported over time by rates for water usage from new customers served by the project. There will be no special assessments or surcharges on CWC or Mansfield customers' bills for the project.

Public Opinion Leader Survey

We appreciate the time of the 101 public opinion leaders who participated in Connecticut Water's annual Public Opinion Leader Satisfaction Survey. The survey is conducted on our behalf by Great Blue Research, an independent research firm, located in Cromwell. It provides us with valuable information on how we are doing serving the needs of the community and helps to identify areas for improvement or where we need to enhance our communication efforts. The majority of the surveys were completed by town CEOs, Fire Chiefs, Public Works Directors, and Town Planners. We hope they are a reflection of the many ways that water service touches the communities we serve.

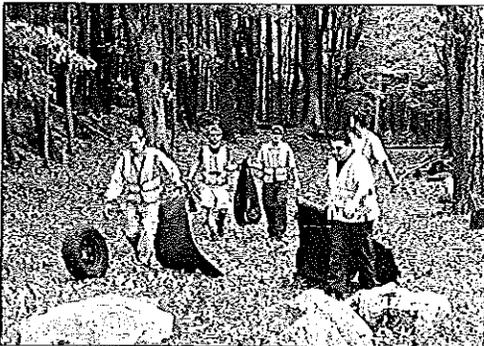
The average positive rating across 21 key company characteristics continues to show increasing satisfaction. The highest rating achieved was for 'efficiency' at 100 percent, and the lowest was for 'useful and relevant communications' at 86.7 percent.



In addition, nearly 97 percent who had contact with local Connecticut Water management said the contact was very helpful. Contact information for your local management team is included on the last page of this issue, and we hope you will reach out to them if you have any questions.

Community Outreach

Connecticut Water employees are passionate about delivering life sustaining, high quality water service to families and communities. Many employees live in the communities we serve, and CWC employees are eager to participate in community activities. Employees most recently worked together on watershed cleanups, water treatment plant tours, providing water at events, holiday food and toy drives, touch a truck events, fishing derbies, Trails Day hiking, and we even formed a running team. Team "Running Water" is made up of employees, family members and friends who participate in charitable running events around the state.



Teams of CT Water employees and their family members participated in watershed cleanups in the towns of Naugatuck, Prospect, Farmington, and Enfield. Their efforts removed debris and litter from our watersheds and communities.



CT Water employees donated over a hundred gently used coats to local social service agencies to distribute.



Food collections held around the state to help less fortunate neighbors..

E-Billing — Good for Customers and the Environment

We have received a positive response from customers signing up for e-billing. Over 9,100 customers enrolled in e-billing, which represents about a 10 percent adoption rate since the March 2013 rollout.

E-billing is part of Connecticut Water's commitment to meet customers' needs, and at the same time, going paperless helps to safeguard the environment by reducing greenhouse gas emissions, saving trees and conserving energy.



GO PAPERLESS

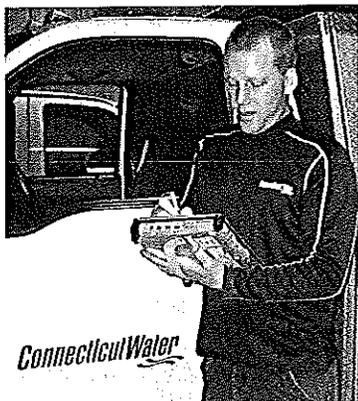
Increasing Efficiency and Improving Service

Early next year, Connecticut Water will implement new mobile technology to increase the efficiency and quality of service of our customer service staff both in the field and in the office.

Connecticut Water's mobility project was launched in the spring of 2012. And now, thanks to the hard work of our employees and our technology partners, it will be rolled out in early 2014.

Our field service people will have mobile computers that will allow them to optimize service routes based on the work to be done in a given day, electronically dispatch new emergency or unscheduled work to the nearest qualified personnel while redistributing their previously assigned work to others, and allow the majority of work orders to be closed electronically in the field.

As a result, office customer service will have immediate access to update customer information as soon as the work is completed, and can provide that information to customers in a timely manner. For more information on our Mobility project, contact Paul Lowry, Northern Region Superintendent, at plowry@ctwater.com or 860-292-2809.



COST Savings

Connecticut Water continues to lower its operating costs through increased efficiency. For the third consecutive year, a team of senior managers scoured the Company's operation and maintenance expenses, and reviewed business processes to identify and implement significant savings. All expense reduction opportunities are fully evaluated to ensure they are consistent with our commitment to deliver high quality water and world class service to the families and communities that rely on us. The savings identified this year are expected to exceed more than \$500,000.



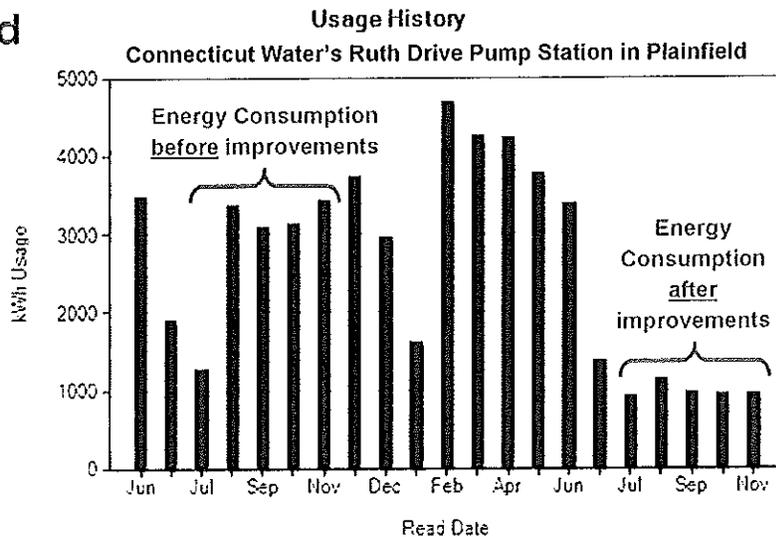
More than \$130,000 identified in savings is the result of rebidding water treatment chemicals and alarm system services. These contracts were rebid using the discipline and techniques we learned through our 'Procurement' initiative for the purchase of pipe and related items that was implemented in 2013.

The primary benefit of our pipe procurement initiative is increased efficiency in our capital spending that allows us to replace more infrastructure for the same dollars. Connecticut Water recently launched a second phase of procurement that is related to bidding contractor services and expects to achieve even greater benefits in our capital spending program.

We remain committed to operating as efficiently as possible to serve our customers and reduce the size of future rate increases.

Energy Efficiency Project in Plainfield

Connecticut Water recently upgraded its pump station on Ruth Drive in Plainfield that moves about 7 million gallons of water a year. The upgrade involved replacing three older inefficient pumps with new energy efficient variable speed pumps and control systems. In addition to increasing reliability of service to our customers, annual power bills at the facility are expected to be reduced by \$5,000. The total project cost was \$35,000, which was partially offset by a grant from the Connecticut Energy Efficiency Fund (CEEF) through CL&P. Connecticut Water will continue to look for opportunities to use the CEEF for future energy projects.



Meet Bob Ross

Shoreline Superintendent



Bob Ross is the Superintendent of Connecticut Water's Shoreline Region that serves customers in the towns of Chester, Clinton, Colchester, Deep River, Durham, East Haddam, East Hampton, Essex, Guilford, Killingworth, Madison, Old Lyme, Old Saybrook, Portland, Stonington, and Westbrook. Bob joined Connecticut Water in 1999 working in the Construction Department and steadily worked his way to Superintendent, where he is responsible for field customer service, water system operations and water quality and treatment.

Bob credits his team for their contribution to the Company's consistently high customer satisfaction levels, noting, "Our people are highly trained, dedicated professionals who are committed to providing high quality water and service without question." That is never more evident than during severe weather events such as 'Irene,' 'Sandy,' and windstorms that cause extended power outages. "When the power is out our people monitor critical facilities to ensure we keep the water flowing to customers. That often means unscheduled time away from family during the holidays, nights and weekends." Fortunately, most of the time Bob's Team is working on routine customer service or operations issues.

Technology allows employees to monitor systems remotely and respond quickly. Connecticut Water's Mobility platform, scheduled to be implemented in early 2014, will help streamline the everyday flow of information and scheduling of appointments and allow for real time updates from the field to Customer Service. This will allow the Company customer service call center to have more timely information to respond to customer inquiries.

Bob has been involved in the communities we serve and has coordinated the Shoreline toy collection for the past several years, organized parades, along with the field service team, and worked at the Madison Cares Habitat for Humanity project. If you need to reach Bob, he is available at 860-664-6120 or ross@ctwater.com.

Connecticut Water Company Local Leadership Team Contacts

Craig Patla Director, Service Delivery	cpatla@ctwater.com 800-428-3985, ext. 6140	Don Schumacher Superintendent of Operations	dschumacher@ctwater.com 800-428-3985, ext. 6067
Jeff Racicot Eastern Superintendent	jraticot@ctwater.com 800-428-3985, ext. 2856	Paul Lowry Northern Superintendent	plowry@ctwater.com 800-428-3985, ext. 2809
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Connecticut Water

CONNECTICUT FEDERATION OF PLANNING AND ZONING AGENCIES QUARTERLY NEWSLETTER

Winter 2014

Volume XVIII, Issue 1

NO MERGER OF ABUTTING NONCONFORMING LOTS WHERE THEY HAVE SEPARATE DEEDS

When the owner of two abutting nonconforming lots died, his estate sought to sell these undersized lots separately. One lot was vacant while the other was improved with a single family home. While the lots had been owned by the same person, they had been deeded individually and these deeds predated zoning. An opinion was sought from the town's zoning enforcement officer who agreed that the lots were nonconforming but could be sold as individual lots as they had separate deeds. When a neighbor became aware that the vacant lot had been sold and a home was to be constructed on it, he appealed this ZEO determination to the zoning board of appeals.

After hearing testimony that showed that the zoning enforcement officer and his predecessor had always interpreted the zoning regulations so that two abutting nonconforming lots do not merge as long as each has its own deed, the Board upheld the ZEO's decision.

An appeal to court followed. Since the record showed that the ZEO had always interpreted the zoning regulation in a consistent manner and the zoning regulations could be read to support this finding of no merger, the court afforded great deference to this interpretation and upheld it. *See Cockerham v. ZBA, 146 Conn. 355 (2013).*

WHERE ZONING REGULATIONS LACK A DEFINITION, COMMON ONES CAN BE USED

A cease and desist order was issued to a residential property owner because he was allowing his daughter to keep a flatbed truck on the property. The daughter used the truck in connection with a vehicle towing business and lived with her parents part-time. Complaints from neighbors led the ZEO to investigate. Under the zoning regulations, commercial vehicles could be stored at a residence if kept in a building. Since this truck was stored outside, the cease and desist order was issued. An appeal to the ZBA, and later the Court, was taken based upon the issue that the term 'storage' was not defined in the zoning regulations, in particular as to how long a commercial vehicle could stay on the property. It was argued that without such a definition, it was not possible to determine what was storage and what was a transient use.

The trial court and appeals court found that it was proper for the Board to rely on definitions found in a dictionary and other references and apply the definition to this situation. It was not fatal to the enforcement effort that a specific time limit was not included in the zoning regulations. The presence of this truck at her parent's home on a regular and continuing basis was enough to show that this was 'storage'. Thus, the vehicle must be housed in a building. *Grissler v. ZBA, 141 Conn. App. 402.*

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**CONNECTICUT FEDERATION OF
PLANNING AND ZONING AGENCIES
QUARTERLY NEWSLETTER**

Winter 2014

Volume XVIII, Issue 1

RENEWAL OF SPECIAL PERMIT
CAN NOT BE DENIED DUE TO
ZONING VIOLATION

A special permit approval to construct an industrial building was due to expire. The owner's application to renew was denied due to his repeated noncompliance with several of the conditions attached to the special permit approval.

The denial was appealed to court, where the court found the Commission erred in denying the renewal. Since there had been no intervening change of conditions since the original approval, the Commission could not deny the extension. The existence of noncompliance and zoning violations did not amount to changed circumstances. *See Handsome v. PZC, 55 Conn. L. Rptr. 267 (2013).*

ILLEGAL EXPANSION FOUND
WHERE ONE STORY DWELLING
CONVERTED TO THREE STORIES

The owner of a home on a lot that was nonconforming as to its size planned to reconstruct her home. The foundation had deteriorated and needed to be repaired. The homeowner's plan was to remove the existing one story dwelling, repair the foundation, and then build a three story dwelling in its place. The size of the lot was not the only nonconformity. Because the lot was undersized, the existing and planned dwelling would be partially located within required setbacks. The zoning

board of appeals granted variances for these setback violations and also agreed with the ZEO that adding additional stories to this dwelling would not increase the nonconforming location of the dwelling within the setbacks.

Upon judicial review, the court found that the sideyard variances were not necessary as the dwelling was built nearly entirely within the existing setback and that any changes slightly reduced the sideyard intrusions. The court disagreed that adding stories to a nonconforming building was permitted under the zoning regulations.

The city's zoning regulations specifically prohibited the enlargement of a nonconforming structure. The court stated that allowing a property owner to make drastic changes to a nonconforming structure, such as by adding two stories, amounted to the interest of the property owner to improve his property being favored over the interests of the community in seeing that nonconforming uses be brought into conformity with the zoning regulations with all the speed that justice will allow. *See Simko v. ZBA, 56 Conn. L. Rptr. 665 (2013).*

GENERAL REQUIREMENTS BASIS
FOR DENIAL OF SPECIAL PERMIT

The City of Meriden was the owner of a 6 acre parcel of land located in Wallingford. The parcel was the location of a closed landfill. The City desired to re-open part of the site to use it as a disposal location for road

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sweepings, concrete and other materials generated by public works projects. Pursuant to the zoning regulations, a special permit application was filed to conduct this use in a residential zone.

After a public hearing, the application was denied solely on noncompliance with general standards and considerations contained in the zoning regulations, such as that the proposed use would intensify the existing land fill use and this would have an adverse impact on the surrounding neighborhood.

The Appellate Court found that it was proper for the Commission to deny this special permit application for this general reason as it is well established that general considerations such as public health, safety and welfare, which are enumerated in zoning regulations, may be the basis for the denial of a special permit. *See Meriden v. PZC, 146 Conn. App. 240 (2013).*

**DOG GROOMING SAME AS
BARBERSHOP**

An owner of a single family home in a residential district requested a zoning permit from the ZEO in order to operate a dog grooming business in her attached garage. The permit requested was for a home occupation. The permit was denied on the basis that a dog grooming business, being more akin to a barbershop, was not a permitted home occupation under the regulations. An appeal to the ZBA followed which agreed that the permit could not be

issued as the proposed use was not permitted by the zoning regulations.

The court agreed with the ZBA's reasoning that a dog grooming business was more akin to a barbershop in that it would violate a general requirement that a home occupation not generate more than incidental traffic. A dog grooming business, like a barbershop, could be expected to generate more than incidental traffic. Thus, the denial was proper. *See Lowney v. ZBA, 144 Conn. App. 224 (2013).*

ANNOUNCEMENTS

Workshops

If your land use agency recently had an influx of new members or could use a refresher course in land use law, contact us to arrange for a workshop. At the price of \$175.00 per session for each agency attending, it is an affordable way for your commission or board to keep informed.

Workshop Booklets

Copies of the booklets handed out at workshops are now available to members at the price of \$6.00 each and to non-members for \$9.00 each.

ABOUT THE EDITOR

Steven Byrne is an attorney with an office in Farmington, Connecticut. A principle in the firm of Byrne & Byrne LLC, he maintains a strong focus in the area of land use law and is available for consultation and representation in all land use matters both at the administrative and court levels.

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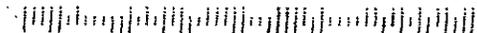
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SAVE THE DATE!

TO: Chairman of Planning and/or Zoning Commissions
and Zoning Boards of Appeal

FROM: Steven E. Byrne, Executive Director

SUBJECT: CFPZA Annual Conference – March 13, 2014

This year's Annual Conference will take place on Thursday, March 13, 2014 at the Aqua Turf, Southington, CT. Please consider attending this year's Annual Conference of the Connecticut Federation of Planning and Zoning Agencies. The night is sure to be both enjoyable and informative. Our speaker will be presenting information on the 2012 State Law commonly referred to as the Medical Marijuana Law and officially called "An Act Concerning the Palliative Use of Marijuana". This law allows for the growing and dispensing of marijuana for medical purposes. Our speaker will provide information on municipal land use agency's authority to regulate medical marijuana growers and dispensers. Additionally, state licensing requirements for growers and dispenses will be discussed and whether the state regulatory process pre-empts local zoning regulations.

I know that many commissions require an education component for their commission members. At a cost of only \$42.00 per individual, this conference is a cost effective way to satisfy this requirement while providing an opportunity to socialize with commission members from other towns.

In addition, Length of Service awards will be presented to commission members who have served in any capacity for 12 or 25 years. If you have a commission member who is eligible for this recognition, please submit his or her name. Nomination forms will be included in the registration packet that will be sent to your commission in the coming weeks.

I hope to see you and members of your commission at this worthwhile event!

PAGE
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Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on February 19, 2014 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Rd, to hear comments on the following application:

7:00 P.M. – Gary & Amy Krewson for a Special Exception of Art 9, Sec C.2.c. to construct a 26' x 38' garage, 22' from the front property line instead of 32.5' which is the existing setback for the house at 178 Codfish Falls 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 January 30, 2014.

Sarah Accorsi
Chairman

PAGE
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