

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Special Meeting

Tuesday, April 29, 2014 ■ 7:00 PM

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Mansfield Tomorrow | Our Plan ▶ Our Future**
- 4. Adjournment**

Mansfield Tomorrow Comment Summary

April 29, 2014 ■ Chapters 7, 8 and 9

The following is a summary of comments received from a variety of advisory committees, including the Mansfield Tomorrow Advisory Group, Four Corners Sewer and Water Advisory Committee, Transportation Advisory Committee, Sustainability Committee, individual residents and staff. Specific changes to wording of the narrative sections, including typos, name corrections etc. are considered editorial and are not included in this summary.

Narrative

Members of the Planning and Zoning Commission, Advisory Committees, have also identified numerous corrections to the narrative related to town history; those will be addressed in the revised chapter draft.

Chapter 7: Diversifying the Economy and Sustaining Agriculture

General

Members of the Agriculture Committee and the Advisory Group would like title of the chapter to be changed to just *Diversifying the Economy*. By adding Sustaining Agriculture, it makes it seem that agriculture is a secondary component of the economy.

Goals, Policies, Strategies, Actions

- **GENERAL:**
 - Need to add a goal about local food and community resiliency.
 - Ensure that deer and other nuisance wildlife management strategies assist with agricultural land.
 - Add a goal about water since it is the basis of economic development.
 - Need to clarify the principles listed on p. 31. How are they different from Goals, Policies, Strategies, and Actions?
- **GOAL 1: BALANCING ECONOMIC DEVELOPMENT WITH PRESERVING HIGHLY-VALUED QUALITY OF LIFE.**
 - Quality of Life needs to be defined or not used at all. Too much of a value statement.
 - Change Strategy B to read "Support expansion of local agriculture."
 - Define "light industrial."
 - Will the Downtown Partnership undertake some BRE activities for Storrs Center?
- **GOAL 2: ENTREPRENEURIAL ENVIRONMENT**
 - For regulations, be more specific on how regulations should be modified.
 - Add an action to review the permit fee structure so that it is not a barrier to economic development.
 - Emphasize the proposed entrepreneurship and small business development, talent retention and tourism over other listed strategies. Develop a more detailed specific plan for entrepreneurship, small business development and talent retention.
 - Include possible state programs.
- **GOAL 3: DIVERSIFIED ECONOMY.**

- Clarify Strategy A1, we do not want businesses to relocate!
 - Initial efforts should focus on property inventory and labor pool. Mansfield's highly educated/qualified labor pool should be considered when attracting new businesses, offices, etc.
 - Define cradle to grave programs.
 - Place sites on the databases such as CT Site Finder.
 - Rely on Mansfield Downtown Partnership for redevelopment of 4-corners, and Depot Campus, etc. This could enable the flow of state funds for site assessment, remediation and infrastructure development.
 - Zone areas for R&D uses
 - Middle School and some elementary schools already have greenhouses.
- **GOAL 4: AGRICULTURE IS VISIBLE AND VALUED/MODEL FOR FARM-FRIENDLINESS.**
 - There should be a separate goal for Farm-Friendliness because this specifically deals with regulations.
 - Continue to work on making zoning and subdivision regs farm friendly. Remove the livestock densities. A high number of animals can exist sustainably on the right site and if manure is managed properly. Livestock densities depend on appropriate manure management and site suitability.
 - Ensure that staff understands the value of agriculture and the agricultural practices needed to implement the regulations.
 - Ensure that we are allowing temporary farm worker housing. Lack of farm labor is one of the biggest barriers to a viable agricultural economy. Farm workers need affordable, often temporary housing.
 - Farmers need to be close to the land they are cultivating.
 - Address this issue of land affordability, which is also a major barrier to encouraging new farmers.
 - There should be a stronger plan for agricultural land retention.
 - Evaluate opportunities for transfer development rights.
 - Perhaps create a "Grown in Mansfield" Brand/Logo
 - Move all strategies and actions related to agricultural land to chapter 4.
 - Perhaps include information about an agricultural cooperative where Mansfield residents are shareholders to jumpstart and sustain the agricultural business.
 - **GOAL 5: ECONOMICALLY SUSTAINABLE AGRIBUSINESS**
 - Rephrase goal "Agriculture is expanding with increased acreage in agriculture or managed forests, higher production and growing market opportunities."
 - Look at removing regulatory barriers to producing local food. (Much of these regulations are state and federal but determine if there are any local regulatory barriers).
 - **GOAL 6: ATTRACTIVE LOCATION FOR BUSINESSES, WORKERS AND RESIDENTS.**
 - Add an action about getting involved with UConn's work life committee.
 - Define "creatives"
 - UConn already has some "STEM" summer camps. We should collaborate with UConn to expand these. Perhaps have some UConn internships for Mansfield Students.
 - **GOAL 7: TOWN/UCONN COLLABORATION**
 - Consider land banking for Economic Development similar to the Town's Open Space program.
 - Business attraction activities should be more limited and centered at the university.

- Mansfield Downtown Partnership should take on the Depot Campus not a new group. This could provide them with ongoing operating support and resources for future economic development projects.
- Include the State Historic Preservation Office in initial stages of planning and conception for the Depot Campus.
- OBRD grants can be applied if access to the property can be shown. Also, higher chance of obtaining grants if the end use is known.
- Bergin not Burgin
- **GOAL 8: ADDITIONAL TAX REVENUE TO MAINTAIN THE QUALITY PUBLIC SERVICES**
 - Clarify this goal. Should indicate that the Town need to bridge the gap resulting from our declining state revenues.
 - Encourage the development of Town resources outside of UConn to encourage economic development.
- **GOAL 9: REGIONALISM**
 - No comments

High Priority Actions

- **GOAL 1: BALANCING ECONOMIC DEVELOPMENT WITH PRESERVING HIGHLY-VALUED QUALITY OF LIFE.**
 - Developing infrastructure for value added.
 - Expanding Agritourism.
 - Support the quality of life measures.
 - A-1, A-2,A-4, B-1
- **GOAL 2: ENTREPRENEURIAL ENVIRONMENT**
 - A-1 A-5, A-6,A-7,A-8
 - B-1, B-6
 - C-1
- **GOAL 3: DIVERSIFIED ECONOMY.**
 - A-1, A-2, A-4, A-6, A-7, A-8, A-9
 - B-4
- **GOAL 4: AGRICULTURE IS VISIBLE AND VALUED/MODEL FOR FARM-FRIENDLINESS.**
 - Farmland restoration should be a high priority to create more land to cultivate for agriculture.
 - A-1, A-2,A-3 A-5, A-6,A-7,A-8
 - B-1, B-4 B-6
 - C-1, C-3
 - D-2, D-4,D-5
 - G-1,-G-2, G-3
 - H-1
- **GOAL 5: ECONOMICALLY SUSTAINABLE AGRIBUSINESS**
 - A-1, A-3,
- **B-1,B-3, B-4**
 - C-1-,C-2
- **GOAL 6: ATTRACTIVE LOCATION FOR BUSINESSES, WORKERS AND RESIDENTS.**
 - B-1, B-2, B-3
 - C-5, C-7, C-8
- **GOAL 7: TOWN/UCONN COLLABORATION**

- GOAL 8: ADDITIONAL TAX REVENUE TO MAINTAIN THE QUALITY PUBLIC SERVICES
- GOAL 9: REGIONALISM
 - Mobile Slaughterhouse/Food Processing

Chapter 8: Transportation and Infrastructure.

General Comments

Expand narrative and goals sections to include all infrastructure (other utilities, stormwater, energy, etc.).¹

Criteria for Infrastructure Improvements (Page 6)

The Transportation Advisory Committee suggested the following changes to the proposed criteria for evaluating expansions to the pedestrian and bicycle network:

- Proposed project is in an area with high pedestrian/bicycle use – amend to include areas with high potential for pedestrian and bicycle use
- Add a Cost/Constructability Criterion – This would help to identify the feasibility of projects, such as those with a very low cost, easy to construct and high benefit that might not rise to the top in other categories, as well as those that would be difficult to construct and have a higher cost that might not correspond to the benefit provided.
- Add an exception for projects that have separate funding available.
- Add criterion specific to bicycle routes that specifies selection of the safest route, even though it may not be the most direct

The TAC also identified the following connections for consideration/evaluation:

- Hunting Lodge Road (Birch Road to Goodwin School) – an example of a low cost, easy to construct segment
- Conantville/Pollack to rear Eastbrook Mall entrance
- South Eagleville Road – Route 195 to Town Hall entrance drive
- North Eagleville Road between Northwood and Route 32 (potential bike route)

Goals, Policies, Strategies, Actions

- GENERAL –
 - Add goal/strategy that encourages coordination of projects. For example, when adding the water line, investigate the possibility of adding a pedestrian/bike path, adding other utilities such as gas, fiber optics and sewer
 - Add strategy and actions related to road maintenance
 - Prioritize strategies related to transit based on community interest (move higher in list)

¹ With elimination of chapter 5, information and goals related to water conservation, energy, stormwater and waste will be included in Chapter 8

- GOAL 1: BALANCED, INTEGRATED TRANSPORTATION SYSTEM
 - Strategy A – Alternative Transportation Options
 - Merge actions 1 and 4 related to bicycle and pedestrian improvement planning, add desire for north/south and east/west routes that traverse the entire town to the description
 - Action 6 – encourage development of a corridor plan to address commuting patterns to Hartford, Farmington, etc. Emphasize need to improve connections to CT Transit, particularly the new express bus in Tolland.

- GOAL 2: WATER AND WASTEWATER INFRASTRUCTURE
 - General – Add cross-reference to water conservation/reuse strategies and actions elsewhere in plan¹; include green infrastructure – with clear definition of what it includes
 - Strategy A – Water and Wastewater Infrastructure Projects
 - Action 2 – rewrite to eliminate references to ‘core campus’ and instead use commonly used terms for UCONN’s water service areas such as main campus, north campus (tech park) and Depot Campus. Reference to East Campus should note need for consistency with conservation and preservation areas identified in the east campus master plan. Give examples of isolated land holdings where service would not be appropriate such as Agronomy Farm and Spring Hill. Coordinate references for campus area names with UCONN master plan.
 - Action 5 – Consider incentivizing community septic systems. Because these systems require a state permit, which most developers are not familiar with and which can be a lengthier, more costly process, town may want to provide some type of incentive
 - Action 6 – Description doesn’t match action statement. Broaden to include other funding sources such as grants, clean water loans, impact fees, etc.
 - Add new strategy to create a forum for key stakeholders, including customers (reference CWC Agmt for Advisory Committee)

High Priority Actions

- Goal 1, Strategies A.1, A.2, A.3, A.4, A.5, A.6, A.7; B.1; C.3 and C.5
- Goal 2, Strategies A.1, A.2, A.3, A.5, A.6

Measuring Success

- Add increase in miles of designated bike routes
- Add achievement of ‘Bicycle Friendly Community’ status
- Add remediation of environmental conditions, smart growth, grand list growth
- Add reduction in traffic congestion on Route 195 and other major arteries.

Chapter 9: Community Services and Facilities.

Goals, Policies, Strategies, Actions

- GOAL 1: SERVICES AND PROGRAMS
 - Change Strategy C to “Develop a Parks and Recreation Master Plan.”
 - Change Strategy E to “Strengthen relationships between UConn students, faculty, staff, and the community.”
 - Add an action that encourages UConn to include town residents to serve on committees/provide input to special projects.
 - Expand the action “Provide supports for residents’ ability to age in Mansfield.”
 - Disagreement with regionalizing the K-8 school system. Surrounding towns may not be as committed to elementary/middle school education. Instead, focus on attracting and retaining young families.
- GOAL 2: EDUCATION
 - Add a strategy about the financial sustainability of education
- GOAL 3: PUBLIC SAFETY AND EMERGENCY SERVICES
 - Shorten strategy A and refer to police services study.
 - Need to acknowledge that proximity to quality emergency services reduces insurance premiums.
 - Clarify Strategy A, Action 4, change to “this could result in 500 new student units” (households is not correct).
 - Strategy B, Action 1, John Armstrong suggests rewording this strategy to read, *“For the past several years, the Town and University have collaborated to improve communication with student’s living off campus as well as with property owners and managers. The initiatives developed during this time have focused on educating students about their role as community members along with encouraging property owners and managers to establish reasonable behavioral expectations for tenants. Communication to students includes how their student status can be impacted by the violation of local laws and/or ordinances. In such instances, the University of Connecticut’s Student Code of Conduct provides an educational response to a student’s behavior. Collectively, the Town, University, Property Managers/Landlords and students must continue to work together to promote a positive community for all.”*
 - Add an action encouraging neighborhood support during a disaster
 - Add an action that encourages “support of programs that emphasize emergency prevention.”
- GOAL 4: HEALTHY, ACTIVE COMMUNITY
 - Move actions in Strategy A that relate to marketing to chapter 7
 - Healthy food choices should include UConn events
- GOAL 5: PUBLIC FACILITIES
 - For recreational activities add an action to include a variety of offerings beyond ball fields and natural areas.
 - Strategy C, Action 4 should include a statement about how we build and where we build impacts community health.
 - Put Third Places in quotes.
 - Adopt site selection, design criteria (add architectural standards), for new civic facilities.

- ADA study of municipal property should include sites as well as buildings. There are some exterior areas that require corrections.
- GOAL 6: INCLUSIVE TRANSPARENT GOVERNMENT
 - Move to chapter 11.
- GOAL 7: COLLABORATION/REGIONALISM
 - No Comments

High Priority Actions

- GOAL 1: SERVICES AND PROGRAMS
- E-1
- GOAL 2: EDUCATION
 - B-3,
- GOAL 3: PUBLIC SAFETY AND EMERGENCY SERVICES
 - A-2, A-3, A-5, A-6, A-9, A-10,
 - B1 and B-8
 - C-1, C-2, c-3, c-6, c-8
- GOAL 4: HEALTHY, ACTIVE COMMUNITY
 - Bike Trails
 - A-1, A-2, A-5
 - B-2, b-5, b-8
 - C-1 and C-3
- GOAL 5: PUBLIC FACILITIES
- B-1, B-2, B-4, B-5